*** Town of Micanopy***

***Planning & Historic Preservation Board***

***Regularly Scheduled Meeting***

***Tuesday • January 22\_2019 – 7:00 pm***

MICANOPY, SEMINOLE CHIEF

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 -- Present

Fro Warren, Chair -- Present

Rich Maltby, Town Attorney -- Present

Andrea True, Town Attorney -- Present

Patty Polk, Deputy Town Clerk -- Present

Organizational Meeting:

* Nominations for Chairperson – Patty Polk called for nominations for Chair.

H. Grace Fuller nominated Fro Warren and David Massey seconded the nomination. Nominations closed; passed 5-0. Congratulations Chair Warren.

* Nominations for Vice-Chair person – Chair Warren called for nominations for Vice-Chair.

Ann Baird nominated H. Grace Fuller who gracefully declined.

H. Grace Fuller nominated Ann Baird and David Massey seconded the nomination. Nominations closed; passed 5-0. Congratulations Vice-Chair Baird.

4. Agenda Approval:

***Motion made and seconded (Massey/Fuller) to approve the agenda as amended tabling the documents from Attorney Walker and the Sign Ordinance; passed 5-0***

5. Approval of Previous Meeting Minutes:

November 20, 2018 Regularly Scheduled Meeting Minutes

***Motion made and seconded (Fuller/Brady) to approve the November 20, 2018 meeting minutes as submitted; passed 5-0***

6. Citizen’s Forum: None

7. Public Hearings: None

8. New Business: Evaluate the Town Hall south rear entrance. Commissioner Roberts discussed at the December 2018 Town Commission meeting the need to evaluate the south rear entrance of Town Hall for safety.

Discussion ensued with preferred changes to increase the upper deck size, wider steps with treads, new hand rails, awning with pole supports to match the library, and the need to consult with an architect. The current walkway may need to be changed without inhibiting the existing tree. Attorney Maltby suggested consulting with an Architect before we proceed. Ann Baird will consult with Tony White, Architect, whom is still listed as our P&HP Board Technical Advisor, regarding ADA compliance and give him Chair Warrens telephone number for consultation if he agrees to help.

9. Old Business:

* Documents provided by Attorney Walker – Tabled
* Floor Area Ratio (FAR) – Discussion ensued

Troy Blakely questioned why the current Floor Area Ratio (FAR) in our Land Development Code is being reviewed. Chair Warren explained the reason for the review is to make sure it is current and proper for our needs today. If the board feels a need to change the current FAR in the H-3 zoning they will make a recommendation to the Town Commission. Chair Warren questioned the Attorney if the FAR includes the set back area? Attorney Maltby responded that he will research the language and stated that typically if its not clear they will look at what is customary and what other municipalities use to see how they handle it. Otherwise that would be a recommendation at the point of suggesting a revised ordinance that we clean up that language to make it clear. Attorney Maltby reviewed the LDC and stated that the FAR definition does not exist in our LDC. In the LDC on page 1 the illustrative diagram shows; *FAR = Total Building Floor Area Over Total Lot Area*; so, without any other language in the body of the LDC our legal interpretation would be that you have to look at the entire lot. Chair Warren presented his diagrams at length with much discussion among the board and he would like the board members to study the diagrams and be prepared for discussion at our next meeting. David Massey questioned which property(s) would be affected if we change the FAR in the H-3 zoning? Chair Warren responded that Mosswood Farm Store and 804 NE Cholokka Blvd would need a variance to rebuild what they have now if the zoning is changed. Attorney Maltby apologized for his statement earlier regarding the definition of FAR, his review earlier was in article 3 in the historic overlay district. *The definition of FAR is in Article-1 general provisions Definitions under 1.05.02-C Floor Area Ratio (F.A.R.) The extent of development of any lot expressed as a ratio of the gross floor area of all buildings on the lot (or any principal buildings on the lot if the ratio is so limited) to the total lot area. The formula for computing F.A.R. is: Floor Area divided by Lot Area.* He continues to read it the same way and he believes it covers the whole lot as determined earlier. Chair Warren couldn’t find this definition while he was doing his research and he will do a new drawing showing the difference. The only lots that will have an advantage with the .3 FAR are the larger lots. Troy Blakely questioned if the FAR applies to C-1 and C-2 zoning and how is C-2 regulated? Chair Warren stated that the FAR applies to C-1 zoning and the design guidelines in Article 6 apply to the C-2 zoning.

* Sign Ordinance - Tabled
* Land Development Code (LDC) – Tom Brady has a comment regarding the historic district C-1 which basically fronts on NE Cholokka Blvd authorizing residential, commercial, and commercial mixed use and requires new development to come before the board for approval. A couple years ago the board approved a former owner’s request to have his property, parcel #16632-000-000, 105 NE Bay Ave, rezoned from R-2 to C-1 and it was approved by the board because it was adjacent to C-1 on two sides. Based on the presentation by the owner his request was approved and rezoned from R-2 to C-1 commercial zoning which did not included adding this property to the Historic District Overlay. Mr. Brady would like to recommend adding this property to the historic district overlay. He would like to avoid this happening in the future. Brady would also like to update the Town map and the Historic district overlay map. Also, it says in the code that we have contributing and non-contributing structures and they should be noted on the historic district map. Chair Warren commented on the topic and questioned if the non-contributing structures will be given more leniency than contributing structures? Brady believes they should come to this board for consideration when the need arises. Chair Warren directed Mr. Brady to work on those maps as his pallet is full. H. Grace Fuller commented that historic doesn’t mean frozen in time, we’ve discussed this before and about going forward with the future. Very close to the new house, 105 NE Bay Ave, is what was the former post office, 504 NE Cholokka Blvd, which is also a flat top building from the mid-century. She doesn’t think that every structure built in this town should look like what’s already there. Chair Warren stated that there are fake rock and stucco buildings and he’s sure that at the time they were built caused controversy.

10. Board Member Comments:

* H. Grace Fuller – Repeated what she said at the November meeting and didn’t get any response at the time. The electrical boxes downtown have boards placed around them to protect them; they stick out like a sore thumb. Her suggestion, obtained from a few people around town, is to allow local artists to paint murals on them to give a more artistic expression instead of plain boards that can look like an outhouse if you stick a ½ moon on them. Comments she has heard around town are to bring back the artsy character of the town as it was in the past.
* Chair Warren would like to put up some old fencing on one side of the electrical boxes to show what it would look like with old wood on them. Fuller suggested staining the boards which may be a solution to the dislike of the newer fence boards around the electrical boxes.
* Ann Baird – likes these vivacious animated discussions during our meetings.
* David Massey – Would like a Brewery downtown. Attorney Maltby stated that they represent 4 municipalities and this topic comes up often.
* Chair Warren – He will update the FAR map. Add Attorney Walkers document to the next agenda please.

11. Adjournment: 8:13 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