



# Special Called Planning and Historic Preservation Board Meeting Agenda

Tuesday, March 17, 2026 at 6:00 PM

706 NE Cholokka BLVD

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## CALL TO ORDER

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

## CONSENT AGENDA

1. Agenda Approval
2. Regular Meeting Minutes of December 16, 2025 and January 12, 2026

## CITIZEN'S FORUM

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

## PUBLIC HEARINGS

## NEW BUSINESS

## UNFINISHED BUSINESS

3. Agreement of Developer and PHPB for extension of time to enter Final Written Order on MACS Special Use Permit per LDC 10.10.12  
Discussion with Possible Action
4. Resolution 2026-PHPB-SUP-01: Written Memorialization of Oral Approval of Micanopy Area Cooperative School (MACS) Special Use Permit
5. Agreement of Developer and PHPB for extension of time to enter Final Written Order on MACS Final Site Plan per LDC 10.10.12  
Discussion with Possible Action
6. Resolution 2026-PHPB-SP-02: Written Memorialization of Oral Approval of Micanopy Area Cooperative School (MACS) Final Site Plan

## BOARD MEMBER COMMENTS

7. Troy Blakely (Seat 1)
8. Mike Davis (Seat 2)
9. Vacant (Seat 3)
10. Stephen Elder (Seat 5)

## CHAIR FRO WARREN (SEAT 4) REPORT

## 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.



# Planning and Historic Preservation Board Regular Meeting Minutes

Tuesday, December 16, 2025 at 7:00 PM

706 NE Cholokka BLVD

## CALL TO ORDER

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

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Chair Fro Warren, present

Vice Chair Stephen Elder, present

Board Member Mike Davis, present

Board Member Troy Blakely, present

Town Staff Present

Attorney A. Derek Folds, present

Administrator Sara Samario, present

Deputy Town Clerk Patty Polk, present

## CONSENT AGENDA

Motion made and seconded (Elder/Davis) to approve the consent agenda as submitted;

Amend the above motion and second (Elder/Davis) to change the review order of the Micanopy Area Cooperative School's Final Site Plan Review and the Special Use Permit; passed 4-0

1. Agenda Approval
2. Regular Meeting Minutes of October 7, 2025

## CITIZEN'S FORUM

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

Citizens Forum:

Bud DesForges, is not opposed to the school expanding. He opposes the plan because he states it doesn't comply with the Town Land Development Code (LDC).

H. Grace Fuller questioned whether this board has the authority to approve this final site plan, and it does.

## PUBLIC HEARINGS

3. Site Plan - Town of Micanopy Community Resource Center

Chair Fro Warren opened the quasi-judicial public hearing.

1. The Board shall determine whether 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

Attorney Scott Walker swore in the witnesses.

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

5. Presentation of the Applicant's Case. Paul Stresing and Sergio of Paul Stresing Associates presented the proposed Community Resource Center adjacent to the new Library. The site plan will retain as much of the original landscaping as possible, preserving the large, majestic Live Oaks. The library and community resource center will share a driveway and collaborate to serve the community.

6. Presentation of Staff's Case. Administrator Sara Samario presented the Community Resource Center and recommended that a special-called meeting be held on January 12, 2026, at 6:00 pm to conduct the quasi-judicial hearing for the Final Site Plan review. The property owner requested an easement, which will change the site plan only by noting the easement granted to Mark Gregg, the adjoining property owner.

7. Presentation of Affected Party's Case. None

8. Rebuttal by Applicant. None

9. Rebuttal by Staff. None

10. Rebuttal by Affected Parties. None

11. Public Input

Valerie Roberts - Thanked Paul Stresing for his presentation, the full disclosure, and his great job.

Karl Tarbox – Inquired what would happen if this exceeded the budget. Paul Stresing responded that he has alternative plans in the event of a budget overage.

Jennifer Elder - Questioned whether the owner would maintain the rest of the property.

H Grace Fuller - Inquired whether the grant funds furniture. Paul Stresing stated that excess funds may be spent on furniture but furniture cannot be installed until the Certificate of Occupancy is granted.

Claudia Larsen – Inquired about landscaping, and if the drainage ditch will be landscaped.

Stoney Slaton – Inquired about the kitchen and occupancy. Paul Stresing stated that the kitchen will be commercial-grade, will include a grease trap, and able to accommodate large events.

Adam Nunez - Discussed the large oak trees and stated that they will cover the root system. Stresing responded that the tree will be good as they have 35' clearance.

