*** Town of Micanopy***

***Planning & Historic Preservation Board***

***Regularly Scheduled Meeting***

***Tuesday • October 23, 2018 – 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

Scott Walker, Town Attorney -- Present

Patty Polk, Deputy Town Clerk -- Present

4. Agenda Approval:

***Motion made and seconded (Baird/Fuller) to approve the agenda as amended adding the Airbnb, Accessory Buildings, and discussion of Historical Resources meeting; passed 5-0***

5. Approval of Previous Meeting Minutes:

September 25, 2018 Regularly Scheduled Meeting Minutes

***Motion made and seconded (Baird/Massey) to approve the minutes as amended, Grace Fuller requested wording changes to reflect her intention during the FAR discussion; passed 5-0***

6. Citizen’s Forum: None

7. Public Hearings: None

8. New Business:

* Airbnb discussion – Warren thanked Attorney Walker for the spectacular packet he provided with information about accessory structures, Airbnb regulations, and the sign ordinance. Warren discussed that the Town cannot restrict Airbnb’s, but does require an occupational license for each Airbnb. Grace Fuller stated that some concern in other communities has been situations that drive up housing costs causing people in the community not being able to afford to live in their community. Also, Member Fuller stated that if the Airbnb situation gets to a point of being destructive to the community of Micanopy, she hoped that something could be done. Warren responded that it would have to be citizens going to the Town Commission to ask for action.
* Accessory Buildings – Warren presented. Brady personally went over this document, and he thought there is some good stuff in there that we should adopt, some things that the Commission won’t go for, and a number of things that we already have. He thinks the problem might be limiting the size.

Part 5 – Permitted accessory uses and structures, the 5’ side setback, the need for a good wet lands map, distance between buildings, window location in residential zoning districts, and backyard chicken coop accessory structures and placement (Orlando has some strict regulations that we may not include) were discussed. Chair Warren asked if anyone gained anything from this discussion and directed the Board to study the documents provided by Attorney Walker and be prepared for discussion at our next meeting.

* Historical Resources Meeting – Grace Fuller and Ann Baird had attended the historic preservation training meeting for the Certified Local Government (CLG) and were greeted by Newberry Mayor Jordon, a representative from Tallahassee, and a National register representative. Grace Fuller presented and highlighted a few items of interest. Ann Baird explained that a property’s inclusion on the national register does not prohibit the property owner’s ability to do what they want with their own home and property. Baird stated that a common misperception of being included on the national register is that homeowners think that if they are included on the historic register, they are restricted as to what they can or cannot do; but the owner can make changes or tear the house down. The goal is to retain the historic character of the structure or structures and the neighborhood. This goal applies to fancy properties owned by famous people, as well as the property owned by a regular person. One example presented included a whole neighborhood of shotgun houses. The application to be on the historic register does not have to be started by the homeowner; it can be started by an unrelated person and presented to the homeowner to determine interest for inclusion on the historic register. Massey questioned the responsibility of the Historic Board if someone puts their house on the register? Who regulates historic properties? Fuller stated that this Board’s responsibility is to help guide people owning properties in the historic district; that the P&HPB exists as a resource, that these registers are a resource, and that the CLG encouraged the Board to use them. Warren responded that this Board historically regulates the C-1 District. Brady stated that there are some individual historic sites around town.

9. Old Business:

* Floor Area Ratio (FAR) – Chair Warren will bring a scale model to our next meeting.
* Sign Ordinance - Tabled
* Land Development Code (LDC) – Be prepared to discuss the LDC at our next meeting.

10. Board Member Comments:

* Tom Brady has a book to which he was referring during our September meeting which is very informative regarding historic preservation. This was the last one in 2011, at which time there were 58 local governments. Ten were complete counties and 48 were cities and towns. There was one city smaller than us. Concerning tourism and the reason people come to town, 47% of people who come to Florida on vacation visit a place of historic significance. We need to keep in mind that preserving historic sites is worth something to Town both commercially and historically. Mr. Brady has extra copies of this book to share with residents to show them that getting in the historic register can be beneficial to you, and that it is not bad. We need to finish our historic district booklet to get the word out.
* Chair Warren directed the Board to go through the information we have received and be prepared to discuss this at our next meeting. Fall Festival is almost here, and you are all invited to his house for boiled peanuts.

11. Adjournment: 8:25 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