

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

July 10, 2019 Meeting Minutes

I. Meeting Called to Order

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

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

Staff present: Clay Adkinson, Latilda Neel, Brooke Jackson, 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 June 5, 2019 Regular Meeting Minutes

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

IV. City of Freeport Small Scale FLUM Amendment/Barrier Free Park

Neel presented this item to the Board. The City acquired Parcel 15-1S-19-23000-030-0030; the 4.21-acre parcel west and adjacent to City Hall for the purpose of developing a barrier-free park. One of the conditions of the acquisition is that the City amend the Future Land Use designation from C-Commercial to PS-Public Service.

Board discussion: none.

Public Comment: none

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

V. City of Freeport Zoning Map Amendment/Barrier Free Park

Neel presented this item to the Board. This is the corresponding zoning amendment to change the zoning from C-1-General Commercial to PS-Public Service.

Board discussion: none.

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Public Comment: none

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

VI. Verandas Phase II Variance Request

Attorney Adkinson swore in those who wished to speak regarding the proposed variance request.

Applicant Engineer Curtis Smith presented on behalf of JAB Holdings LLC.

- Common infrastructure
- Separate management
- Reviewed variance justification

Board Discussion: None.

Public Comment:

Bob Mims/Owner in Verandas Phase 1-A: opposed

Jennifer Mims/Owner * Owner Representative in Phase 1-A: opposed

Melissa Bergeron-Neeb/Owner in Phase 1-A: opposed

Jeff/Lori Walz/Owners in Phase 1-A: opposed

Applicant's Engineer Redress:

- Urban vs suburban transit
- Turn lanes added
- Sidewalks on both sides of entrance
- Transit shelter at entrance

Owner Jody Allen addressed the Board.

- History of development ownership
- Apartments will be separate from townhomes

Board Action: Cuchens motioned to deny the variance. Fannin seconded the motion. All ayes; motion carried.

VII. Verandas Phase II Development Proposal

Attorney Adkinson advised the applicant that due to the variance being denied, their project is now non-compliant and would be denied if they did not request to be continued so the project can be revised.

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Smith requested that the project could be continued so that the project can be revised.

Board Action: Cuchens motioned to allow an open continuation for the Verandas Phase II project. Gilley seconded the motion. All ayes; motion carried.

VIII. Engineering Updates - none

IX. Planning Updates

- Progress on the Barrier Free Park
- FDOT Beautification Grant
- 331 North sewer/water project

X. Public Comment

Jennifer Mims asked an engineering question. Attorney Adkinson advised her to get with the city engineer outside the meeting.

Melissa Bergeron-Neeb spoke regarding the traffic on 331 Business.

Bob Mims thanked the Board regarding their decision to deny the Verandas parking variance.

Board member Thomas asked to set a special meeting for the Fisherman's Cove Marina. Neel stated that the project has not received technical approval and could not be scheduled for a planning board meeting at this time.

Board Member Cuchens asked if the project could be expedited. Neel stated that the development application was part of an ongoing violation case and could not be expedited.

The Board discussed Planning Updates.

XI. Adjournment

Motion by Cuchens to adjourn. The meeting adjourned at 7:30 pm.