

City of Monticello
Local Planning Agency Meeting

August 11, 2022 7:00 P.M.

LOCATION OF MEETING:

City Hall
245 S. Mulberry Street
Monticello, FL 32344

AGENDA

1. Call to Order - Chairman
2. Approval of Minutes of June 28, 2022
3. Building Permit Reviews in R-1 Zoning District Under Sec. 54-191(d)
*1605 Live Oak Road
4. Other Business
5. Public Comment
6. 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 Local 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.

The Local Planning Agency of the City of Monticello, Florida met in regular session at Monticello City Hall on June 28, 2022 at 7:00 PM.

Chairman Rick Anderson called the meeting to order. The following members were present:

Tami Lester
Rick Anderson
Bob Canter
Merry Ann Frisby
Carly Peary

Others staff present:
Emily Anderson, City Clerk/Treasurer

APPROVAL OF MINUTES OF 5/24/2022 On motion of Tami Lester, seconded by Bob Canter, the minutes of the 5/24/2022 meeting were approved, by unanimous vote, with Carly Peary abstaining, noting she was not present at that meeting.

BUILDING PERMIT REVIEWS IN R-1 ZONING DISTRICT UNDER SEC. 54-191(d)

***Lot 4/Block A Melrose Drive**

On motion of Merry Ann Frisby, seconded by Tami Lester, the Board voted unanimously to approve the permit.

CONSIDERATION OF RECOMMENDATION ON COMPREHENSIVE PLAN FUTURE LAND USE MAP AND ZONING MAP CORRECTIONS – 856 N. JEFFERSON STREET

Clerk Anderson noted that the current Future Land Use Map of the property is designated as Residential/ High Density and the underlying zoning of the property is split, with B-2/Business, Highway on the north half of the property and R-1/Residential, Single-Family on the south half of the property. She offered her opinion that, after looking at old Future Land Use Maps and Zoning maps, there were errors made in transferring category designations of the parcel from the older maps to the new GIS mapping system, and confirmed that the prior maps designated the Future Land Use Map as Commercial and the underlying zoning of the entire lot as B-2/Business, Highway.

Ms. Anderson noted she has conferred with the City Attorney, and his suggestion was that the Local Planning Agency make a recommendation to the Council to approve correction of the maps. The Board agreed that the maps need to be corrected.

On motion of Bob Canter, seconded by Merry Ann Frisby, the Board voted unanimously to recommend that the City Council approve correction of the Future Land Use Map and zoning map of the parcel.

OTHER BUSINESS

Clerk Anderson noted she is still trying to ascertain the height of the Courthouse for inclusion in language for commercial property aesthetic review. Carly Peary offered to use an app she has to get that information. Council Member Julie Conley asked that she also find out the height of the Opera House.

She also noted that the accessory use/accessory dwelling unit code modification language is being presented to the Council at their July 5th meeting.

With no additional business, and no public comment, the meeting was adjourned.

