



**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**
December 1, 2021 Regular Meeting Minutes
6:00 pm Freeport Council Chambers

I. Meeting Called to Order at 6:00pm by Chairman Konopacki

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

Attending the meeting was Staff to include Planning Director Latilda Hughes-Neel, Planning Technician Samantha Graves, City Attorney Clay Adkinson, and City Engineer Alex Rouchaleau.

Planning Director Hughes-Neel led the prayer and the Pledge of Allegiance.

II. Meeting Minutes to be approved.

A. November 3, 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 Director Hughes-Neel explained that this rezoning had been readvertised due to the error of the last meeting. She gave a summary of the history of the Owl's Head project. Latilda told the board that the reason for the rezoning request is that they do not wish to have a commercial element on the ground floor of the multifamily housing, which would be a requirement at the current zoning.

Planning Director Hughes-Neel reviewed the historical background of the City and Eglin's overlay zone that was discussed in the November meeting. The studies were performed in 2012 and at that time information regarding all existing developments, including Owl's Head, was provided to the Air Force. The Joint Land Use Standards were proposed by the Air Force to ask the city to reduce development. The Freeport City Council did not choose to adopt the proposal.



Instead, they agreed to allow an Eglin representative to be an ex-officio member of the Planning Board and to make comments on development proposals.

She 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. Latilda introduced Shelton Stone, Jim Martelli, and Doug Duncan.

Jim Martelli, the engineer for Owl's Head Farms, presented the development plan and explained the "down-zoning" request to the Board. He answered questions from the Board. Chairman Konopacki asked if there is a traffic light planned at the intersection of Business 331 and US Hwy 331. Latilda told the members that City Manager Charlie Simmons is currently working with the Secretary of the D.O.T. to get a traffic light at that location.

Member Louthain asked if there is still commercial development planned as part of Owl's Head Farms in a different location; Mr. Martelli replied that there is, and showed a plan of the PDP indicating the location of the proposed future commercial areas.

When there were no further questions for Mr. Martelli, the Board members invited Jack Kiger from Eglin to explain the information he provided for the meeting.

Mr. Kiger reiterated 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. He emphasized that there are safety concerns. He provided information from the Navy regarding the testing of Tomahawk missiles. He explained that from the Air Force perspective the "down-zoning" of commercial to high-density residential is concerning because it affects how low the training flights can fly and what weapons can be tested.

The Board members discussed Mr. Kiger's concerns at length. Chairman Konopacki told the other members that the board can only address what is before it now. The board needs to make sure the request falls in line with the City's



procedures and zoning. Any other changes would have to be addressed by the City Council.

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.

Chairman Konopacki called for a motion. Michael Gilley made a motion to approve the Owl's Head Farms Rezoning request as presented and Steve Thomas seconded. All were in favor and the motion passed.

IV. Destiny Worship Expansion Development Order Application

Director Neel presented the Destiny Worship Expansion project. The project is located on the east side of 331 Business across from the Lucky Star Saloon and north of Dollar General. The church expansion proposes to increase the size of the church from 12,857 sf to a total of 26,182 sf. She then introduced John Green, the project engineer.

Mr. Green offered to answer question from the board members. John Konopacki asked why there is only one access point; Latilda explained that the application originally requested two accesses, but they were unable to separate the two accesses far enough to meet standards.

Pastor Rob Longmire then thanked the board members. He told them that he enjoys working with the city and thanked Director Neel for her help.

Director Neel told the board that staff recommends approval.

Chairman Konopacki called for a motion. Michael Gilley made a motion to approve the proposal as presented; the motion was seconded by Steve Thomas. All were in favor and the motion passed unanimously.

V. Carr Large Scale Amendment

Planning Director Hughes-Neel presented the amendment request. She introduced David Smith of Innerlight Engineering to address the board.



Mr. Smith told the board members that they are not currently asking for any zoning, just Future Land Use at this time. They are requesting a mix of Urban Development (UD) and Mixed Use (MU).

Latilda told the board members that staff recommends approval. There was no correspondence received regarding this proposal.

The floor was opened for public comments and questions. An audience member asked if they were requesting zoning. Latilda reiterated that at this time they are only requesting Future Land Use change. Attorney Adkinson explained that the property was recently annexed. When property is annexed in, the county Future Land Use comes in with it. The developer then must apply for a Future Land Use change before any Development Order applications can be reviewed, to keep consistency with the Comprehensive Plan.

David Smith explained that the property had a variety of Future Land Use assignments under the county; this request is simplifying it to two. He further explained that the process to develop the property will be long, probably 20 years. It will involve multiple projects.

There were no further questions. Chairman Konopacki called for a motion. Steve Thomas made a motion to approve the proposal as presented; Kevin Louthain seconded. All were in favor and the motion passed unanimously.

VI. Adjournment

Chairman Konopacki called for a motion to adjourn the meeting. Steve Thomas made the motion and Michael Gilley seconded the motion. All were in favor and the motion passed. Meeting was adjourned at 6:55 pm.



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

Chairman Konapacki

Attest:

Kathie Gatewood, City Clerk