Steve Maynard - Appreciated the aggressive approach to completing the building but also questioned why the same response was not given to the Micanopy Area Cooperative School's aggressive timeline.

#### 12. Deliberation and Vote of the Board.

Board member Stephen Elder questioned the special-called meeting scheduled for January 12, 2026, at 6:00 pm.

Chair Fro Warren questioned what the property owner will have on the adjacent property. Warren expressed concerned about the number of cars that will be on this property.

Administrator Samario stated that the easement to drive through the library property was granted to the adjoining property owner because he is working with FDOT to obtain access from Highway 441 onto his parcel and this process is ongoing.

Motion made and seconded (Elder/Davis) to approve the preliminary site plan as submitted; passed 4-0

#### 13. Preparation of Final Order. Handled in the office.

#### 14. Approval of Final Order. Handled in the office.

### 4. Final Site Plan Review - Micanopy Area Cooperative School (MACS)

Chair Fro Warren opened the quasi-judicial public hearing.

1. The Board shall determine whether 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 for Chair Warren, Stephen Elder, and Troy Blakely. Mike Davis recused himself due to a conflict of interest, as he works for the Micanopy Academy.
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 A. Dereck Folds swore in the witnesses.

4. Introduction of the Petition by the Town. Administrator Samario presented the application. Administrator Samario stated the conditions placed on the applicant in the preliminary site plan hearing – engineering review, final planning review, fire marshall review, and implementing a tree protection zone as recommended by the tree committee have all been met.

5. Presentation of Applicants Case. Tim Boehlein, PE, JB Pro, and attorney for MACS gave presented. All comments and conditions have been met.

6. Presentation of Staff's Case. No comments.

7. Presentation of Affected Party's Case.

Bud DesForges, presenting for Affected Party, Tom Green. questioned the engineer and the board.

Mike Roberts, the affected party, expressed concern with noise and light pollution to the neighborhood.

8. Rebuttal by Applicant. None

9. Rebuttal by Staff. None

10. Rebuttal by Affected Parties. None

11. Public Input

12. Deliberation and vote of the board.

Motion made and seconded (Elder/Blakely) to approve the final site plan for Micanopy Area Cooperative School (MACS) as presented; passed 3-0

13. Preparation of Final Order. Handled in the office.

14. Approval of Final Order. Handled in the office.

5. Special Use Permit - Micanopy Area Cooperative School (MACS)

Chair Fro Warren opened the quasi-judicial public hearing.

1. The Board shall determine whether 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 for Chair Warren, Stephen Elder, and Troy Blakely. Mike Davis recused himself due to a conflict of interest, as he works for the Micanopy Academy.

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 A. Derek Folds swore in the witnesses.

4. Introduction of the Petition by the Town. Administrator Samario presented the application.

5. Presentation of the Applicant's Case. Marty Smith, Attorney for MACS, clarified that the residential property is under discussion. The building is being placed on Commercial property. The applicant wishes to utilize a large portion of the zoned Residential area for a septic drain field and turnaround drive, not a structure.

6. Presentation of Staff's Case. Attorney Derek Folds agreed that this use is allowed in Micanopy's Land Development Code (LDC).

7. Presentation of Affected Party's Case. Four individuals registered as affected parties. Valerie Roberts on behalf of Doris Jackson, Bud DesForges on behalf of Tom Green, Mike Roberts, and H. Grace Fuller on behalf of themselves.

Bud DesForges, presenting for Affected Party, Tom Green, feels that the project is not an acceptable use for this proposed lot and feels that the lot split, which was previously approved by the Planning & Historic Preservation Board, is illegal.

Valerie Roberts, presenting on behalf of the Affected Party, Doris Jackson, doesn't agree with the turnaround drive, as it would create a dangerous hairpin turn. She disagreed that this is a permitted use and recommended denial. Valerie Roberts shared a document showing what the drain field will look like underground. She questioned why the lot split was allowed. Attorney Folds responded that the Planning & Historic Preservation Board's decision was final and was not questioned at the time.

Attorney Folds stated that the septic and drain field can be sustained and agrees with Attorney Smith. Chair Warren agrees that the tree is not part of this special use permit or the site plan. Administrator Samario worked with the tree committee to rewrite the tree report to show the relevance to this special use permit.

Mike Roberts, the affected party, lives within 400' of the school site and is concerned with noise and light pollution to the neighborhood. He believes the old oak tree will die due to the drain field. He is concerned about the decision made tonight, which will change the town forever.

