

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**

June 5, 2019 Meeting Minutes

I. Meeting Called to Order

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

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

Staff present: City Attorney Clay Adkinson, Planning Director Latilda Neel, Planning Technician Brooke Jackson, City Engineer Alex Rouchaleau.

II. Invocation / Pledge of Allegiance

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

III. Approval of April 3, 2019 Regular Meeting Minutes

*Board Action: Cuchens motioned to approve with one correction as noted. Fannin seconded the motion. All ayes; motion carried.*

IV. Approval of April 17, 2019 Special Meeting Minutes

*Board Action: Cuchens motioned to approve with one correction as noted. Thomas seconded the motion. All ayes; motion carried.*

V. Ships Chandler Phase I Development

Parcel Number(s): 22-1S-19-23000-018-0010, 22-1S-19-23000-018-0011  
Location: East side of 331 South, across from Copelands  
Acreage: 15.57 acres  
Developer: Peter Wright  
Development: Phase 1 (1.7 ac.) consists of 6,250 sf retail, boat sales and maintenance. This site has 3 planned phases. Separate development orders will be obtained for Phases 2 and 3.

Scott Jenkins presented this project to the Board.

Public Comment: none

*Board Action: Thomas motioned to recommend approval as presented. Gilley seconded the motion. All ayes; motion carried.*

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VI. Marina Village Phase II Large Scale Amendment

Parcel Number: 21-1S-19-23000-005-0000  
Acreage: 20.89 acres  
Location: North side of Marina Village Boulevard, 1997 feet east of  
CR 83-A East (East Bay Loop)  
Property Owner: Jim Massey  
Project Agent: Matt Parker/JP Engineering  
Current FLUM designation: RV (Rural Village)  
Proposed FLUM designation: LDR (Low Density Residential)

Board member Thomas recused himself due to his business relationship with the owner.

Matt Parker presented the request.

Public Comment:

Mike Miller/Marina Village Phase I resident  
John Shempf/ Marina Village Phase I resident  
Thomas Ellison/ Marina Village Phase I resident  
Renee Arnott/ Marina Village Phase I resident  
Philip Smith/ Marina Village Phase I resident  
Mary Ann Saho/ Marina Village Phase I resident

*Board Action: Gilley motioned to recommend approval of the LSA for Marina Village Phase II. Fannin seconded the motion. 4 ayes with Thomas recused; motion carried.*

VII. Marina Village Phase II Re-Zoning

Parcel Number: 21-1S-19-23000-005-0000  
Acreage: 20.89 acres  
Location: North side of Marina Village Boulevard, 1997 feet east of  
CR 83-A East (East Bay Loop)  
Property Owner: Jim Massey  
Project Agent: Matt Parker/JP Engineering  
Current Zoning designation: RV (Rural Village)  
Proposed Zoning designation: R-1 (Low Density Residential)

Matt Parker presented the request.

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Public Comment: none.

*Board Action: Gilley motioned to recommend approval of the Zoning Change Request for Marina Village Phase II. Cuchens seconded the motion. 4 ayes with Thomas recused; motion carried.*

VIII. Marina Village PDP Revision

Parcel Number: 21-1S-19-23000-005-0000  
Acreage: 20.89 acres  
Location: North side of Marina Village Boulevard, 1997 feet east of CR 83-A East (East Bay Loop)  
Property Owner: Jim Massey  
Project Agent: Matt Parker/JP Engineering

PDP Proposal: To revise Marina Village PDP to allow 147 single-family residential lots, 68 of which will be built in Phase II and elimination of the 3.5 commercial area and conversion of that area to residential use. 4 of the lots are within Marina Village Phase IV

*Board Action: Gilley motioned to recommend approval of the LSA for Marina Village Phase II. Cuchens seconded the motion. 4 ayes with Thomas recused; motion carried.*

IX. Planning Updates

- Library Expansion
- Barrier Free Park
- Freeport Government Center master-planning
- Sewer/Water Expansion in the City

X. Engineering Updates - none

XI. Public Comment

Planning Director Neel noted that the meeting in July would be July 10 instead of July 3 due to the 4<sup>th</sup> of July Holiday.

XII. Adjournment

Motion by Cuchens to adjourn. The meeting adjourned at 6:50 pm.