



# Special Called Town Commission Meeting Minutes

Monday, March 09, 2026 at 6:00 PM

706 NE Cholokka BLVD

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## CALL TO ORDER

Mayor Jiana Williams called the meeting to order at 6:02 pm

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Mayor Jiana Williams, present

Mayor Pro Tem Kevin Putansu, present

Commissioner Judy Galloway, present

Commissioner David Massey, present

Commissioner Ken Wessberg, present

Town Staff

Attorney A. Derek Folds, present

Attorney Danielle Adams, present

Administrator Sara Samario, present

Deputy Town Clerk Patty Polk, present

## NEW BUSINESS

1. Quasi-Judicial Hearing: Appeal of the Planning & Historic Preservation Board's Approval of Micanopy Area Cooperative School (MACS) Special Use Permit.

Mayor Jiana Williams turned the floor over to Attorney A. Derek Folds to outline the agenda for tonight's meeting.

Attorney A. Derek Fold explained that we have two items on the agenda: the Micanopy Area Cooperative School special use permit and the final site plan, both on appeal from the December 16, 2025, Planning & Historic Preservation Board meeting. We will hear the Special Use Permit first, followed by the Final Site Plan.

Attorney A. Derek Folds opened the Quasi-Judicial Hearing.

1. The Board or Commission shall determine whether it has jurisdiction over the matter. Jurisdiction is per the code, which states that an appeal of a decision of the Planning & Historic Preservation Board (PHPB). Attorney A. Derek Folds recommends accepting jurisdiction.

Motion made and seconded to accept jurisdiction; passed 5-0

Mark Gregg, Attorney representing the appellant Mike Roberts, moved to the podium and spoke on a point of order. He disagrees with the commission's jurisdiction over this matter and has presented supporting facts on this matter.

Administrator Samario requested a five-minute recess, which was approved at 6:14 pm.

Mayor Williams reconvened the meeting to order at 6:36 pm.

Attorney A. Derek Folds stated that, upon review of the provisions of the Micanopy Land Development Code (LDC), there is a conflict: 20 days are given to submit an appeal, and 35 days to record the final written order; those periods conflict with each other. Our attorney recommends rescheduling this meeting to protect all parties involved until we can obtain a final written order passed by resolution at a special-called Planning & Historic Preservation Meeting on March 17, 2026, where the final written order will be signed, provided we have a quorum. The appeal meeting will be rescheduled as soon as possible with written notification and signage posted. Mr. Roberts does not need to write another appeal.

Mark Gregg has a differing opinion on this matter. They do want to find a resolution to this matter and move forward with a decision. His view is that you have 20 days to appeal, and the board has 35 days to record the final written order. The order must be rendered within 35 days, and this did not happen in a timely manner. We may want to start this process over from the beginning, as the preliminary and final site plans lacked a written order. He doesn't think the Planning & Historic Preservation Board has the authority to meet regarding the resolutions for a final order, as the time period has passed. When you write an appeal, you respond to the findings of fact and conclusions of law.

Attorney Folds read from our LDC section 10.10.12, and there is a process for agreeing to an extension of the time period that has passed.

Mark Gregg does not agree with an extension, as this is after the fact.

Danielle Adams, Folds Walker Inc., recommends rescheduling tonight's meeting due to a lack of jurisdiction.

Motion made and seconded (Massey/Galloway), tabling the matter until your staff agrees that we have jurisdiction;

Amend above motion to include both the Special Use Permit hearing and the Final Site Plan hearing until staff agrees that we have jurisdiction; passed 5-0

2. Quasi-Judicial Hearing: Appeal of Planning & Historic Preservation Board (PHPB) Approval of Micanopy Area Cooperative School (MACS) Final Site Plan

## **ADJOURN**

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.

Mayor Jiana Williams adjourned the meeting 6:50 pm