H. Grace Fuller, the affected party, lives within 400' of the school site and is opposed to the school expansion; she is concerned about environmental impacts and living that close to sewage.

8. Rebuttal by Applicant. Attorney Smith handed out copies of a letter from David Smith, an affected party on the adjoining property, in favor of the school building. Chair Warren read the letter to everyone. The school did the lot split to allow Mr. Smith to have his drain field on his own property.

9. Rebuttal by Staff. Administrator Samario presented a letter from one of the schoolchildren in favor of the school.

10. Rebuttal by Affected Parties.

H. Grace Fuller stated that Mr. Smith owns the property adjoining the parcel in question, but he doesn't live there.

Bud DesForges stated that the school lot split made the lot even less conforming, and putting a septic tank on this property will kill the old oak tree.

11. Public Input

Jamie Miller opposes the school's special use permit.

Gary Hunt, a member of the Micanopy Tree Committee, stated that the MACS school is counting on this special-use permit.

Kristine Kay is in favor of the special use permit and the school.

12. Deliberation and vote of the board.

Motion made and seconded(Blakely/Elder) to approve the special use permit to allow the septic tank on this parcel as submitted; passed 3-0

13. Preparation of Final Order. Handled in the office.

14. Approval of Final Order. Handled in the office.

**UNFINISHED BUSINESS**

**BOARD MEMBER COMMENTS**

6. Troy Blakely (Seat 1)
7. Mike Davis (Seat 2)
8. Sandy Tyson (Seat 3)
9. Stephen Elder (Seat 5)

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

**ADJOURN**

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Chair Warren adjourned the meeting at 9:21 pm



# Planning and Historic Preservation Board Special Called Meeting Minutes

Monday, January 12, 2026 at 6:00 PM

706 NE Chokolka BLVD

## CALL TO ORDER

Chair Fro Warren called the meeting to order 6:05 pm

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Board Members:

Chair Fro Warren, present

Vice Chair Stephen Elder, present

Board Member Troy Blakely, present

Board Member Mike Davis, present

Staff Present:

Attorney Allison E. Folds, present

Administrator Sara Samario, present

Deputy Town Clerk Patty Polk, present

## CONSENT AGENDA

Motion made and seconded (Blakely/Elder) to approve the consent agenda as amended, omitting the meeting minutes; passed 4-0

1. Agenda Approval
2. Regular Meeting Minutes – Unavailable

## CITIZEN'S FORUM

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

None

## PUBLIC HEARINGS

3. Micanopy Community Resource Center - Final Site Plan

Chair Fro Warren opened the quasi-judicial public hearing.

1. The Board shall determine whether 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

Attorney Allison E. Folds swore in the witnesses. Interested parties were sworn in.

4. Introduction of the Petition by the Town. Administrator Samario presented the final site plan application. This was heard as a preliminary site plan review last month and was not ready as a final. The property owner was interested in an easement, which was addressed. The architect and engineer can show the easement on the final site plan; the parking was shifted slightly.

Administrator Samario discussed the platted right-of-way, which is an open road to the south of this project, and the town has no intention of ever opening that road. This project is grant-funded; the 2.9 million grant has already been awarded as a CDBG-CV, which has been in the works since 2021. The Town is eligible for this project because existing programs are already in place at the Willie Mae Stokes Community Center. We engaged with the Center and asked whether, if the Town built a building, they would be interested in leasing it and whether they are willing and able to operate the community center at no cost to the Town. The town will negotiate an agreement with the Stokes community center or a similar group.

Attorney Allison E. Folds swore in additional interested parties.

5. Presentation of the Applicant's Case. Paul Stresing, Architect with Paul Stresing Associates, introduced himself and presented the Micanopy Community Center project site plan. The Center will share parking with the new Library. He described the center's interior in detail. The architecture will complement the new library and the downtown area. He stated that with a 5,000-square-foot building, we will be in the right place for the grant amount.

Stephen Elder questioned having two commercial buildings next to one another, where the fire hydrant will be placed. Sergio responded that two hydrants will be close to both buildings. Discussion at length regarding fire department access from the hydrant to the community center. Sergio responded that they could add a hydrant. Stoney Slaton questioned whether fire suppression would be built into the building. Paul Stresing responded that a fire suppression system will be required in any building over 5000 sq ft. Stoney Slaton questioned the fire suppression and flow tests. Stresing responded that testing will be done during the building process.

6. Presentation of Staff's Case. Administrator Samario recommends approval, as they have met all of the requirements for a final site plan.

