

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**

September 5, 2018 Meeting Minutes

I. Meeting Called to Order

The meeting was called to order at 7:00 pm by Vice-Chair Konopacki; Council Chambers/Freeport City Hall.

Board members present: Michael Gilley, John Konopacki, Steve Thomas, Ricky Fannin and member-elect Kasey Cuchens.

Staff present: Attorney Clay Adkinson, Planning Director Latilda Hughes-Neel and City Engineer Alex Rouchaleau.

II. Invocation / Pledge of Allegiance

The invocation was given by Hughes-Neel, followed by the Pledge of Allegiance to the American Flag.

III. Swearing-In/Karen M. (Kasey) Cuchens (representing Elizabeth Brannon)

Attorney Adkinson administered the Oath of Office to Ms. Cuchens.

IV. Election of Chair

Board Action: Motion by Thomas to elect Vice-Chair John Konopacki as Chair. Fannin seconded the motion. All ayes; motion carried.

Board Action: Gilley motioned to elect Steve Thomas as Vice-Chair. Fannin seconded the motion. All ayes; motion carried.

V. Approval of August 1, 2018 Regular Meeting Minutes

Board Action: Cuchens motioned to approve the minutes as presented. Fannin seconded the motion. All ayes; motion carried.

VI. Recreation/Skateboard Park Survey Results /Charlie Simmons

Hughes-Neel informed the board that presenter Simmons could not be present and requested that this item be continued to the October meeting.

Board Action: Cuchens motioned to continue the item to the October meeting. Thomas seconded the motion. All ayes; motion carried.

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Hughes Neel requested that the Preserve Re-Zoning and PDP approval be heard next to accommodate the proponent's travel schedule. The Board gave general assent.

VII. Re-Zoning Application – The Preserve

Project Summary: The re-designation of approximately 767 acres for the various parcels shown in the rezoning application with the following outcome:

- C-2 Heavy Commercial: 214.6 acres
- R-2 Med. Density Residential: 292.2 acres
- R-3 High Density Residential: 206.9 acres
- CN Conservation: 59.6 acres

Presenter(s): Darrin Taylor/Carlton Fields

Correspondence received: none.

Public Comment: none

Board Action: Motion by Thomas, seconded by Gilley to recommend approval as presented. All ayes; motion carried.

VIII. Mixed Use PDP Application – The Preserve

Project Summary:

1. PDP approval in order to create a detailed master plan and urban design standards for the Project, located ½ mile north of Highway 20 on both sides of US 331.
2. Request for abandonment of the existing Marketplace PDP concurrent with approval of the PDP.

Project Presenter(s): Darrin Taylor/Carlton Fields, Douette Pryce/Pryce Resources, Kim Misek/Kimley-Horn

Correspondence Received: none

Public Comment:

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- Sherry Reed/adjacent property owner verified that her property was not included in the request. Reed had no objection to the proposal.

Board Action: Motion by Fannin, seconded by Thomas to recommend approval as presented. All ayes; motion carried.

IX. Development Application – Oakfield Estates

Project summary: 16 single-family residential lots on 6.93 acres located on the west side of 331 Business, south and adjacent to St Rita Catholic Church Mission.

Presenter: Jamie Eubanks/JEI

Correspondence received: Neel presented a letter received from Dennis Brannon/adjacent property owner who had questions about stormwater retention.

Public Comment: none

Board Action: Motion by Cuchens, seconded by Thomas to recommend approval as presented. All ayes; motion carried.

X. FCC Directive – Review of Cellular Antennas on Conforming Structures

Presenter: Latilda Hughes-Neel

Summary: On July 26, 2018, the Freeport City Council directed staff to seek a recommendation from the Planning & Development Review Board on the placement of cellular antennas on conforming structures within the City of Freeport.

Board Discussion:

- John Konopacki commented that his former City allowed cellular antennas on the city water towers as a source of revenue.

Public Comment:

- Earnest Nettles commented that the City of Destin has cellular antennae regulations.
- Alex Rouchaleau/Dewberry commented that his firm handles cellular tower issues; he will reach out to them for information.

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Board Action: None. Staff will bring back proposed language at a future meeting.

XI. Planning Updates

Hughes-Neel announced that the SRTS Grant to place a multimodal path from State Road 20 to the Freeport Village Apartments on the east side of 331 Business had been approved for funding and was scheduled for construction.

XII. Public Comment – none

XIII. Adjournment

Konopacki called for a motion to adjourn.

Board Action: Cuchens motioned to adjourn. Fannin seconded the motion.

The meeting adjourned at 8:00 pm.