

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

November 7, 2018 Meeting Minutes

I. Meeting Called to Order

The meeting was called to order by Chair John Konopacki at 6:00 pm in Council Chambers of Freeport City Hall.

Members present: Steve Thomas, John Konopacki, Kasey Cuchens, Ricky Fannin and Michael Gilley (arrived late at 6:30 pm.).

Staff present: Latilda Neel/Planning Director-Staff Liaison, Brook Jackson/Interim Planning Technician, Clay Adkinson/Board Attorney, Alex Rouchaleau/City Engineer, Charlie Simmons/Parks & Recreation Director.

II. Invocation / Pledge of Allegiance

The Invocation was given by Latilda Neel, followed by the Pledge of Allegiance to the American Flag.

III. Approval of October 3, 2018 Regular Meeting Minutes

Board Action: Kasey Cuchens motioned to approve the October 3, 2018 Planning & Development Review Board Meeting Minutes as presented. Ricky Fannin seconded the motion. All ayes; motion carried.

IV. Charlie Simmons/Update on Parks & Recreation Projects

Charlie Simmons addressed the Board and updated them on various improvements to the Hammock Bay Sports Complex.

V. Charlie Simmons/Barrier-Free Park west and adjacent to City Hall

Alex Rouchaleau presented a preliminary site plan for the park and discussed the project status.

VI. 2018-2019 Meeting Schedule

Board Action: Kasey Cuchens motioned to approve the 2018-2019 Meeting Schedule. Rickey Fannin seconded the motion. All ayes; motion carried.

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VII. Owl's Head Farms Residential PDP

Project Summary:

Parcel Number: 26-1N-19-17000-001-0000

Acreage: 464.31

Location: west side of 331 N behind and adjacent to Freeport High School and north/east/adjacent to Walton County Industrial Parks at Freeport.

Applicant: Doug Duncan/Owls Head Commercial LLC

Project Agent: Jim Martelli/David Smith, Innerlight Engineering

Residential Units: 601 single-family residential units

Commercial Acreage/Square Footage: 7.66 acres/332,273 square feet

Variances/Exceptions Listed for PDP:

Project Presenter(s): Doug Duncan/owner, Jim Martelli and David Smith/Innerlight Engineering- project engineers.

Correspondence received: letter from D. Kent Safriet/Hopping Green & Sam, attorney for CW Roberts, placing on the record that CW Roberts Asphalt Batch Plan is nearby and creates noise, light and odors which pre-exist the development.

Public Comment: none

Board Discussion: none

Board Action: Kasey Cuchens motioned to approve the Owl's Head Farms PDP as presented. Steve Thomas seconded the motion. All ayes; motion carried.

VIII. Hammock Bay Phase III Residential PDP

Recusal: Steve Thomas recused himself due to the ongoing business relationship with the developer.

Project Summary:

Parcel Numbers: 29-1S-19-23000-001-0000, 30-1S-19-23000-001-0000

Acreage: 285.60

Location: interior of West County Road 83-A, across from Bay Loop Landing PDP

Applicant: Jay Odom/Genre Holdings

Project Agent: Mary Rosenheim/The Jay Odom Group

Residential Units: 550 single-family lots

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Commercial Acreage/Square Footage: 5%

Variances/Exceptions Listed for PDP:

3.05.03 Rural Village (RV)

| Requirement | Required | Requested |
|--|----------|-----------|
| F.1 Min. lot area | 3/8-acre | 1/7-acre |
| F.2 ISR | 30% | 70% |
| F.3 Lot width | 100' | 50' |
| F.4 Front Yard | 25' | 20' |
| F.5 Rear Yard | 25' | 15' |
| F.6 Side Yard | 10' | 5' |
| F.7 Allowing RV Park Use with the 5% commercial that is allowable within the Rural Village land use designation. | | |

Project Presenter(s): Dawn Stultz, Tonia Nation, Mary Rosenheim

Michael Gilley arrived at 6:34 pm.

Correspondence received: none.

Board Discussion: none

Public Comment: none.

Board Action: Kasey Cuchens motioned to recommend approval as presented. Michael Gilley seconded the motion. Four (4) ayes with Steve Thomas recused; motion carried.

IX. Parkview @ Hammock Bay LSA/Re-Zoning

Project Summary:

Parcel Number: 21-1S-19-23000-001-0013

Acreage:40.07

Location: southwest corner of CR 83A East and Hammock Trail East

Applicant: Jay Odom/Hammock Bay Building Company

Project Agent: Mary Rosenheim/The Jay Odom Group

Current Future Land Use Designation: GA (General Agriculture)

Proposed Future Land Use Designation: 36.89 acres RV (Rural Village),
3.18 acres C (Commercial)

Current Zoning Category: RA (Rural Agriculture)

Proposed Zoning Category: 36.89 acres RV (Rural Village),
3.18 acres C-1 (General Commercial)

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Project Presenter(s): Dawn Stultz, Tonia Nation, Mary Rosenheim

Correspondence received: none.

Public Comment: none

Board Discussion: none

Board Action: Kasey Cuchens motioned to recommend approval as presented. Michael Gilley seconded the motion. Four (4) ayes and one (1) recusal (Steve Thomas); motion carried.

X. Parkview @ Hammock Bay Mixed Use PDP

Project Summary:

Parcel Number: 21-1S-19-23000-001-0013

Acreage: 40.07

Location: southwest corner of CR83A East & Hammock Trail East

Applicant: Jay Odom/Hammock Bay Building Company

Project Agent: Mary Rosenheim/The Jay Odom Group

Residential Units: 74 single-family lots

Commercial Acreage/Square Footage: 3.18-acre commercial parcel

Variations/Exceptions Listed for PDP:

3.05.03 Rural Village (RV)

| Requirement | Required | Requested |
|-------------------|----------|-----------|
| F.1 Min. lot area | 3/8-acre | 1/5-acre |
| F.2 ISR | 30% | 70% |
| F.3 Lot width | 100' | 50' |
| F.4 Front Yard | 25' | 20' |
| F.5 Rear Yard | 25' | 15' |
| F.6 Side Yard | 10' | 5' |

Project Presenter(s): Dawn Stultz, Tonia Nation, Mary Rosenheim

Correspondence received: none

Public Comment: none

Board Discussion: none

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Board Action: Michael Gilley motioned to recommend approval as presented. Kasey Cuchens seconded the motion. Four (4) ayes with Steve Thomas recused; motion carried.

XI. Planning Updates

Hughes-Neel touched on the development updates e-mailed to the Board.

Hughes-Neel requested the Planning & Development Review Board hold a Special Meeting on November 27, 2018 for the purpose of reviewing/making a recommendation on the Marquis Crossings development project. The Board agreed to meeting on the 27th of November for the Marquis Crossings project.

XII. Public Comment

Earnest Nettles commented on the presentation boards presented by the applicants. He requested that the boards be displayed so that the audience could clearly see the information.

Amanda Green asked if the meeting package was available on-line. Neel responded that staff was working through technical issues and that a public view copy is available at City Hall.

XIII. Adjournment

Kasey Cuchens motioned to adjourn. Meeting adjourned at 6:50 pm.