7. Presentation of Affected Party's Case. None

8. Rebuttal by Applicant. None

9. Rebuttal by Staff. None

10. Rebuttal by Affected Parties. None

11. Public Input

James Clayton lives close by and is interested in what happens if the bid exceeds the grant amount awarded. Administrator Samario responded that the architect can speak

to this, as he is confident it will not exceed the grant amount for a 5,000 sq ft building, based on about \$400 per square foot.

Chair Warren stated that the 5000 sq ft is not the same as the proposed 6213 sq foot on the plans. Samario responded that the 6213 feet is probably under the roof.

Bud DesForges stated that, if we exceed the grant amount, plans show an alternative to a metal roof would be an asphalt roof to cut costs on the building, and he doesn't recommend this alternative.

As the architect was not present, the meeting was recessed until they arrived. Meeting continued at section 5 above.

Stoney Slaton questioned where the driveway turns the corner, and whether there will be a barricade or gate to keep people from going straight. Sergio responded that a barricade will be in place until the adjoining property owner decides whether and how he will access his property.

Bud DesForges pointed out where the dumpster will be and suggested extending the dead-end to give the trash trucks better access to it. Sergio responded that they may extend the turnaround if necessary. Stressing responded that they have a limited timeline to complete this project; this is an aggressive construction plan.

The resident asked whether the community center would be considered a shelter, and the answer is no, as the requirements for a shelter are very stringent.

#### 12. Deliberation and Vote of the Board.

Chair Warren asked about the heated and air-conditioned square footage, and the answer is 5100 square feet, and will the trees be protected? The answer is yes.

Motion made and seconded (Elder/Davis) to approve the final site plan for the Micanopy Community Center as submitted; passed 4-0

#### 13. Preparation of Final Order. Handled in the office.

#### 14. Approval of Final Order. Handled in the office.

### **NEW BUSINESS**

Administrator Samario informed the board that their decision approving the special use permit and the final site plan for Micanopy Area Cooperative School (MACS) was appealed and will be discussed at the Town Commission meeting tomorrow evening regarding when to hold an appeal meeting. The commission will hear this as a quasi-judicial hearing to be set by the town commission.

### **UNFINISHED BUSINESS**

None

### **BOARD MEMBER COMMENTS**

#### 4. Troy Blakely (Seat 1)

Board member Troy Blakely discussed changing the start time of each meeting to 6:00 pm. Happy New Year.

#### 5. Mike Davis (Seat 2)

Board member Mike Davis wishes everyone a Happy New Year

6. Open (Seat 3)
7. Stephen Elder (Seat 5)

Board Member Stephen Elder would like to change our start time to 6:00 pm.

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

Chair Warren asked whether anyone had applied to our board. Administrator Samario responded that no new member has been added, as we are in the middle of the contentious MACS hearings and don't want to add someone who might be considered a push one way or another.

#### **ADJOURN**

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Chair Warren adjourned the meeting at 7:20 pm

**RESOLUTION NO. 2026-PHPB-SUP-01**  
**PLANNING AND HISTORIC PRESERVATION BOARD**  
**TOWN OF MICANOPY, FLORIDA**

**A RESOLUTION OF THE PLANNING AND HISTORIC PRESERVATION BOARD OF THE TOWN OF MICANOPY, FLORIDA, APPROVING AN APPLICATION OF MICANOPY AREA COOPERATIVE SCHOOL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, SUBMITTED BY ITS AGENT, TIMOTHY BOEHLEIN OF JBPRO, FOR APPROVAL OF A SPECIAL USE PERMIT ON PARCEL 16808-002-000; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE TOWN APPROVING SAID APPLICATION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Micanopy, Florida (the “Town”) Land Development Regulations (the “Code”), empowers the Planning and Historic Preservation Board of the Town (the “Board”), to approve, approve with conditions, or deny a Special Use Permit located within the corporate limits of the Town, in accordance with the Code; and

**WHEREAS**, an application, SP25-01, for a Special Use Permit for the portion of Parcel 16808-002-000 zoned R-2 to allow for accessory uses such as the drainfield and turn-around area for vehicles to be placed on the parcel within the corporate limits of the Town, as described in said application (the “Application”) was filed with the Town; and

**WHEREAS**, the Application was applicable to real property generally described as parcel number 16808-002-000 containing 1.17 acres, more or less, as more particularly set forth herein (the “Subject Parcel”); and

