



**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**
July 8, 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

**THIS MEETING WAS HELD BY CONFERENCE CALL IN COMPLIANCE
WITH THE CITY OF FREEPORT TELEPHONIC MEETING POLICY
APPROVED 3/26/20**

Chair Konopacki called the meeting to order at 6:05pm

I. Meeting Called to Order

Roll Call was taken by Latilda Hughes Neel

Board members present: John Konopacki/Chair, Steve Thomas/Vice Chair, Michael Gilley, Kevin Louthain, and Kyler Clark replacing Karen Cuchens who had resigned. Mr. Clark was appointed by Council Member Elizabeth Brannon and sworn in prior to the meeting by Mayor Russ Barley

Staff members present: Latilda Hughes Neel/Planning Director, Marge Gay/Planning Clerk, Clay Atkinson/City Attorney and Alex Rouchaleau/City Engineer

Other participants present: Jamie Eubanks/JEI representing Bayshore Roofing & Repair/Thomas Garrett, Owner and Melissa Espinoza, Notary for the State of Florida

Chair Konopacki announced that because the meeting was being held by teleconference, the invocation and the pledge would not be held.

II. Meeting Minutes to be Approved

A. February 5, 2020 PDRB Meeting Minutes

The motion to approve these minutes was made by Kevin Louthain and seconded by Steve Thomas. All were in favor and the motion passed.

B. April 15, 2020 PDRB Meeting Minutes

The motion to approve these minutes was made by Michael Gilley and seconded by Kevin Louthain. All were in favor and the motion passed.



C. June 3, 2020 Meeting Minutes

The motion to approve these minutes was made by Kevin Louthain and seconded by Michael Gilley. All were in favor and the motion passed.

City Attorney explained that because this was a quasi-judicial meeting that anyone making testimony would need to be sworn in and because the meeting was being held by conference call both Latilda Hughes Neel and Jamie Eubanks would be sworn in by a Notary of the State of Florida who was present with each.

Attorney Adkinson asked if there would be any others present who would give testimony during the meeting. No one spoke up.

Melissa Espinoza was present with Jamie Eubanks, advised that Mr. Eubanks was known to her and administered the following oath: "I do hereby swear or affirm that the testimony I present will be the truth, the whole truth and nothing but the truth" Jamie Eubanks did so swear.

Margaret Gay/Planning Clerk and Notary for the State of Florida was present with Latilda Hughes Neel, advised that Ms. Neel was known to her and administered the following oath: "I do hereby swear or affirm that the testimony I present will be the truth, the whole truth and nothing but the truth" Latilda Hughes Neel did so swear.

III. Garrett Small Scale Amendment

Latilda Hughes Neel presented the project:

Property was recently annexed into the city on May 28, 2020 via ordinance 2020-05.

Project: Bayshore Roofing & Repair

Parcel #: 18-1S-19-23000-014-0030

Location: South side of State Highway 20, east of HydroScout Company, and immediately across State Highway 20 from New Beginnings Church and First Steps Learning Academy Daycare

Future Land Use/Zoning: RV

Proposed Future Land Use/Zoning: UD/C2



Jamie Eubanks discussed the reasons for the requested changes: flexibility for owner and future widening of State Highway 20 by FDOT possibly causing the loss of the property, building/offices.

Chair Konopacki asked if Mr. Garrett had plans to make any changes to the property at this time and Mr. Eubanks denied any plans.

Kevin Louthain asked why the change of future land use and zoning was needed. Ms. Hughes Neel stated that the current land use and zoning on the property were very limiting and would not allow for him to rebuild his business if he loses land to the Highway 20 road widening. Attorney Adkinson advised that the city goal is to eliminate non-conforming uses as part of the comprehensive plan for Freeport.

Chair Konopacki requested a motion to approve the small scale amendment.

Steve Thomas made the motion to approve, Kevin Louthain seconded the motion. All were in favor and the motion passed.

IV. Garrett Re-Zoning

Chair Konopacki requested a motion to approve the rezoning.

Kevin Louthain made the motion to approve, Steve Thomas seconded the motion. All were in favor and the motion passed.

V. Adjournment

Chair Konopacki requested a motion to adjourn. Kevin Louthain made the motion to adjourn and Steve Thomas seconded the motion. All were in favor and the meeting was adjourned at 6:36pm.