



DRAFT

Planning & Historic Preservation Board Regularly Scheduled Meeting

Minutes

Tuesday, November 16, 2021 at 7:00 pm

1. Call to Order

Minutes:

Meeting called to order 7:10 pm

2. Invocation & Pledge of Allegiance to Flag

3. Roll Call

Minutes:

Minutes: Board Members Ann Baird, Present Marian Baron, Vice Chair, Present Stephen Elder, Present Dakota Johnson, Present Fro Warren, Chair, Absent with notice Andrea Parker, Attorney, Present Sara Owen, Town Administrator, Present Patty Polk, Deputy Town Clerk, Present

4. Consent Agenda

Minutes:

Motion made and seconded (Elder/Baird) to approve the consent agenda as submitted; passed 4-0

a. Agenda Approval

b. Minutes of Regular Meeting of October 26, 2021

5. Citizen's Forum

Minutes:

No Citizens Spoke.

6. Public Hearings

a. Certificate of Appropriateness - Shed

Location: 712 NE Cholokka Blvd, Micanopy, FL 32667

Minutes:

Quasi Judicial Hearing 1. The board shall determine whether it has jurisdiction over the matter. Yes 2. Members of board shall, if necessary, state whether they have a conflict of interest or must otherwise disqualify themselves from hearing the case. None 3. Member of board shall disclose and place on the record any ex parte contacts relating to the matter before the board. None Attorney Parker

DRAFT

swore in Olivia Hollier and Stoney Slaton. 4. Introduction of the Petition by the Town. Vice Chair Baron read the application from Olivia Hollier 5. Presentation of Applicants Case. Olivia presented her case and she is not here to argue with anyone. She is in a learning curve as she has just purchased the home and moved in. She does need storage on this property and she will move the shed and get a smaller one if necessary. Attorney Parker pointed out that we have 3 options for this shed application. 1. Approval 2. Denial 3. Conditional Approval. 6. Presentation of Staffs case. Administrator Owen discussed the definition of a structure on page 3-3 of our Land Development Code. Design guidelines in Article 3. Overlay Districts. 7. Presentation of Affected Party's Case - None 8. Rebuttal by Applicant n/a 9. Rebuttal by Staff n/a 10. Rebuttal by Affected Parties n/a 11. Public Input Stoney Slaton (104 NE Seminary Ave) stated that given the impact of the multiple zoning H-3 and C-1 this case doesn't look good for the applicant and discussed the possibilities of replacing this shed with a smaller one. Vice Chair Baron stated that the Architectural aspects are important in this district. 12. Deliberation and Vote of Board - The set-backs in this district are 25' from rear and 15' from the sides of the property. H-3 zoning regulations must be followed. Discussion ensued. Motion made and seconded (Elder/Johnson) to continue this application at our next meeting to work with town staff and attorney to see if this building can come into compliance; passed 4-0 13. Preparation of Final Order 14. Approval of Final Order

7. New Business

Minutes:

No new business

8. Unfinished Business

Minutes:

No unfinished business

9. Board Member Comments

a. Marian Baron (Seat 1)

Minutes:

Ms. Baron discussed the Town Commission's, Ordinance 2021-05 was read on first reading which will amend variance review and approval procedures. January 18, 2022 there will be a joint Town Commission and P&HPB Meeting to discuss this Ordinance.

b. Ann B. Baird (Seat 2)

Minutes:

No Comment

c. Stephen (Dakota) Johnson (Seat 3)

Minutes:

No Comment

d. Stephen Elder (Seat 5)

Minutes:

No Comment

10. Chair Fro Warren (Seat 4) Report

Minutes:

Chair Warren absent with notice.

11. Meeting adjourned 8:04 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) | Minutes published on 12/16/2021 at 5:59 PM