

City of Monticello
Local Planning Agency Meeting

November 20, 2025 6:00 P.M.

LOCATION OF MEETING:

**Monticello City Hall
245 S. Mulberry Street
Monticello, FL 32344**

AGENDA

CALL TO ORDER - Chairperson

APPROVAL OF MINUTES – 9 October 2025

PUBLIC HEARING:

NEW BUSINESS

- **370 South Jefferson Street – Evalyn & Tequila Hagan**
Parcel ID: 30-2N-5E-0000-0940-0000
Property ID: 11473
Currently Zoned: Western Portion B-2 Business/Highway & Eastern Portion R-1– Residential/Single Family
Application to construct a 3.442 sq/ft Funeral Home.
 - Requesting a Comprehensive Plan Amendment from Residential Low Density to Commercial Use
 - Requesting Re-Zoning from R-1 Residential/Single Family to B-2 Business/Highway
 - Requesting a Variance for the Number of Parking Spaces
 - Requesting a Variance for parking lot material
- **585 Plum Street – JNB Farms LLC**
Parcel ID: 36-2N-4E-0000-0080-0000
Property ID: 8830
Currently Zoned: A Agricultural & R-1 Residential/Single Family
Application to Rescind PUD Ordinance NO. 2009-04
- **655 & 660 North Cherry Street – McPherson Construction & Design Corp.**
Parcel IDs: 00-00-00-0362-0000-0030 & 00-00-00-0365-0000-0020
Property IDs: 1860 & 1859
Currently Zoned: R-1– Residential/Single Family
Homes are located within the Historic District and approved on April 13, 2022.
Application for variance in the setbacks, specifically the rear of the property.
 - Requesting a ten (10) foot setback

- **104 North Cherry Street – James Hoenstine**
Parcel ID: 00-00-00-0360-0000-0360
Property ID: 1715
 Currently Zoned: B-1 Business/Central
 Property is in the Historic District
 Application to install a concrete ramp for the main entrance of the business.
 - HDRB reviewed the application and voted unanimously to Recommend Denial.

- **220 West Washington Street – SMSF Properties LLC/Providence Reformed Baptist Church**
Parcel ID: 00-00-00-0360-0000-0390
Property ID: 1717
 Currently Zoned: B-1 Business Central
 Application to install a sign on the side of building and door/window signage

- **1150 North Jefferson Street – Bob & Jeff’s Lighthouse Charter & Fishing & Trips & Absolutely Fabulous & Sight Seeing Adventure LLC**
Parcel ID: 00-00-00-0350-0000-0020
Property ID: 1603
 Currently Zoned: B-2 Business/Highway
 Application to remodel.

- **310 North Jefferson Street – Penny Lane Emporium**
Parcel ID: 00-00-00-0360-0000-0770
Property ID: 1766
 Currently Zoned B-1 Business/Central
 Application for shop signage.
 - Located in the Historic District, application did NOT go before the HDRB, however board members were consulted.
 - Must NOT hinder view of traffic.
 - Must NOT be located in an easement.

- **North Jefferson Street – T-Mobile Wildlife Mural**
Parcel ID: 00-00-00-0360-0000-0470
Property ID: 1722
 Currently Zoned B-1 Business Central
 Application for Wildlife Mural
 - Street to the north is in the Historic District, however the building is NOT in the Historic District.

PUBLIC COMMENT

OTHER BUSINESS

REPORTS

ADJOURNMENT

Minutes of the Local Planning Agency meetings may be obtained from the City Clerk’s Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings,

or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be borne by the requesting party.

Persons who wish to appeal any decision made by the Monticello Planning Agency with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 P.M. on the day prior to the meeting.