



**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

April 6, 2022 Regular Meeting Minutes
6:00 pm Freeport Council Chambers

I. Meeting Called to Order at 6:01pm by Chairman Konopacki

Board members present were Chairman Konopacki, Kevin Louthain, Racyne Digges and Steve Thomas. Michael Gilley was absent.

Attending the meeting was Staff to include Planning Director Latilda Hughes-Neel, Planning Technician Samantha Graves, Planning Intern Summer Ammirata-Mall, City Attorney Clay Adkinson, and City Engineer Alex Rouchaleau.

Planning Director Hughes-Neel led the prayer and the Pledge of Allegiance.

II. Meeting Minutes to be approved.

A. December 1, 2021 PDRB Meeting Minutes

Chairman Konopacki called for a motion to approve the minutes, Steve Thomas made the motion and Kevin Louthain seconded it. All were in favor and the motion passed.

III. Introduction of New Member

Planning Director Neel introduce Racyne Digges, a new member to the Board.

IV. Walsh Development Group Rezoning

Planning Director Neel presented the proposed Re-zoning application. The owner is requesting a change in zoning from R-3 (High Density Residential) to C-1 (General Commercial) for the purpose of building an office for the owner. The property is 1.003 acres located on the 331 Business between the Palms townhomes and the Verandas townhomes, across from Stowaway Storage and Freeport Elementary School. The request as proposed is consistent with the mix of development in this area and the Urban Development Future Land Use category. The impacts of this possible development are within the adopted level



of service standards and are consistent with Chapter 163 of the Florida Statutes and accepted planning principles. Latilda introduced the owner, Larry Walsh.

Mr. Walsh told the Board that the 2,400 sf office would be for his Development Group and would have only four employees working out of it. He emphasized that the traffic would be minimal. Racyne Digges asked if the building would be modular or permanent; Mr. Walsh replied that it would be a permanent building and showed a conceptual rendering to the board. Racyne then asked Director Neel if the proposal fit with the City's vision for the area; Director Neel replied that it is in line with the Future Land Use of Urban Development and is compatible with the area.

Chairman Konopacki opened the floor for Public Comments.

Jeff Walz, owner and resident of a neighboring townhome told the board that he is opposed to this proposal because there are townhomes all around it. He does not feel commercial use is a good fit in this residential area. He then stated that Walsh Development has two unfinished townhome developments in the "south end". Mr. Walz added that Walsh Development developed the Verandas, and it is a mess.

David Puckett then addressed the Board. He introduced himself as the President of the Verandas HOA. He stated that he wants the City to ensure that there is no intrusion into the wetlands or the property belonging to the Verandas if this is developed. Director Neel explained to the board the items that the Planning Staff reviews with the developer, owner, engineer and site contractor at the pre-construction meeting for each development. She also addressed his concern on the project construction time frame stating that once approved, the owners have one year to begin construction. Latilda reminded the board that Walsh Development Group is a different company than Walsh Construction. Board Member Digges asked Planning Director Neel which organization has oversight for the wetlands and the effect they will have on the development; Director Neel said it depends on the type of wetland and that this site will have to provide a wetland buffer that is in accordance with The City of Freeport's Land Development Code.

Planning Director Neel told the Board members that staff is recommending approval. Chairman Konopacki called for a motion. Steve Thomas made a motion to approve the Walsh Development Group Rezoning request as presented and Kevin Louthain seconded. All were in favor and the motion passed.



V. Adjournment

Chairman Konopacki called for a motion to adjourn the meeting. Kevin Louthain made the motion and Michael Gilley seconded. All were in favor and the motion passed. Meeting was adjourned at 6:17 pm.

Minutes prepared by Samantha Graves and adopted by the Freeport Planning & Development Review Board on _____.

Chairman Konopacki

Attest:

Kathie Gatewood, City Clerk