



**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
November 3, 2021 Regular Meeting Minutes  
6:00 pm Freeport Council Chambers

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I. Meeting Called to Order at 6:10pm by Chairman Konopacki

Board members present were Chairman Konopacki, Kevin Louthain, and Michael Gilley. Member Steve Thomas arrived at 6:12pm.

Attending the meeting was Staff to include Planning Technician Samantha Graves, Planning Technician Marge Gay, City Attorney Clay Adkinson, and City Engineer Alex Rouchaleau.

Planning Technician Graves led the prayer and the Pledge of Allegiance.

II. Meeting Minutes to be approved.

A. August 4, 2021 PDRB Meeting Minutes

Chairman Konopacki called for a motion to approve the minutes, Kevin Louthain made the motion and Michael Gilley seconded it. All were in favor and the motion passed.

III. Owl's Head Farms Rezoning

Planning Technician Graves presented the proposed Re-zoning application. The owner is requesting a change in zoning from C-1 (Commercial) to R-3 (High Density Residential) for the purpose of building an apartment complex. The property is 23.32 acres located on the northwest corner of US 331 and 331 Business. The impacts of this possible development are within the adopted level of service standards and are consistent with Chapter 163 of the Florida Statutes and accepted planning principles.

Samantha introduced Jim Martelli, the engineer for Owl's Head Farms, to explain the request to the Board. He reviewed the plan for the project and answered questions from the Board.

When there were no further questions for Mr. Martelli, Planning Technician Graves again addressed the Board. She said that one item of correspondence had



been received from Jack Kiger of Eglin AFB regarding the project, which had been provided to the Board members. She introduced Mr. Kiger who then addressed the board.

Mr. Kiger explained the concerns Eglin has with having a High-Density Residential project in that area. It is in a training corridor and a Cruise Missile training corridor. The recommendation from Eglin is for the High-Density Residential zoning to be located somewhere outside of the corridor.

The Board members discussed Mr. Kiger's concerns. Steve Thomas asked where the corridor was located and where High Density Residential could be moved that was outside the corridor. Mr. Kiger said not far, just a little further south.

Chairman Konopacki asked Technician Graves what the Planning staff recommended. Samantha said that staff recommended approval. She added that the Owl's Head predates the Joint Land Use study referenced by Mr. Kiger and that the proposed change is consistent with the Owl's Head PDP. The City of Freeport did not adopt the Joint Land Use Study.

Attorney Adkinson addressed the Board. He pointed out that the Notice in the packet was incorrect and had the wrong title. He said that the notice advertised in the paper had the title corrected, but the written location was in error. Based on the error he recommended that the Board table this item.

Chairman Konopacki called for a motion to table the item to a future meeting with a date to be identified later. Steve Thomas made the motion and Michael Gilley seconded. All were in favor and the motion passed.

#### IV. Adjournment

Chairman Konopacki called for a motion to adjourn the meeting. Kevin Louthain made the motion and Steve Thomas seconded the motion. All were in favor and the motion passed. Meeting was adjourned at 6:32 pm.



Minutes prepared by Samantha Graves and adopted by the Freeport Planning & Development Review Board on \_\_\_\_\_.

\_\_\_\_\_  
Chairman Konapacki

Attest:

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Kathie Gatewood, City Clerk