



Planning & Historic Preservation Board Regularly Scheduled Meeting

Minutes

Tuesday, January 25, 2022 at 7:00 pm

1. Call to Order

Minutes:

Meeting called to order: 7:01 pm

2. Invocation & Pledge of Allegiance to Flag

3. Roll Call

Minutes:

Board Members:

James Gray, Present

Marian Baron, Vice Chair, Present

Stephen Elder, Present

Dakota Johnson , Absent with notice

Fro Warren, Chair, Absent with notice

Scott Walker, Attorney, Present

Sara Owen, Town Administrator, Present

Patty Polk, Deputy Town Clerk, Present

4. Consent Agenda

Minutes:

Motion made and seconded (Elder/Gray) to approve the consent agenda as submitted; passed 3-0

a. Agenda Approval

b. Minutes of Regular Meeting of December 21, 2021

5. Citizen's Forum

Minutes:

No comments

6. Public Hearings

a. Certificate of Appropriateness - Shed Tabled until next month

Location: 712 NE Cholokka Blvd, Micanopy, FL 32667

b. Variance to build on a non-conforming lot (road frontage)

16720-028-007, 109 SW Ed Glover St, Micanopy, FL 32667

Minutes:

Marian Baran, Vice Chair, called the Quasi Judicial Hearing to order. Attorney Walker swore in Kenneth Reddick, Mose Rochelle, and Bud DesForges.

1. The Board or Commission shall determine whether it has jurisdiction over the matter. Yes
2. Members of the Board or Commission shall, if necessary, state whether they have a conflict of interest or must otherwise disqualify themselves from hearing. None
3. Members of the Board or Commission shall disclose and place on the record any ex parte contacts relating to the matter before the Board or Commission. None
4. Introduction of the Petition by the Town. Patty Polk read the application as submitted.
5. Presentation of Applicant's Case. Kenneth Reddick presented his desire to purchase this property, remove the existing house, and build a small home that will work with the property and neighborhood. This parcel is a lot of record. The only LDC requirement that he can't meet is the 85' road frontage. He has 70' road frontage. Attorney Walker examined the property deed and determined that it is a lot of record.
6. Presentation of Staff's Case. Staff is in agreement that this parcel is a lot of records and therefore, a buildable lot.
7. Presentation of Affected Party's Case. None N/A
8. Rebuttal by Applicant. N/A
9. Rebuttal by Staff. N/A
10. Rebuttal by Affected Parties. N/A
11. Public Input. Bud DesForges, 554 NW Seminary Ave, stated that we need to pass this variance.
12. Deliberation and Vote of Board or Commission. Board members discussed the proposed replat. Board Member Baron noted non compliance with LDC 10.06 B that states that Any person desiring to undertake a development activity not in conformance with this Code may apply for a variance in conjunction with the application for site plan review or other development approval. A development activity that might otherwise be approved by the Town must be approved by the Planning and Historic Preservation Board if a variance is sought. The variance shall be granted or denied in conjunction with the application for development review

Motion made and seconded (Elder/Gray) to approve the variance with two conditions 1. meet all set back requirements 2. follow the Land Development Code (LDC) requirements; passed 2-1(Baron opposed)

Vice-Chair Baron is opposed to approving this variance as she doesn't think all the proper documents were presented.

1. Preparation of Final Order. Staff will prepare final paperwork.
- 14 Approval of Final Order. Signed documents in the town office.

7. New Business

Minutes:

No new businesses

8. Unfinished Business

Historic Designation of the Jail

a. Historic Designation of the Jail

Minutes:

Administrator Owen discussed the jail and this is the beginning of the process of designating the jail an historic structure. Article 3 in our Land Development Code (LDC) has a check list and guidelines to follow to designate an historic structure into our local register. Discussion ensued at length.

Vice Chair Baron directed everyone to obtain as much information regarding the jail before our next meeting and we will discuss this topic again.

9. Board Member Comments

a. Marian Baron (Seat 1)

Minutes:

Thank you for coming.

b. James Gray (Seat 2)

Minutes:

No comment

c. Stephen (Dakota) Johnson (Seat 3)

Minutes:

Absent with notice

d. Stephen Elder (Seat 5)

Minutes:

No comment

10. Chair Fro Warren (Seat 4) Report

Minutes:

Absent with notice

11. Adjournment

Minutes:

Meeting adjourned: 7:58 pm

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN

ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN TOWN MEETINGS SHOULD CONTACT THE TOWN ADMINISTRATOR, 706 NE CHOLOKKA BLVD., MICANOPY, FLORIDA 32667-0137, TELEPHONE (352) 466-3121.

Contact: Sara Owen (townhall@micanopytown.com 352-466-3121)