



Planning and Historic Preservation Board Regular Meeting Minutes

Tuesday, October 28, 2025 at 7:00 PM

706 NE Chokolka BLVD

CALL TO ORDER

Chair Fro Warren called the meeting to order 7:00 pm

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

ROLL CALL

Chair Warren, present

Vice Chair Stephen Elder, absent with notice

Troy Blakely, present

Mike Davis, present

Attorney Derek Folds, present

Administrator Sara Samario, absent with notice

Deputy Town Clerk Patty Polk, present

CONSENT AGENDA

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

1. Agenda Approval
2. Regular Meeting Minutes of
Unavailable

CITIZEN'S FORUM

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

CITIZEN'S FORUM

Stoney Slaton, Seminary Ave, recommends decorating or planting local plants around the recently installed cable boxes downtown. Also, questioned when the angled brackets will be installed on the Brisky building awning. Chair Warren will discuss this with town staff.

PUBLIC HEARINGS

3. Certificate of Appropriateness - Re-Roof, 715/717 NE Cholakka Blvd, Micanopy
Gordon Johnson, 16674-000-000

Certificate of Appropriateness - Re-Roof, 715/717 NE Cholakka Blvd, Micanopy
Gordon Johnson, 16674-000-000

Chair Fro Warren opened the public hearing.

1. The Board shall determine if it 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 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

Swearing in of the Witnesses. A. Derek Folds swore in Justin Odom, Creative Concepts, contractor for the roofing of 715/717 NE Cholakka Blvd, Micanopy.

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

5. Presentation of Applicant's case. Justin Odom stated that the roofing material will be shingle-to-shingle. The duplex house will be re-roofed to include both addresses 715 and 717 Ne Cholakka Blvd, Micanopy.

6. Presentation of the Staff's case. Staff recommends approval.

7. Presentation of the Affected Party's case. N/A

8. Rebuttal of the Applicant. N/A

9. Rebuttal by Staff. N/A

10. Rebuttal by Affected Party. N/A

11. Public input. N/A

12. Deliberation of the Board. Discussion ensued.

Motion made and seconded (Blakely/Davis) to approve the re-roof, shingles for shingles, as submitted; passed 3-0

13. Preparation of Final Order. Staff will prepare the document for signatures.

14. Approval of Final Order. Staff will email the approved document to the applicant.

4. Certificate of Appropriateness_Re-roof_Roach_16620-050-002

Certificate of Appropriateness_Re-roof_Roach_16620-050-002

Chair Fro Warren opened the quasi-judicial hearing.

1. The Board shall determine if it 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 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

Swearing in of the Witnesses. A. Derek Folds swore in Caroline Roach, applicant.

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

5. Presentation of Applicant's case. Caroline Roach's home needs a new roof, and she cannot afford to re-roof with the original materials.

6. Presentation of the Staff's case. Staff doesn't have enough historical preservation knowledge to make a recommendation.

7. Presentation of the Affected Party's case. N/A

8. Rebuttal of the Applicant. N/A

9. Rebuttal by Staff. N/A

10. Rebuttal by Affected Party. N/A

11. Public input. N/A

12. Deliberation of the Board. Discussion ensued.

Motion made and seconded (Blakely/Davis) to approve the re-roof, using galvanized standing seam metal roofing; as submitted; passed 3-0

13. Preparation of Final Order. Staff will prepare the document for signatures.

14. Approval of Final Order. Staff will email the approved document to the applicant.

NEW BUSINESS

None

UNFINISHED BUSINESS

None

BOARD MEMBER COMMENTS

5. Troy Blakely (Seat 1)

Troy Blakely (Seat 1) - Recommends toning down the enclosures around the telephone poles downtown so they blend in.

6. Mike Davis (Seat 2)

Mike Davis (Seat 2) - is looking forward to the holiday season and cool weather.

7. (Seat 3)

8. Stephen Elder (Seat 5)

Stephen Elder (Seat 5) - absent with notice.

CHAIR FRO WARREN (SEAT 4) REPORT

CHAIR FRO WARREN (SEAT 4) REPORT - Embrace this Festival weekend; enjoy the Fall Festival.

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.

ADJOURN - Chair Warren adjourned the meeting 7:19 pm

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