**WHEREAS**, by mailing of notices on December 4, 2025 to the owners of properties where such properties are situated within four-hundred (400) feet of the Subject Parcel the Town provided notice to such property owners of the hearing on the Special Use Permit before the Board on December 16, 2025 wherein the Board would consider the Application; and

**WHEREAS**, by posting of a sign conspicuously placed on the Subject Property on December 4, 2025 the Town provided notice to the public of the hearing on the Special Use Permit before the Board on December 16, 2025 wherein the Board would consider the Application; and

**WHEREAS**, pursuant to the Code, the Board reviewed the Special Use Permit Application in a quasi-judicial manner at a scheduled meeting on December 16, 2025, as part of a previously prepared agenda, as described below, and considered all testimony and evidence received during said quasi-judicial hearing;

Now, therefore

**BE IT RESOLVED** by the Planning and Historic Preservation Board of the Town of Micanopy,

Florida:

1. Based on the testimony and evidence presented at the referenced quasi-judicial hearings, the Board has determined and found there to be competent and substantial evidence that the Application does conform to the requirements of the Code in that:
  - a. the Application and evidence presented contemplate a Special Use Permit for the portion of Parcel 16808-002-000 zoned R-2 to allow for accessory uses such as the drainfield and turn-around area for vehicles to be placed on the parcel within the corporate limits of the Town on the Subject Parcel; and
  - b. the zoning classifications of the Subject Parcel are Limited Commercial District (“C-1”) and Residential (“R-2”); and
  - c. pursuant to Section 2.02.04(B)(4), private schools are a permitted use by right in C-1; and
  - d. pursuant to Section 2.02.03(C)(1), private schools are a permitted use by special use permit in R-2; and
  - e. the dimensional requirements for Private Schools/Charter Schools set forth in Section 4.02.13 of the Code are not equitably imposed upon Public Schools in the Code as required by Florida Statutes;
  - f. Florida Statute § 1002.33 states all charter schools in Florida are public schools; a local governing authority must treat charter schools equitably in comparison to similar requirements, restrictions, and site planning processes imposed upon public schools that are not charter schools, including such provisions that are established by interlocal agreement, development order, or development permit; and the local governing authority may not adopt, impose, or enforce any local building requirements, site-development restrictions, or operational requirements that impact parking and site-size criteria, student enrollment and capacity, hours of operation, and occupant load that are addressed by and more stringent than those found in the State Requirements for Educational Facilities of the Florida Building Code or that are not uniformly imposed or enforced by the local governing authority upon public schools within the jurisdiction of the local governing authority.
  - g. neither principal nor accessory structures are proposed to be built on the R-2 portion of the Subject Parcel; and
  - h. the future land use of the Subject Parcel as a school is supported and encouraged by the Town’s Comprehensive Plan; and
  - i. following the quasi-judicial hearing on the Special Use Permit on December 16, 2025, the Board evaluated the criteria set forth in Section 10.05.04 of the Code and made findings determining the Special Use

Permit meets all criteria in that section; and

- j. the Special Use Permit Application otherwise conforms to the requirements of Section 10.5 of the Code.
2. For the foregoing reasons and based upon the foregoing competent and substantial evidence presented at the quasi-judicial hearings on the Application, the Board unanimously hereby approves the Special Use Permit Application for the Subject Parcel, being more particularly described as:

Parcel 1:

A parcel of land situate, lying and being located in Sections 26 and 27, Township 11 South, range 20 East, Alachua County, Florida, being more particularly described as follows: Begin at a 1/2" rod & cap stamped "lb5075" lying on the east boundary of section 27 & the west boundary of Section 26, also marking the northwest corner of lot 88 of smith's addition to the Town of Micanopy as recorded in Plat Book A, page 31 of the Public Records of Alachua County, Florida, and run thence south 88 degrees 46 minutes 21 seconds west a distance of 261.62 feet to a 5/8" rod & cap with no identification lying on the southeasterly right-of-way boundary of County Road 234 and marking a point of curve concave to the southeast; thence northeasterly along said curve and right-of-way boundary with a radius of 254.94 feet, through a central angle of 79 degrees 21 minutes 14 seconds, for an arc length of 353.09 feet (the chord of said arc being north 49 degrees 17 minutes 45 seconds east 325.54 feet) to a 1/2" rod with no identification; thence north 86 degrees 57 minutes 34 seconds east a distance of 10.80 feet to a 1/2" rod with no identification lying on the east boundary of Section 27 & the west boundary of Section 26 and the aforesaid plat; thence south 01 degrees 30 minutes 15 seconds east along said west boundary a distance of 107.14 feet to a set 5/8" rod & cap stamped "jbpro lb8031"; thence south 00 degrees 37 minutes 47 seconds east along said boundaries a distance of 89.79 feet to a 5/8" rod & cap stamped "lb021"; thence south 03 degrees 13 minutes 22 seconds west along said boundaries a distance of 10.44 feet to the Point of Beginning.

