



Planning and Historic Preservation Board Special Called Meeting Agenda

Monday, January 12, 2026 at 6:00 PM

706 NE Cholokka BLVD

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

ROLL CALL

CONSENT AGENDA

1. Agenda Approval
2. Regular Meeting Minutes of

CITIZEN'S FORUM

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

PUBLIC HEARINGS

3. Micanopy Community Resource Center - Final Site Plan

NEW BUSINESS

UNFINISHED BUSINESS

BOARD MEMBER COMMENTS

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



Application for Land Use Approval

Date: 12/4/25

Application Number: 2025-12-04

Requested Approval

Certificate of Appropriateness

Lot Split

Variance

Re-Zoning

Site Plan Review

Sign

Fence

Tree Removal

Other _____

Property Owner Name: South Moon Under, LLC

Property Owner Mailing Address: 189 E Ridge Rd, Islamorada, FL 33036

Applicant (if other than property owner): Town of Micanopy

Applicant Mailing Address: PO Box 137, Micanopy, FL 32667

Owner/Applicant Telephone: 352-466-3121 Email TowhHall@MicanopyTown.com

Property Tax Parcel Number: 16672-000-000 Current Zoning: C-2

Property Street Address: 829 NE Cholokka Blvd

Requested/Proposed Action: The Town of Micanopy proposes to construct a Community Resource Center to provide space for public services, community programs, workshops, and resiliency functions. The project includes a modest multi-purpose building with parking, and walkways. The design reflects traditional architectural character and minimizes impacts to the site.

Reason/Justification for this Application: The scale, materials, and layout are compatible with surrounding development, preserve mature vegetation where possible, and improve public access to community services.

Included With this Application: Survey Site Plan Floor Plan
 Elevation Drawings Construction Drawings Project Photos
 Other: _____

Fee Amount: \$ N/A Date Paid: _____
 Cash Check: Date _____ Number _____

The undersigned property Owner/Applicant understands that this Application becomes a part of the permanent records of the Town of Micanopy; that the information and statements provided herein and documentation provided herewith are correct and true to the best of the undersigned's knowledge and belief, and all such information/documentation is public record; and that any work or other action associated with the approval granted must commence within one year of the date of the issuance of such approval.

Signature of Owner/Applicant: Sara Samario
Signature Owner/Applicant
12/4/25
Date

Town of Micanopy

Approval Conditional Approval Denied

Comments and/or Conditions:

Planning & Historic Preservation Board:

Date: _____

Signature

Printed Name & Title

Town of Micanopy:

