

The Local Planning Agency of the City of Monticello, Florida met in regular session on March 11, 2020 at 7:00 PM at City Hall. The following members were present:

Merry Ann Frisby
Tami Lester
Tom Dunn
Carly Peary
Julie Conley, Ex-Officio Member

Others present were:

Emily Anderson, City Clerk/Treasurer
Bruce Leinback, City Attorney

Acting Chairman Tom Dunn called the meeting to order.

APPROVAL OF MINUTES OF 2/10/2020 MEETING On motion of Tami Lester, seconded by Merry Ann Frisby, minutes of the 2/10/2020 meeting were unanimously approved.

INTRODUCTION OF NEW PLANNING AGENCY MEMBER CARLY PEARY

Acting Chairman Dunn introduced Carly Peary, who discussed her interest in community involvement.

BUILDING PERMIT REVIEW FOR SINGLE-FAMILY HOMES

***Corner of Willow St/Magnolia Ave** After noting the home design and lot layout is consistent with review standards, and discussed on motion of Merry Ann Frisby, seconded by Tami Lester, the Board voted unanimously to approve the design plan.

***Corner of Henry St/Pearl St** The Board reviewed the design of the house. Mr. Dunn asked about Sec. 54-191(3) *Design Elements* and the language regarding altering the straight line or rectangular shape of the structure and whether the front deck should have a covered porch or one of the other architectural design elements listed in the code. On motion of Tami Lester, seconded by Merry Ann Frisby, the Board voted unanimously to table the matter to ask for more clarification from the applicant, Ms. Terzis.

Carly Peary also suggested gathering a little more information about the wire fence and its visibility from the street and its relation to the board fence. She may have a few more items for clarification which she will e-mail in to the Clerk.

BUILDING PERMIT REVIEW FOR ACCESSORY STRUCTURE (SHED)

***1520 Beech Rd** Applicants Windell and Regan Wiles discussed the design and construction of the shed on their property, which was built without a permit based on incorrect advice received. The Board reviewed the structure design and placement. Noting the shed is already built, on motion of Merry Ann Frisby, seconded by Tami Lester, the Board voted unanimously to retroactively approve the permit application.

Board Member Peary suggested that there might be a need for fines for not obtaining a permit as required.

OLD BUSINESS

***Solar Array Ordinance Considerations** Clerk Anderson noted a Florida Statute which may restrict governments from regulating energy-efficient additions. She also mentioned the county's proposed ordinance which is directed to regulation of large solar arrays.

Clerk Anderson reported she would work with the attorney to determine what issues would be appropriate and legal for the city to consider. Board Member Peary suggested that disposal of panels should also be addressed. The Board also opined on the zoning categories which should be allowed to contain large solar arrays.

***Accessory Structure Ordinance Consideration** Clerk Anderson will continue to work on the accessory dwelling unit/accessory structure code sections.

OTHER BUSINESS

Board Member Dunn mentioned the increased use of Jordan Park.

Clerk Anderson mentioned that the Suncoast Toll Road Open House is scheduled for March 12th - 5:30 to 7:30 p.m. The Task Force is scheduled to meet on March 24th.

There being no public comment or other business, the meeting was adjourned.

Respectfully submitted,

Emily Anderson
City Clerk/Treasurer