



# Planning and Historic Preservation Board Regular Meeting Minutes

Wednesday, November 19, 2025 at 7:00 PM

706 NE Cholokka BLVD

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## CALL TO ORDER

Chair Fro Warren called the meeting to order 7:01 pm

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Chair Fro Warren, present

Vice Chair Stephen Elder, absent

Board Member Troy Blakely, present

Board Member Mike Davis, present

Staff

Attorney Scott Walker, present

Administrator Sara Samario, present

Deputy Town Clerk Patty Polk, present

## CONSENT AGENDA

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

1. Agenda Approval
2. Regular Meeting Minutes of October 28, 2025

## CITIZEN'S FORUM

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

Phil Irwin questioned how a document is placed in the public record. He distributed documents last month and would like them to be part of the public record. Attorney Walker advised that you should hand the document to the Clerk, who will consider it a public record.

Claudia Larsen discussed the possibility of our new library having plants, and she would like a plant list.

Linda Van Leer is very excited about the new library. Chair Warren reminded everyone that the Library site plan is on the agenda and will be discussed soon.

Paul Stressing is excited to work with the new library and the new community center.

Valerie Roberts, Micanopy resident

## **PUBLIC HEARINGS**

### 3. Site Plan - Alachua County Library District

Chair Warren opened the Quasi-Judicial Hearing.

Attorney Walker swore in the public. Phil Irwin, Claudia Larsen, Linda VanLeer, Ashley Wood, Claudia Vega, EDA, Clay Sweger, EDA, and Brenda Maynard.

1. The board shall determine if they have jurisdiction over the matter. Yes
2. Members of the board or commission 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
4. Introduction of the petition by the town. Paul Stressing and associates, EDA, presented the Library site plan and explained it in detail.
5. Presentation of the Applicant's case. Paul Stressing, Clay Sweger, and Claudia Vega presented the building plan and the surrounding area.
6. Presentation of the staff's case. Administrator Samario explained that this meeting can combine the preliminary and final site plan.
7. Presentation of the Affected Party's case. None
8. Rebuttal by staff. None
9. Rebuttal by Staff. None
10. Rebuttal by affected parties. None
11. Public Input.

Gabrielle Goodman questioned how the building would affect the creek. Clay Sweger explained how the water will be directed and at the same rate.

Phil Irwin questioned whether the building would have sprinklers for fire suppression.

Ashley Wood's family has been here for generations. He likes the building but thinks it is small. He would like reassurance that the community center will be built and can handle any overflow from the library.

Linda VanLeer is concerned about the library's small size. She questioned whether the picnic table area would be a good place to hold children's events, which it would not, as it is close to the highway.

Claudia Larsen questioned whether there would be screens in the meeting rooms. Yes

Valerie Roberts questioned whether fencing is required around the retention ponds. Clay Sweger responded that fencing is not necessary as the ponds are shallow and will be dry most of the time.

Chair Warren closed public comment.

12. Deliberation and vote of the board.

Discussion ensued.

Motion made and seconded (Davis/Blakely) to combine the preliminary and final site plans in this meeting; passed 3-0

Motion made and seconded (Davis/Blakely) to approve the preliminary and final site plans for the new library as presented; passed 3-0

13. Preparation of final order. Prepared in office.

14. Approval of final order. Paperwork will be available in the office.

## **NEW BUSINESS**

None

## **UNFINISHED BUSINESS**

Administrator Samario discussed calling a special called meeting on December 16, 2025, for a public hearing for Micanopy area Cooperative School (MACS) quasi-judicial hearing.

Chair Fro Warren is available.

Troy Blakely is available

Mike Davis will be available but will recuse himself from the hearing as it is a conflict of interest.

Attorney Scott Walker stated that it is great to be here; he works with Paul Stressing Associates often and they are a great team.

## **BOARD MEMBER COMMENTS**

4. Troy Blakely (Seat 1)

None

5. Mike Davis (Seat 2)

None

6. Open (Seat 3)

7. Stephen Elder (Seat 5)

Absent

## **CHAIR FRO WARREN (SEAT 4) REPORT**

Chair Warren adjourned the meeting at 7:57 pm.

## **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.