

The Local Planning Agency of the City of Monticello, Florida met in regular session on February 10, 2020 at 7:00 PM at City Hall (rescheduled from February 6, 2020 due to area severe weather). The following members were present:

Rick Anderson
Tami Lester
Tom Dunn

Others present were:

Emily Anderson, City Clerk/Treasurer
Bruce Leinback, City Attorney

Chairman Rick Anderson called the meeting to order.

APPROVAL OF MINUTES OF 11/18/2019 MEETING On motion of Tami Lester, seconded by Tom Dunn, minutes of the 11/18/2019 meeting were unanimously approved.

BUILDING PERMIT REVIEW FOR SINGLE-FAMILY HOMES

***Laurel Court (New Home)** Chairman Anderson remarked that the house survey shows the house angled to face the corner, and asked if the city ordinance or the Crooked Creek homeowners associations covenants take precedence. City Attorney Leinback noted the ordinances are more restrictive. Attorney suggested a short recess to allow for review of the homeowners association covenants.

[RECESS]

After recess, Attorney Leinback reported that the Local Planning Agency is only charged with architectural review under the city code. Any other review of city codes regarding development is performed by the County Building Department, and the Planning Agency is not tasked with addressing placement of a home on a lot.

After discussion of the Laurel Court home architectural features, on motion of Tom Dunn, seconded by Tami Lester, the Board voted unanimously to approve the architectural features as presented.

***WILLOW ROAD, HOLLY ROAD, SWEETBAY COURT, CROOKED CREEK LANE, S. RAILROAD STREET (NEW HOMES)** At the request of owner/builder Scott McPherson, the Board reviewed five home designs to be placed on a variety of lots owned. On motion of Tami Lester, seconded by Tom Dunn, the Board voted unanimously to approve design plans entitled Lucerne, Hampton, Desiree, Magnolia, Loblolly and a custom home for architectural standards for the Crooked Creek lots presented.

NEW BUSINESS

SUGGESTION FOR MODIFICATION OF APPROVAL PROCESS FOR PROFESSIONAL OFFICES AND LIMITED, RESIDENTIALLY-COMPATIBLE BUSINESSES IN THE R-1 ZONING DISTRICT

City Clerk Anderson reviewed the purpose of the Office/Residential special exception zoning overlay and gave history of prior approvals. She noted that one of the O/R overlay locations, at 315 N. Jefferson Street, owned by Jack Carswell, has had a variety of tenants, several who have operated there without receiving a special exception. Since the property is suitable for office/residentially-compatible businesses, but most on a shorter-term basis, it is suggested that the requirement for special exception be only required once, with subsequent new uses by different lessees be allowed with an appropriate application and certification that the intended use of the property is a permitted use as defined in the Office/Residential overlay district and the operation of the business will be within the required restrictions.

After discussion, Tami Lester made a motion to approve the draft language modification for the special exception process for the Office/Residential zoning overlay for professional offices/limited residentially-compatible businesses. The motion was seconded by Tom Dunn. City Attorney Leinback noted he would like to add language prohibiting additions to existing structures to the language. Tom Dunn added an amendment to the motion including the language for no structure additions. The amended motion was seconded by Tami Lester and passed unanimously.

CONSIDERATION OF REGULATION OF SOLAR ARRAY FACILITIES IN THE CITY

Clerk Anderson presented the issue of regulation of solar array facilities in conjunction with the suggestion of Byron Arceneaux, a former member of the Local Planning Agency. She noted the County is in the process of developing an ordinance for regulation of solar facilities in the county.

The Board discussed the process for installation of solar facilities and which zones would allow solar facilities, as well as expected size of such facilities, whether such facilities are commercial or residential, and the types of regulations which should be considered, such as buffering. Clerk Anderson offered to research other city codes to see what regulations may have been adopted.

OTHER BUSINESS

Tom Dunn mentioned a business on E. Pearl Street which has unsightly appliances and other goods sitting outside. He wanted to know what regulations may apply to the storage of such goods outside. Chairman Rick Anderson suggested the matter is a code enforcement matter. Developer Scott McPherson also noted that Bowman Street is full of non-operational vehicles which need to be cleared.

Clerk Anderson also noted that she is still researching suggested modifications regarding accessory structures, such as fencing, and dwelling unit allowances. Board Member Tom Dunn suggested that the city should allow a variety of fence styles, but perhaps restrict heights of fencing in front yards. City Attorney Leinback also noted that there is pending

legislation which may affect cities' ability to regulate accessory structures and short-term rentals.

Clerk Anderson also reported that Martin Thigpen has resigned from the Agency.

There being no public comment or other business, the meeting was adjourned.

Respectfully submitted,

Emily Anderson
City Clerk/Treasurer