Containing 0.95 acres, more or less.

Parcel 2: A parcel of land situate, lying and being located in Sections 26 and 27, Township 11 South, Range 20 east, Alachua County, Florida, being more particularly described as follows: Commence at a 1/2" rod & cap stamped "lb5075" lying on the east boundary of section 27 & the west boundary of section 26, also marking the northwest corner of lot 88 of smith's addition to the Town of Micanopy as recorded in Plat Book A, page 31 of the Public Records of Alachua County, Florida, and run thence north 03 degrees 13 minutes 22 seconds east along said section boundaries a distance of 10.44 feet to a 5/8" rod & cap stamped "lb021" for the Point of Beginning. from said Point of Beginning run thence along said plat & section boundaries north 00 degrees 37 minutes 47 seconds east a distance of 89.79 feet to a set 5/8" rod & cap stamped "jbpro lb8031"; thence leaving said boundaries run north 88 degrees 58 minutes 55 seconds east a distance of 112.43 feet to a set 5/8" rod & cap stamped "jbpro lb8031" lying on the west right-of-way boundary of Northwest 8th Street; thence south 00 degrees 00 minutes 26 seconds east along said right-of-way a distance of 90.50 feet to a 1/2" rod & cap stamped "gfy lb021"; thence leaving said right-of-way run north 89 degrees 08 minutes 12 seconds west along the south boundary of said lot a distance of 111.444 feet to the Point of Beginning.

Containing 0.23 acres, more or less.

3. The Town Administrator is authorized to take all actions consistent with the actions of the Board set forth herein and otherwise in accordance with applicable laws and regulations, including, but not limited to the Land Development Regulations of the Town.
4. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.
5. This resolution shall become effective upon adoption.

**APPROVED AND ADOPTED**, by an affirmative vote of a majority of a quorum present of the Planning and Historic Preservation Board of the Town of Micanopy, Florida, at a special called meeting, this 17th day of March, 2026, *nunc pro tunc December 16, 2025*.

BY THE CHAIRMAN OF THE PLANNING &  
HISTORIC PRESERVATION BOARD OF  
THE TOWN OF MICANOPY, FLORIDA

\_\_\_\_\_  
Fro Warren, Chairman

ATTEST:

\_\_\_\_\_  
Patty Polk, Town Clerk

APPROVED AS TO FORM AND  
LEGALITY:

\_\_\_\_\_  
A. Derek Folds, Town Attorney

**RESOLUTION NO. 2026-PHPB-SP-02**  
**PLANNING AND HISTORIC PRESERVATION BOARD**  
**TOWN OF MICANOPY, FLORIDA**

**A RESOLUTION OF THE PLANNING AND HISTORIC PRESERVATION BOARD OF THE TOWN OF MICANOPY, FLORIDA, APPROVING AN APPLICATION OF MICANOPY AREA COOPERATIVE SCHOOL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, SUBMITTED BY ITS AGENT, TIMOTHY BOEHLEIN OF JBPRO, FOR APPROVAL OF A SITE PLAN FOR CONSTRUCTION OF A NEW BUILDING ALONG WITH STORMWATER AND UTILITY INFRASTRUCTURE ON PARCEL 16808-002-000; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE TOWN APPROVING SAID APPLICATION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Micanopy, Florida (the “Town”) Land Development Regulations (the “Code”), empowers the Planning and Historic Preservation Board of the Town (the “Board”), to approve, approve with conditions, or deny an application for a site plan located within the corporate limits of the Town, in accordance with the Code; and

**WHEREAS**, an application, SP25-00, for a site plan for construction of a new building along with stormwater and utility infrastructure within the corporate limits of the Town, as described in said application (the “Application”) was filed with the Town; and

**WHEREAS**, the Application was applicable to real property generally described as parcel number 16808-002-000 containing 1.17 acres, more or less, as more particularly set forth herein (the “Subject Parcel”); and

