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***Town of Micanopy***

***Planning & Historic Preservation Board***

***Regularly Scheduled Meeting***

***Tuesday • April 23, 2019 – 7:00 pm***

1. Call to Order: 7:00 p.m.

2. Invocation & Pledge of Allegiance to Flag:

3. Roll Call:

Board Members

Ann Baird, Vice Chair -- Present

Tom Brady -- Present

H. Grace Fuller -- Present

David Massey -- Absent with notice

Fro Warren, Chair -- Present

Rich Maltby, Town Attorney -- Present

Scott Walker, Town Attorney -- Present (left early)

Patty Polk, Deputy Town Clerk -- Present

4. Agenda Approval:

***Motion made and seconded (Brady/Baird) to approve the agenda as amended adding the February 26, 2019 regularly scheduled meeting minutes under 6a; passed 4-0***

5. Approval of Previous Meeting Minutes:

March 26, 2019 Regularly Scheduled Meeting Minutes

***Motion made and seconded (Brady/Fuller) to approve the March 26, 2019 meeting minutes as submitted; passed 4-0***

5a. February 26, 2019 Regularly Scheduled Meeting Minutes

***Motion made and seconded (Fuller/Baird) to approve the February 26, 2019 meeting minutes as submitted; passed 4-0***

6. Citizen’s Forum:

* H. Grace Fuller, NW Seminary Ave, read that the State of Florida is considering proposed legislation which will supersede the local tree ordinances to allow residents to trim/cut their trees to protect their property before a hurricane; falling trees cause the most damage and deaths. Ann Baird stated that this topic just came up April 8, 2019 and it will apply to local rules and will be in effect for three months before hurricane season. Attorney Maltby stated that his office will check into this proposed legislation and will be prepared to report at the next meeting.

7. Public Hearings: None

8. New Business: None

9. Old Business:

* Floor Area Ratio (FAR) – Chair Warren discussed the drawings for H-3 Zoning (Historic District) that he had previously issued to this Board showing the current 0.3 FAR vs. proposed 0.2 FAR. This Board is evaluating the possible need to change the FAR to a lower percentage to keep the historic district as it is.

Baird questioned the possible scenario of an existing house being destroyed by fire or storm and asked if there would be a grandfather clause; and Warren responded that rebuilding would have to follow current code. Fuller questioned if the Powell house could be rebuilt under the proposed 0.2 FAR, and Warren stated that they could rebuild with more than a one third of their footprint still available to them. Fuller questioned which property owners would be the most impacted by lowering the FAR, and Warren replied that small properties

lose the least and large properties lose the most. All property owners in the H-3 Zoning would be able to rebuild their current structures if the FAR is changed to 0.2.

Fuller called for a straw vote, not requiring a motion or second, per Attorney Maltby. Straw vote results as follows: Fuller would recommend 0.2 FAR; Baird does not object to 0.2, and commented that one thing that makes Micanopy unique is the openness of our properties; Brady would prefer 0.15, but 0.2 is better than 0.3; Warren does not see a 0.2 FAR as a negative to the property owners.

Mike Roberts, NW Seminary Ave, questioned the location of H-3 Zoning, and Warren responded that it is in the historic district. Fuller added that it has been 35 years since the 0.3 FAR was adopted, and the Board felt that this issue should be reconsidered as times have changed. Further, in studying how it would impact property owners, all property owners in this zoning district would be able to rebuild their current structures under the proposed .02 FAR, and the Board would like the Town Commission to consider changing the FAR in H-3 Zoning.

***Motion made and seconded (Fuller/Baird) to approve the 0.2 recommendation to be sent to the Town Commission for consideration; passed 3-1 (Brady opposed as he prefers 0.15 FAR)***

Attorney Maltby suggested that, in order to avoid confusion, a Board Member present a written report to the Town Commission explaining the recommendation; Chair Warren will write the report.

Attorney Walker excused himself from the meeting.

* LED Street Light Proposal – Discussion ensued. Chair Warren and Board Member Massey disclosed that they had an ex-parte conversation after the last meeting. They stood out front of Town Hall and discussed the existing street lights, the different colored lights, and intensities that they could see from that spot. Just getting the existing lights in working order would make a big difference. Chair Warren commented that the light at the Gazebo was changed out for a nice LED fixture.

Mike Roberts, NW Seminary Ave, estimated that there are at least twenty street lights currently out for which the Town is paying a flat fee each month. Polk stated that anyone can report street lights out to Duke Energy and they will repair them at no cost. Chair Warren has an LED chart showing the lights’ intensities, and we are in the correct range. Fuller’s only concern is the dark-sky factor, and Warren reassured her that all the LED lights shine down. Eventually all the street lights will be changed out to LED, as the high-pressure sodium lights are being phased out. Mike Roberts, NW Seminary Ave, asked if the Board has considered higher intensity lighting at the ballpark? Discussion ensued on how many lights are at the ballpark and the possibility of higher intensity lighting for the purpose of deterring crime.

***Motion made and seconded (Baird/Brady) to recommend to the Town Commission to accept the proposal from Duke Energy to upgrade our street lights to LED fixtures; passed 4-0***

* Evaluate the Town Hall South Rear Entrance Steps – Chair Warren spoke to Tony White, Architect Consultant, regarding changing the south rear entrance steps, and Mr. White suggested doing nothing, as a handicap building entrance already exists. Because we are a historical building, we have no reason to change. Brady commented that not everyone may know that the handicap ramp exists and signage may be helpful. Warren commented on location of an existing tree and two HVAC units at that entrance, and he does not want the town to unnecessarily spend $15,000.

Fuller remembered that Commissioner Roberts was the one who brought this topic up, as he was concerned about the difficulty of opening the door at the top of the landing. If the deck were to be expanded, the door would be more easily opened while standing on the landing. The existing stair treads are ten inches whereas the minimum standard is now eleven inches. Mike Roberts commented that moving the HVAC condenser to an existing pad would not a problem. His idea had been to change the existing stairs by expanding the landing a few feet, expanding the overhang, and adding a hand rail. Chair Warren will contact the architect regarding the stairs, landing, hand rails, and canopy.

* Documents from Attorney Walker – Tabled

10. Board Member Comments:

* Tom Brady discussed Flood Ordinance 2019-02 and the revised Flood Insurance Rate Maps (FIRM). Brady obtained a copy of the proposed FEMA map and shared his concern is that the maps are incorrect. Chair Warren has a FEMA map also and shared points of interest with the Board.
* Chair Warren congratulated Attorney Maltby on his recent partnership with Folds & Walker. Applause by all.
* Ann Baird apologized for her absence last month.

11. Adjournment: 8:00 pm

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MINUTES APPROVED:

As submitted\_\_\_\_As amended\_\_\_\_ at Planning & Historic Preservation Board Meeting\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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JP Warren, Chair Patty S Polk, Recorder