Respectfully submitted,

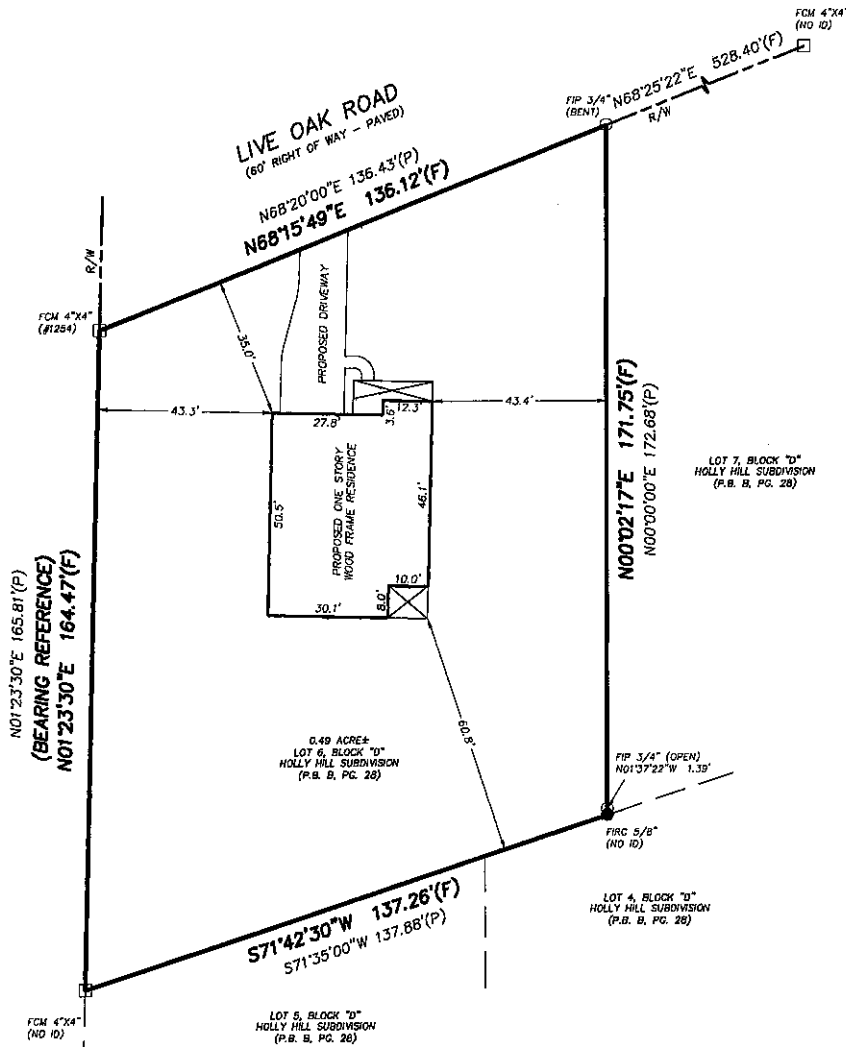
Emily Anderson
City Clerk/Treasurer



30 0 30
SCALE IN FEET: 1"=30'

**BOUNDARY SURVEY
& SITE PLAN**
FOR
LOT 6, BLOCK "D"
HOLLY HILL SUBDIVISION
(P.B. B, PG. 28)
JEFFERSON COUNTY, FLORIDA

PARCEL ID NO.:
28-2N-4E-0860-000C-0070
(ORB 788, PG. 609)



CERTIFIED TO:
KASDORF DESIGN BUILD, LLC

LEGAL DESCRIPTION:
LOT 6, BLOCK "D", HOLLY HILL, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK B, PAGES 28 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS ARE REFERENCE TO THE WEST BOUNDARY (NO123'30"E) OF LOT 6, BLOCK "D", HOLLY HILL, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK B, PAGES 28 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA.
- ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SHOWN.
- ONLY THOSE IMPROVEMENTS SHOWN HEREON IN SURVEY HAVE BEEN LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED EXCEPT AS SHOWN AND NOTED HEREIN. THIS MAP OF SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS THAT MAY BE APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, EXCEPT THOSE THAT WERE VISIBLE AT THE TIME OF SURVEY DATE & THOSE KNOWN BY THE SURVEYOR, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING AND OTHER LAND USE REGULATIONS AND OTHER MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- POWER LINE EASEMENT WAS NOT DIMENSIONED ON PLAT BOOK 4, PAGES 72 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. THE POWER LINE EASEMENT SHOWN HEREON WAS SCALED FROM AFOREMENTIONED PLAT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER SJ-17,051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Steven K. Odum
Professional Surveyor and Mapper
Certificate No. 6412

ABBREVIATIONS

- CONC = CONCRETE
- (C) = CALCULATED MEASUREMENT
- CH = CHORD
- (F) = FIELD MEASUREMENT
- F.F.E. = FINISH FLOOR ELEVATION
- FCM = FOUND CONCRETE MONUMENT
- FIRC = FOUND IRON ROD AND CAP
- ID. = IDENTIFICATION
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- N/O = OWNER NOW OR FORMERLY
- No. = NUMBER
- ORB = OFFICIAL RECORD BOOK
- (P) = PLAT MEASUREMENT
- PD = PAGE
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- R/W = RIGHT OF WAY

SYMBOLS

- (A/C) = AIR CONDITIONER
- (C) = CLEANOUT
- (E) = ELECTRIC TRANSFORMER
- (E) = ELECTRIC RISER
- (F) = FIRE HYDRANT
- (T) = TELEPHONE PEDESTAL
- (W) = WATER METER

SCALE:	1"=30'	PROJECT NO.:	22334
FIELD BOOK:	N/A	SURVEY DATE:	N/A
CADD NO.:	22334	ISSUE DATE:	06/17/22
DRAWN BY:	JND	REVISION 1:	06/23/22
CHECKED BY:	SKD	REVISION 2:	

ODOM SURVEYING & MAPPING, LLC
LICENSED BUSINESS NO. 7381
181 FOX RUN CIRCLE
CRAWFORDVILLE, FL. 32827
PHONE: (850) 926-7088
EMAIL: ODOM8412@COMCAST.NET
WEBSITE: ODOMSURVEYING.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NUMBER	DATE	REVISION BY	DESCRIPTION

DESIGN #1
MELROSE PLAN

Boasso Project
Lot 6 Blk D Holly Hills
Monticello, FL

DRAWINGS PROVIDED BY:
KASDORF CONSTRUCTION
dba Kasdorf Design Build, LLC
CGC 1530413

DATE:
2/24/22

SCALE:

SHEET:
P-1

ELEVATION PAGE
SCALE: 1/4" = 1'