**WHEREAS**, by mailing of notices on September 25, 2025 to the owners of properties where such properties are situated within four-hundred (400) feet of the Subject Parcel the Town provided notice to such property owners of the hearing before the Board on October 7, 2025 wherein the Board would consider the Preliminary Site Plan; and

**WHEREAS**, by posting of a sign conspicuously placed on the Subject Property on September 25, 2025 the Town provided notice to the public of the hearing before the Board on October 7, 2025 wherein the Board would consider the Preliminary Site Plan; and

**WHEREAS**, pursuant to the Code, the Board reviewed the Preliminary Site Plan in a quasi-judicial manner at a scheduled meeting on October 7, 2025, as part of a previously prepared agenda, as described below, and considered all testimony and evidence received during said quasi-judicial hearing;

**WHEREAS**, the Board unanimously approved the Preliminary Site Plan with three (3) conditions

at the scheduled meeting on October 7, 2025, to wit:

1. Final review by the Town's contracted planner and engineer (EDA Consultants, Inc.);
2. Review by Alachua County Fire Marshall; and
3. Implement a tree protection zone as recommended by the Tree Committee.

**WHEREAS**, by mailing of notices on December 4, 2025 to the owners of properties where such properties are situated within four-hundred (400) feet of the Subject Parcel the Town provided notice to such property owners of the hearing on the Final Site Plan before the Board on December 16, 2025 wherein the Board would consider whether the Final Site Plan conforms to the Preliminary Site Plan and the conditions placed upon the Applicant at the October 7, 2025 were met; and

**WHEREAS**, by posting of a sign conspicuously placed on the Subject Property on December 4, 2025 the Town provided notice to the public of the hearing on the Final Site Plan before the Board on December 16, 2025 wherein the Board would consider whether the Final Site Plan conforms to the Preliminary Site Plan and the conditions placed upon the Applicant at the October 7, 2025 were met; and

**WHEREAS**, pursuant to the Code, the Board reviewed the Final Site Plan in a quasi-judicial manner at a scheduled meeting on December 16, 2025, as part of a previously prepared agenda, as described below, and considered all testimony and evidence received during said quasi-judicial hearing;

Now, therefore

**BE IT RESOLVED** by the Planning and Historic Preservation Board of the Town of Micanopy, Florida:

1. Based on the testimony and evidence presented at the referenced quasi-judicial hearings, the Board has determined and found there to be competent and substantial evidence that the Application does conform to the requirements of the Code in that:
  - a. the Application and evidence presented contemplate construction of a new building along with stormwater and utility infrastructure within the corporate limits of the Town on the Subject Parcel; and
  - b. the zoning classifications of the Subject Parcel are Limited Commercial District ("C-1") and Residential ("R-2"); and
  - c. pursuant to Section 2.02.04(B)(4), private schools are a permitted use by right in C-1; and
  - d. pursuant to Section 2.02.03(C)(1), private schools are a permitted use by

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- special use permit in R-2; and
- e. the Applicant's request for a Special Use Permit to permit a school on the R-2 portion of the Subject Parcel was approved by the Board at a properly noticed quasi-judicial hearing conducted on December 16, 2025; and
  - f. the dimensional requirements for Private Schools/Charter Schools set forth in Section 4.02.13 of the Code are not equitably imposed upon Public Schools in the Code as required by Florida Statutes;
  - g. Florida Statute § 1002.33 states all charter schools in Florida are public schools; a local governing authority must treat charter schools equitably in comparison to similar requirements, restrictions, and site planning processes imposed upon public schools that are not charter schools, including such provisions that are established by interlocal agreement, development order, or development permit; and the local governing authority may not adopt, impose, or enforce any local building requirements, site-development restrictions, or operational requirements that impact parking and site-size criteria, student enrollment and capacity, hours of operation, and occupant load that are addressed by and more stringent than those found in the State Requirements for Educational Facilities of the Florida Building Code or that are not uniformly imposed or enforced by the local governing authority upon public schools within the jurisdiction of the local governing authority.
  - h. neither principal nor accessory structures are proposed to be built on the R-2 portion of the Subject Parcel; and
  - i. the future land use of the Subject Parcel as a school is supported and encouraged by the Town's Comprehensive Plan; and
  - j. following the quasi-judicial hearing on the Final Site Plan, the Board determined the Final Site Plan conforms to the Preliminary Site Plan and the conditions placed upon the Applicant at the October 7, 2025 were met; and
  - k. following the quasi-judicial hearing on the Final Site Plan on December 16, 2025, the Board evaluated the criteria set forth in Section 10.02.08 of the Code and made findings determining the Final Site Plan meets all criteria in that section; and
  - l. the Final Site Plan otherwise conforms to the requirements of Section 10.02 of the Code.
2. For the foregoing reasons and based upon the foregoing competent and substantial evidence presented at the quasi-judicial hearings on the Application, the Board unanimously hereby approves the Final Site Plan Application for the Subject Parcel, being more particularly

described as:

