



**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
May 19, 2021 Special Meeting Agenda  
6:00 pm Freeport Council Chambers

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**Meeting Minutes**

- I. Meeting Called to Order at 6:00pm by Chairman Konopacki
- II. Attending the meeting was Staff to include Latilda Hughes-Neel, Samantha Graves, Clay Adkinson, and City Engineer Alex Rouchaleau, as well as Scott Jenkins, Jay Odom, and Mary Rosenheim.

Board members present were Chairman Konopacki, Steve Thomas, Kevin Louthain, and Michael Gilley.

Latilda Hughes-Neel, Planning Director led the prayer, the Pledge of Allegiance was led by Chairman Konopacki.

- III. Hammock Bay PDP Phase III Revision

Chairman Konopacki explained the process for Public comments to those in attendance, asking that they hold their comments until after the presentation was complete and Board members had their discussion.

Director Neel explained the applicable sections of Article 3.08 of the Land Development code which pertains to Planned Development Projects. Amendments to PDPs are allowed, and at least 5 of the 19 active PDPs in the City have been amended. If a PDP is to be revised the developer must go back through the PDP process for approval.

She explained that in the original PDP for Hammock Bay Phase III one Pod (B) is adjacent to a conservation area. The developer is requesting the revision to reduce the rear setback in that Pod adjacent to that conservation area.

Scott Jenkins, the agent for the Owner, addressed the Board. He showed the Master Plan for Phase III and explained the reasoning for the requested revision.



Steve Thomas asked if the Pod is located on the inside of Bay Loop; Latilda clarified the location of the project as being on the SW of the Loop on the inside of the Loop.

Steve Thomas asked if it would only affect lots 9 – 33; Scott explained it would affect all of the lots, but the upper lots already have a 25 ft buffer at the rear due to the wetland.

Chairman Konopacki asked for public comments, there were none. The Board had no further questions or discussion.

Chairman Konopacki called for a motion to approve the revision. Steve Thomas made a motion and Michael Gilley seconded the motion. All were in favor and the motion passed.

#### IV. Adjournment

Chairman Konopacki called for a motion to adjourn the meeting. Steve Thomas made the motion and Kevin Louthain seconded the motion. All were in favor and the motion passed. Meeting was adjourned at 6:12 pm.