

The Local Planning Agency of the City of Monticello, Florida met in regular session on November 18, 2019 at 7:00 PM at City Hall. The following members were present:

Rick Anderson  
Tami Lester  
Martin Thigpen  
Merry Ann Frisby  
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 9/18/2019 AND 9/24/2019 MEETINGS** On motion of Tami Lester, seconded by Tom Dunn, minutes of the 9/18/2019 meeting were unanimously approved. On motion of Merry Ann Frisby, seconded by Tami Lester, minutes of the 9/24/2019 meeting were unanimously approved.

**BUILDING PERMIT REVIEWS FOR SINGLE-FAMILY HOMES**

**\*185 E. PALMER MILL ROAD (RENOVATION)**

After noting the change of location of a proposed shed which was previously approved, and, after review of the renovation plans and proposed carport addition with project representative Joe Higginbotham, on motion of Merry Ann Frisby, seconded by Martin Thigpen, the Board voted unanimously to declare the project is consistent with provisions of Sec. 54-191(d).

**\*S. RAILROAD STREET (NEW HOME)** The Board reviewed plans for a new home to be installed on S. Railroad Street. It was noted that the plans include a basement option, which is probably not planned for the home. On motion of Merry Ann Frisby, seconded by Tami Lester, the Board voted unanimously to declare the project is consistent with provisions of Sec. 54-191(d).

**\*LOTS 2, 8, 10 AND 12 – CROOKED CREEK PHASE II (NEW HOMES)**

The permits are for four lots with two different styles presented.

On motion of Tom Dunn, seconded by Tami Lester, the Board voted unanimously to declare the home proposed for Lot 2 meets the city standards.

On motion of Tami Lester, seconded Merry Ann Frisby, the Board voted unanimously to determine that the homes for Lots 8, 10 and 12 are consistent with city standards.

**OLD BUSINESS**

**CONSIDERATION OF CODE AMENDMENTS TO CLARIFY ACCESSORY USE AND ACCESSORY DWELLING DEFINITIONS AND STANDARDS**

City Clerk Anderson reviewed the purpose of the proposed code amendments and the need to provide clear definitions of accessory structures and accessory dwelling units. The Board discussed the proposed definitions.

The Board also discussed the regulations for fencing and the need to clarify required setbacks for fences and be sure decorative fences are allowed.

The other parts of the regulations will continue to be reviewed, especially regarding further clarification of what constitutes other accessory structures, such as fencing, pools, etc. and what size fences should be allowed in front yards versus rear yards. Attorney Leinback noted mechanical structures, such as pool pumps and air conditioning units, should be referenced separately.

It was also a consensus of the Board that accessory dwelling units should be allowed in R-1A zoning.

On motion of Tom Dunn, seconded by Tami Lester, the Board voted unanimously to approve the language for the definitions, as proposed.

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

Respectfully submitted,

Emily Anderson  
City Clerk/Treasurer