



**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**

December 7, 2022 Regular Meeting Agenda  
6:00 pm 842 State Highway 20 East, Freeport, FL 32439

---

I. Meeting Called to Order

Meeting was called to order at 6:00 P.M by Vice Chairman Steve Thomas

Board members present were Uriah Matthews, Lisa Robertson, Steve Thomas and Sam Sabella. Member Kevin Louthain was not in attendance. Other city employees in attendance were City Attorney Clay Atkinson, Senior Planner Samantha Graves, City Engineer Alex Rouchaleau and Planner I Summer Ammirata-Mall and Planning Director Latilda Hughes- Neel.

II. Swearing in of New Members Sam Sabella

City Attorney Clay Adkinson administered the Oath of Office to new member Sam Sabella.

III. Sunshine Law Refresher

City Attorney Clay Adkinson reviewed the basic elements of the Sunshine Law.

IV. Meeting Minutes to be Approved

a. 11/02/2022 Regular Meeting Minutes

Board Member Uriah Mathews made a motion to approve the minutes and Board member Lisa Robertson seconded the motion. The minutes were approved by a unanimous vote.

V. The Crossings at Freeport Residential PDP

This project was presented by Senior Planner Samantha Graves. Located on Bay Loop Road, it consists of 33.5 acres parcel. Its proposed use is 127 single family lots. Variances requested for lot sizes and lot widths

Minimum lot size per LDC: 10,890 sf Requested: 6,600 sf

Minimum lot width per LDC: 90ft Requested: 60ft



Scott Jenkins, Project Engineer, addressed the Board detailing the PDP proposal. The property splits Bay Loop Road. The project contains multiple stormwater retention ponds. It is an R-1 zoning district and no change in density is being proposed.

No comment from the Board.

**Public Comments:**

Aaron Brinson, neighboring property owner, addressed the Board. He voiced his concern about the drainage issues associated with the property. He explained that the property has a history of flooding. Mr. Brinson questioned the kind and level of fill to be used. He would like to get further information understanding the proposed drainage model used for calculations from the project engineer. Additional questions asked by Mr. Brinson included: What is the intended cost per unit? Will there be a fence on the property where it backs up to his property?

Rosier Cuchens addressed the Board and voiced his concerns on the Indian burial grounds found on the property in the past.

Jim Brown, neighboring property owner addressed the Board. Mr. Brown had concern on the density of the proposed development. He questioned how the utilities would be connected to the site and if this project will be prioritized over surrounding properties' utility needs.

Scott Jenkins, project engineer, addressed the Board and responded to the public's questions. In response to the drainage concern, he explained that this is only the conceptual plan, and it is subject to further detail. The proposed stormwater calculations for the property will take the existing/ past flooding issues into consideration. Most drainage collected on site will be directed to the internal roadway. The front setbacks and rear setbacks are 25'. He expects homes to be 3,400 sq ft 2 story homes, but could estimate to pricing on the units. He anticipates a 6ft fence will be placed on site and will be maintained by the developer. There are currently no plans for a fence to be placed along Piney Point road. Development has had capacity determined for water and sewer. Mr. Jenkins was not able to address the Indian burial grounds concern at this time, in the environmental assessment submitted with this project, there were no findings of an Indian burial ground.

Board Member, Uriah Matthews asked about establishing an HOA for the development.



Scott Jenkins confirmed there will be an HOA.

Clay Adkinson, City Attorney emphasized that this proposal is a conceptual plan which can have conditions of approval if needed, moving forward.

Board Member Matthews made a motion to approve with condition:

1. Verification of no archeological findings on site
2. Additional community meeting.

Lisa Robertson seconded the motion for approval. The motion was approved

#### VI. B & L of Destin LLC FLU and Rezoning

This project was presented by Senior Planner Samantha Graves.

This project is located on Bay Loop. This rezoning application is requesting a change from Rural Village to Low Density Residential. The request as proposed is consistent with the broad area of bay loop west.

Robert McGill Project Developer, addressed the Board and will answer questions about the zoning change.

Board Member Uriah Matthews asked why the change is being requested. The developer wishes to construct a single- family development similar to the Lafayette Creek Landing/ affordable housing, plan to have 2,000-3,000 +/- sqft homes with an established HOA and will include recreation for the development. He explained that this project will be consistent with previously approved projects in the area.

Public comments:

Jim Brown, neighboring business owner, addressed the Board. His business is located on Piney Point Road, adjacent to the property. His concern was the potential impact that this development may have on his business.

Mr. McGill explained that there will be no negative impact because no commercial use is being proposed.

Planning Director, Latilda Hughes- Neel added that there will be no negative impact on Mr. Brown's business.

Aaron Brinson, neighboring property owner, addressed the Board and asked if the lot sizes will conform to surrounding uses. The Board Members confirmed conformity of the development.

Uriah Matthews motioned to approve, Sam Sabella seconded the motion.



## VII. Rosemary Place Apartments Major Development

This project was presented by Senior Planner, Samantha Graves. This project is located on 331 Business just north of Palm Street. It will be a Major Development that has 72 apartments units, which is allowable in its current zoning. Staff recommends approval with conditions as follows: Acceptable tree buyout request, completion of the wetland permitting prior to D.O issuance, finalize sidewalk and crosswalk plans that still need improvements, because it's access does not reach to Business 331, they will be sharing this access with another development. This will require an easement deeded to them from the adjacent property prior to the D.O. issuance.

Brian Osborn, Project Engineer, addressed the Board. He described the project to have 3 buildings, 72 multifamily units, and an acre and a half of recreation. The access is off an adjacent development, and they are working on getting wetland permitting finalized and the access easement deeded. They are currently working on submitting all of Planning's conditions, as requested.

Uriah Matthews motioned to approve per the conditions planning submitted, Lisa Robertson seconded the motion. The motion carried unanimously.

## VIII. Stow Away Storage Expansion Major Development

This project was presented by Senior Planner Samantha Graves. The project was described as a Major Development that is an expansion of Stowaway Storage located on 331 Business. This is the 2<sup>nd</sup> phase. It will include 96,800 sf of mini storage. This development is zoned C-1 (General Commercial) Mrs. Graves explained the conditions of approval as follows: The project must meet the minimum open space requirement of 40%. A revised site plan must be reviewed and approved prior to the pre-construction conference, the project must meet the maximum ISR requirement of 60%. A revised site plan must be reviewed and approved prior to the pre-construction conference, the project must meet all landscape requirements including vehicle use area landscaping. A revised landscape plan must be reviewed and approved prior to the pre-construction conference, the project must meet the Height limitations of 4 stories or 50ft. A revised side elevation plan must be reviewed and approved prior to the pre-construction conference. Staff recommendation: Approval with conditions as stated.



Troy Goodson with Southern Engineer Solutions addressed the Board.  
He intends on meeting all conditions as stated.

Uriah Matthews made a motion to approve per conditions, Sam Sabella seconded the motion. The motion carried unanimously.

IX. Adjournment

There being no further discussion, Vice Chairman Steve Thomas adjourned the meeting at 6:41 P.M.

Minutes prepared by Summer Ammirata-Mall and adopted by the Freeport Planning & Development Review Board on \_\_\_\_\_

\_\_\_\_\_

Kevin Louthain, Chair

Attest:

\_\_\_\_\_

Kathie Gatewood, City Clerk