



Planning and Historic Preservation Board Regular Meeting Minutes

Tuesday, June 24, 2025 at 7:00 PM

706 NE Cholokka BLVD

CALL TO ORDER

Chair Chair Warren called the meeting to order 7:02 pm

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

ROLL CALL

Board members present

Chair Fro Warren, present

Vice Chair Stephen Elder, present

Board Member Troy Blakely, present

Board Member Mike Davis, absent

Staff:

Attorney Derek Folds, present

Town Administrator Sara Samario, absent with notice.

Deputy Town Clerk Patty Polk, present

CONSENT AGENDA

Motion made and seconded (Elder/Blakely) to approve the consent agenda as submitted; passed 3-0

1. Agenda Approval
2. Regular Meeting Minutes of May 27, 2025

CITIZEN'S FORUM

Public Comment (public comments limited to 2 minutes per speaker, please)

H. Grace Fuller shared the news that Sandra Tyson passed away. Donations to the Historic Museum can be made in her name. Ms. Fuller discussed a proposed subdivision on 100 acres that backs up to Paynes Prairie. Homer Jack Moore has been distributing information via a newsletter.

PUBLIC HEARINGS

3. Site Plan Review - Micanopy Area Cooperative School

Chair Warren opened the Quasi-Judicial hearing.

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

Attorney Derek Folds, Folds Walker, swore in the witnesses.

4. Introduction of the petition by the Town. Chair Warren read the application as submitted.
5. Presentation of Applicant's case. Timothy J. Boehlein, JB Pro Civil Engineering presented.
6. Presentation of Staff's Case. Nothing to add.
7. Presentation of Affected Party's case. Several residents voiced traffic concerns due to the construction of a new school building. Discussion ensued at length.
8. Rebuttal by Applicant. Discussion ensued at length.
9. Rebuttal by Staff. No comments.
10. Rebuttal by Affected Parties. More discussion ensued at length.
11. Public Input. Several residents discussed concerns. Brenda Maynard, Director of Micanopy Area Cooperative School (MACS), responded that she understands everyone's concerns and is available by appointment to discuss any concerns.
12. Deliberation and Vote of Board.

Board member Stephen Elder questioned Ms. Maynard and the engineer if a traffic light could be installed on Co. Rd 234 and NW Seminary Ave? Timothy Boehlein, Engineer, responded that it is unlikely, as Alachua County has a 10-year plan.

Board member Troy Blakely questioned Ms. Maynard about an alternative road going out to Co. Rd. 234, and it is not a possibility as it has been researched in the past. Is there any way to redirect overflow traffic to NW Tangerine St? The response is that there is very little wiggle room with traffic.

Motion made (Elder) to approve the preliminary site plan as submitted;

The above motion fails due to a lack of a second.

Motion made and seconded (Elder/Blakely) to table this matter until the next meeting; passed 3-0

13. Preparation of Final Order.

14. Approval of Final Order.

4. Certificate of Appropriateness - Business Sign - Bless Books Art & Gifts

Applicant - Britt Russo

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

Attorney Derek Folds swore in witnesses.

4. Introduction of the petition by the town. Chair Warren read the application as submitted.

5. Presentation of the applicant's case. Britt "Ava" Russo explained the desire to

6. Presentation of the staff's case. Recommend approval.

7. Presentation of affected parties case. None

8. Rebuttal by applicant. None

9. Rebuttal by staff. None

10. Rebuttal by affected parties. None

11. Public Input.

Discussion ensued.

12. Deliberation and vote of board.

Discussion ensued.

Motion made and seconded (Elder/Blakely) to approve the Certificate of Appropriateness as submitted; passed 3-0

13. Preparation of final order. Paperwork prepared by Town Staff

14. Approval of final order. Paperwork available in office.

NEW BUSINESS

None

UNFINISHED BUSINESS

None

BOARD MEMBER COMMENTS

5. Troy Blakely (Seat 1)

Board member Blakely is happy to be here and happy to see everyone here.

6. Mike Davis (Seat 2)

Board member Davis absent.

7. Open Seat (Seat 3)

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8. Stephen Elder (Seat 5)

Board member Elder - nothing to report.

CHAIR FRO WARREN (SEAT 4) REPORT

Chair Fro Warren reminded everyone of what Sandy Tyson used to say. We need another member.

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.

Meeting adjourned 8:26 pm