

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD
June 3, 2020 Regular Meeting Minutes**

In response to the City of Freeport's declared "State of Emergency" due to COVID 19 (Resolution 2020-04), the below meeting was held by conference call in compliance with the City of Freeport Telephonic Meeting Policy approved 3/26/2020.

I. Meeting Called to Order

The Meeting was called to order by Chair Joh Konopacki at 6:16 pm.

Board members present by roll call: John Konopacki, Michael Gilley, and Kevin Louthain.

Neel stated that Steve Thomas was not present, and that Kasey Cuchens has resigned from the Board. A quorum (51%) for a 4-member board is 3, so a quorum is present.

Ex-Officio members present: Jack Kiger/Eglin AFB

Staff members present: Latilda Neel/Planning Director, Brooke Jackson/Planning Technician, Marge Gay/Planning Clerk, Clay Adkinson/Board Attorney, Alex Rouchaleau/City Engineer

Others present: Matt Parker/JP Eng., Agent for the Owner - The Bluffs at Lafayette Creek.

II. Large Scale Amendment - The Bluffs

Neel provided a summary of the Large Scale Amendment request:

Annexation: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-0030, 327.48 acres +/-annexed May 28, 2020 via Ordinance 2020-05.

Large Scale Amendment: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-0030, 327.48 acres +/-.

Current FLU: County Large Scale Agriculture/Estate Residential
Proposed FLU: City Urban Development/Conservation

The project property which was already inside the City has Future Land Use designations of Urban Development and Conservation. The annexed property would be re-designated to be consistent with the remainder of the project acreage as shown on the proposed Future Land Use Map (attached).

Correspondence received:

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- Hopping Green & Sams/ legal representatives of CW Roberts: letter stating existing uses as neighboring property west and south of the project in use as an asphalt mixing plant. No objection to proposed project; putting owners on notice of pre-existing industrial uses (attached).
- Jack Kiger/Eglin AFB submitted a memorandum based on Land Use Compatibility Guidelines in the Tri-County Small Area Study (attached).

Neel clarified to the Board that while Freeport had participated in the Joint Land Use Meetings pertaining to Eglin's Study, the City of Freeport opted to adopt Comprehensive Plan language consistent with the Florida Statute; 1) to allow Eglin AFB a seat on the City's Land Use Committee, i.e. the Freeport Planning & Development Review Board as an ex-officio member and 2) to allow Eglin AFB to review and offer comments on Large Scale Amendments to the Comprehensive Plan, including Future land Use Map Amendments. The City did not adopt the Land Use Compatibility Guidelines which were promoted by Eglin AFB.

Matt Parker, project representative provided additional information on the request.

- Discussed a preliminary master plan provided for informational purposes only(attached).
- Developer intends to apply to create a Planned Development Project which will come before the Planning Board for Review.
- Consistent with the adjoining City Future Land Use categories.
- Consistent with the City's Urban Service Boundary Area for the commercial corridor (331) and commercial activity center at this location.
- Discussed the topography, Lafayette Creek and vegetative communities on the property.
- Consistent with other PDPs approved in this area, such as Owls Head, Owls Head Farms and the Preserve.

Board Discussion:

Konopacki: looks to be consistent with the City's Comprehensive Plan.

Jack Kiger/Eglin AFB addressed the report he had submitted on the proposed Large Scale Amendment.

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Board Discussion:

- Konopacki stated that the Planning Board could only look at consistency with the City's Comprehensive Plan and Land Development Code, not a study

BOARD ACTION: Chair Konopacki called for a motion. Gilley motioned to recommend approval of the Large Scale Amendment as presented. Louthain seconded the motion. All ayes: motion carried.

III. Re-Zoning – The Bluffs

Neel provided a summary of the Re-Zoning application:

Re-Zoning: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-0030
AND Parcels 36-1N-19-17000-001-0000/36-1N-19-17000-002-0000. 551.19
acres +/-.

Current Zoning: Parcels 36-1N-19-17000-001-0000/36-1N-19-17000-002-
0000:

From: Low Density Residential, Light Industrial

To: Heavy Commercial, High Density Residential, Conservation

Zoning Assignment: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-
0030:

To: Heavy Commercial, High Density Residential, Conservation

Correspondence received: same letters as previously stated above.

BOARD ACTION: Chair Konopacki called for a motion. Gilley motioned to recommend approval of the Requested Re-Zoning and Zoning Assignment as presented. Louthain seconded the motion. All ayes: motion carried.

IV. Adjournment

Chair Konopacki called for a motion to adjourn. Gilley motioned to adjourn/seconded by Louthain.

The meeting adjourned at 6:43 pm.