Parcel 1:

A parcel of land situate, lying and being located in Sections 26 and 27, Township 11 South, range 20 East, Alachua County, Florida, being more particularly described as follows: Begin at a 1/2" rod & cap stamped "lb5075" lying on the east boundary of section 27 & the west boundary of Section 26, also marking the northwest corner of lot 88 of smith's addition to the Town of Micanopy as recorded in Plat Book A, page 31 of the Public Records of Alachua County, Florida, and run thence south 88 degrees 46 minutes 21 seconds west a distance of 261.62 feet to a 5/8" rod & cap with no identification lying on the southeasterly right-of-way boundary of County Road 234 and marking a point of curve concave to the southeast; thence northeasterly along said curve and right-of-way boundary with a radius of 254.94 feet, through a central angle of 79 degrees 21 minutes 14 seconds, for an arc length of 353.09 feet (the chord of said arc being north 49 degrees 17 minutes 45 seconds east 325.54 feet) to a 1/2" rod with no identification; thence north 86 degrees 57 minutes 34 seconds east a distance of 10.80 feet to a 1/2" rod with no identification lying on the east boundary of Section 27 & the west boundary of Section 26 and the aforesaid plat; thence south 01 degrees 30 minutes 15 seconds east along said west boundary a distance of 107.14 feet to a set 5/8" rod & cap stamped "jbpro lb8031"; thence south 00 degrees 37 minutes 47 seconds east along said boundaries a distance of 89.79 feet to a 5/8" rod & cap stamped "lb021"; thence south 03 degrees 13 minutes 22 seconds west along said boundaries a distance of 10.44 feet to the Point of Beginning.

Containing 0.95 acres, more or less.

Parcel 2: A parcel of land situate, lying and being located in Sections 26 and 27, Township 11 South, Range 20 east, Alachua County, Florida, being more particularly described as follows: Commence at a 1/2" rod & cap stamped "lb5075" lying on the east boundary of section 27 & the west boundary of section 26, also marking the northwest corner of lot 88 of smith's addition to the Town of Micanopy as recorded in Plat Book A, page 31 of the Public Records of Alachua County, Florida, and run thence north 03 degrees 13 minutes 22 seconds east along said section boundaries a distance of 10.44 feet to a 5/8" rod & cap stamped "lb021" for the Point of Beginning. from said Point of Beginning run thence along said plat & section boundaries north 00 degrees 37 minutes 47 seconds east a distance of 89.79 feet to a set 5/8" rod & cap stamped "jbpro lb8031"; thence leaving said boundaries run north 88 degrees 58 minutes 55 seconds east a distance of 112.43 feet to a set 5/8" rod & cap stamped "jbpro lb8031" lying on the west right-of-way boundary of Northwest 8th Street; thence south 00 degrees 00 minutes 26 seconds east along said right-of-way a distance of 90.50 feet to a 1/2" rod & cap stamped "gfy lb021"; thence leaving said right-of-way run north 89 degrees 08 minutes 12 seconds west along the south boundary of said lot a distance of 111.444 feet to the Point of Beginning.

Containing 0.23 acres, more or less.

3. The Town Administrator is authorized to take all actions consistent with the actions of the Board set forth herein and otherwise in accordance with applicable laws and regulations,

including, but not limited to the Land Development Regulations of the Town.

- 4. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.
- 5. This resolution shall become effective upon adoption.

**APPROVED AND ADOPTED**, by an affirmative vote of a majority of a quorum present of the Planning and Historic Preservation Board of the Town of Micanopy, Florida, at a special called meeting, this 17th day of March, 2026, *nunc pro tunc December 16, 2025*.

BY THE CHAIRMAN OF THE PLANNING &  
HISTORIC PRESERVATION BOARD OF  
THE TOWN OF MICANOPY, FLORIDA

\_\_\_\_\_  
Fro Warren, Chairman

ATTEST:

\_\_\_\_\_  
Patty Polk, Town Clerk

APPROVED AS TO FORM AND  
LEGALITY:

\_\_\_\_\_  
A. Derek Folds, Town Attorney