



# Planning and Historic Preservation Board Regular Meeting Agenda

Tuesday, May 26, 2026 at 7:00 PM

706 NE Chokolka 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 March 17, 2026, Special Called Meeting, and March 24, 2026, Regularly Called Meeting.

## ORGANIZATIONAL MEETING

## CITIZEN'S FORUM

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

## NEW BUSINESS

## UNFINISHED BUSINESS

## BOARD MEMBER COMMENTS

3. Troy Blakely (Seat 1)
4. Mike Davis (Seat 2)
5. Open Seat (Seat 3)
6. 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.



# Special Called Planning and Historic Preservation Board Meeting Minutes

Tuesday, March 17, 2026 at 6:00 PM

706 NE Cholokka BLVD

## CALL TO ORDER

Chair Fro Warren called the meeting to order 6:00 pm

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Board members

Chair Fro Warren, present

Board Member Troy Blakely, present

Board Member Stephen Elder, present

Board Member Mike Davis, absent with notice

Staff Present

Attorney Nicole Shalley, present

Administrator Sara Samario, present

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 December 16, 2025 and January 12, 2026

## CITIZEN'S FORUM

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

Several questions were addressed:

Will the public be allowed to submit comments or questions on items 3-6? The town attorney responded that yes, they may.

Can votes be solicited inside the town hall during an election? The answer is no. Solicitation must stay in a designated space outside the building.

Does this board have the authority to approve a resolution? The answer is yes.

**PUBLIC HEARINGS**

None

**NEW BUSINESS**

None

**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

Chair Warren opened the discussion. Discussion ensued at length.

Motion made and seconded (Blakely/Elder) to approve the agreement of Developer and PHPB for extension of time to enter the Final Written Order on the MACS special use permit as submitted; passed 2-1 (Warren opposed)

- 4. Resolution 2026-PHPB-SUP-01: Written Memorialization of Oral Approval of Micanopy Area Cooperative School (MACS) Special Use Permit

Chair Warren read the Resolution 2026-PHPB-SUB-01 in its entirety as submitted.

Discussion ensued at length.

Motion made and seconded (Blakely/Elder) to approve Resolution 2026-PHPB-SUP-01 as submitted; passed 3-0

- 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

Chair Warren opened the discussion.

Discussion ensued at length.

Motion made and seconded (Elder/Blakely) to approve agreement of developer and PHPB for extension of time to enter Final Written Order on MACS Final Site Plan per LDC 10.10.12 as submitted; passed 3-0

- 6. Resolution 2026-PHPB-SP-02: Written Memorialization of Oral Approval of Micanopy Area Cooperative School (MACS) Final Site Plan

Chair Warren read Resolution 2026-PHPB-02 in its entirety: Written Memorialization of Oral Approval of Micanopy Area Cooperative School (MACS) Final Site Plan as submitted.

Discussion ensued at length.

Motion made and seconded (Elder/Blakely) to approve Resolution 2026-PHPB-02 as submitted; passed 3-0

**BOARD MEMBER COMMENTS**

- 7. Troy Blakely (Seat 1)

Board Member Blakely stated that we have good schools and good churches, which are an asset to the Town.

- 8. Mike Davis (Seat 2)

Absent with notice.

- 9. Vacant (Seat 3)

- 10. Stephen Elder (Seat 5)

Board Member Elder commented that he has two grandchildren who attended MACS, and they are thriving; it's a great school.

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

Chair Warren invited everyone back for our regularly scheduled meeting next Tuesday.

**ADJOURN**

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Chair Warren adjourned the meeting at 7:43 pm.



# Planning and Historic Preservation Board Regular Meeting Minutes

Tuesday, March 24, 2026 at 7:00 PM

706 NE Cholokka BLVD

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## CALL TO ORDER

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

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Chair Fro Warren, present

Board Member Troy Blakely, present

Board Member Mike Davis, present

Board Member Stephen Elder, present

Town Staff:

Attorney A. Derek Folds, present

Deputy Town Clerk Polk, present

Administrator Sara Samario, absent with notice

## CONSENT AGENDA

Motion made and seconded (Elder/Davis) to approve the consent agenda as amended, meeting minutes 3-17-2026 are unavailable; passed 4-0

1. Agenda Approval
2. Special Called Meeting Minutes of 3-17-2026 and Regular Called Meeting Minutes of 3-24-2026

## CITIZEN'S FORUM

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

Paul Cohen discussed the vines growing on the Montgomery Wall and if they should be pulled. Chair Warren assured him that a permit is not required and he should contact the property owner before pulling the vines off the wall.

## PUBLIC HEARINGS

3. Certificate of Appropriateness, Parcel # 16697-001-000, JemsOriginals LLC, Re-roof and New Sign, 110 NE Cholakka Blvd, Micanopy, FL

Chair Fro Warren opened the quasi-judicial public hearing for a Certificate of Appropriateness - Re-roof.

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 A. Derek Folds swore in the witnesses: Lester DesForges, Stoney Slaton, and Jamie Miller

4. Introduction of the Petition by the Town. Chair Warren read the application as submitted. The job description included all the necessary information.
5. Presentation of the Applicant's Case. Jamie Miller explained the need for a new roof as it is leaking.
6. Presentation of Staff's Case. Nothing to add.
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

Lester DesForges questioned the pitch on the roof, and it is unclear from the provided drawings.

Stoney Slaton said it's a great idea to get a new roof.

12. Deliberation and Vote of the Board.

Discussion ensued.

Motion made and seconded (Elder/Blakely) to approve the Certificate of Appropriateness (CA) for the Re-roof; passed 4-0

13. Preparation of Final Order. Approval of the final order will be executed by Chair Warren.
14. Approval of Final Order. Final order will be executed by Chair Warren.

Chair Fro Warren opened the quasi-judicial public hearing for a Certificate of Appropriateness Sign

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 A. Derek Folds swore in the witnesses: Lester DesForges, Stoney Slaton, and Jamie Miller

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

5. Presentation of the Applicant's Case. Jamie Miller explained the need to have a new sign for her business, as she purchased the building and will move her store to the new location.

6. Presentation of Staff's Case. Recommend approval.

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

Lester DesForges stated that it looks good.

Stoney Slaton stated that it looks amazing. Cypress wood for the sign is a great idea.

Jamie Miller stated that it fits Micanopy.

12. Deliberation and Vote of the Board.

Discussion ensued.

Motion made and seconded (Elder/Davis) to approve the Certificate of Appropriateness for the sign as submitted; passed 4-0

13. Preparation of Final Order. Approval of the final order will be executed by Chair Warren.

14. Approval of Final Order. Final order will be executed by Chair Warren.

## **NEW BUSINESS**

## **UNFINISHED BUSINESS**

## **BOARD MEMBER COMMENTS**

4. Troy Blakely (Seat 1)
5. Mike Davis (Seat 2)
6. Open Seat (Seat 3)
7. Stephen Elder (Seat 5)

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

## **ADJOURN**

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