Date: _____

Signature

Printed Name & Title

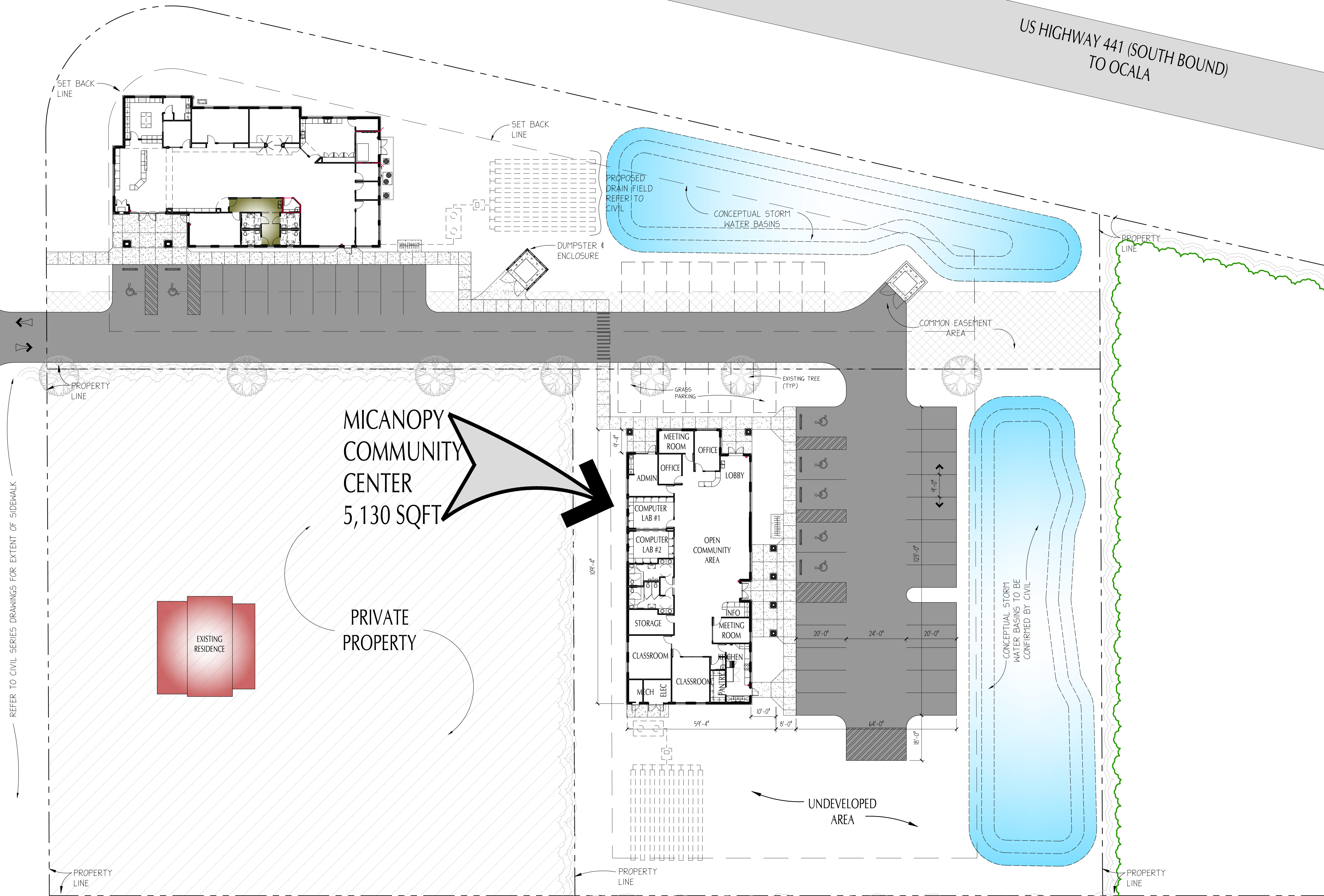
ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.

NE CHOLOKKA BLVD
(NE 1ST STREET)

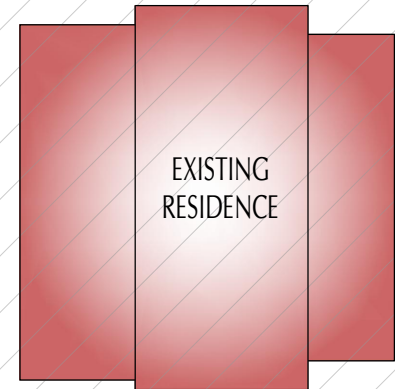
US HIGHWAY 441

US HIGHWAY 441 (NORTH BOUND)
TO GAINESVILLE

US HIGHWAY 441 (SOUTH BOUND)
TO Ocala



MICANOPY
COMMUNITY
CENTER
5,130 SQFT

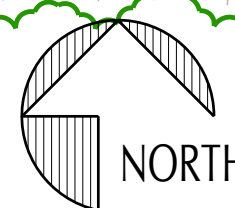


PRIVATE
PROPERTY

UNDEVELOPED
AREA

PROPOSED ARCHITECTURAL SITE PLAN

1" = 20'-0"



NE 8TH AVENUE

TO
DOWNTOWN
MICANOPY

PAUL STRESING ASSOCIATES, INC.
 14617 MAIN STREET
 ALACHUA, FLORIDA 32615
 E-MAIL: psa@paulstresingassociates.com
 PHONE: 352-463-9444
 REGISTRATION NO. AR0013985 - CA. NO. AA0003977

ALACHUA COUNTY
NEW COMMUNITY CENTER
 MICANOPY, FLORIDA

REVISIONS
ITEM:

DATE:

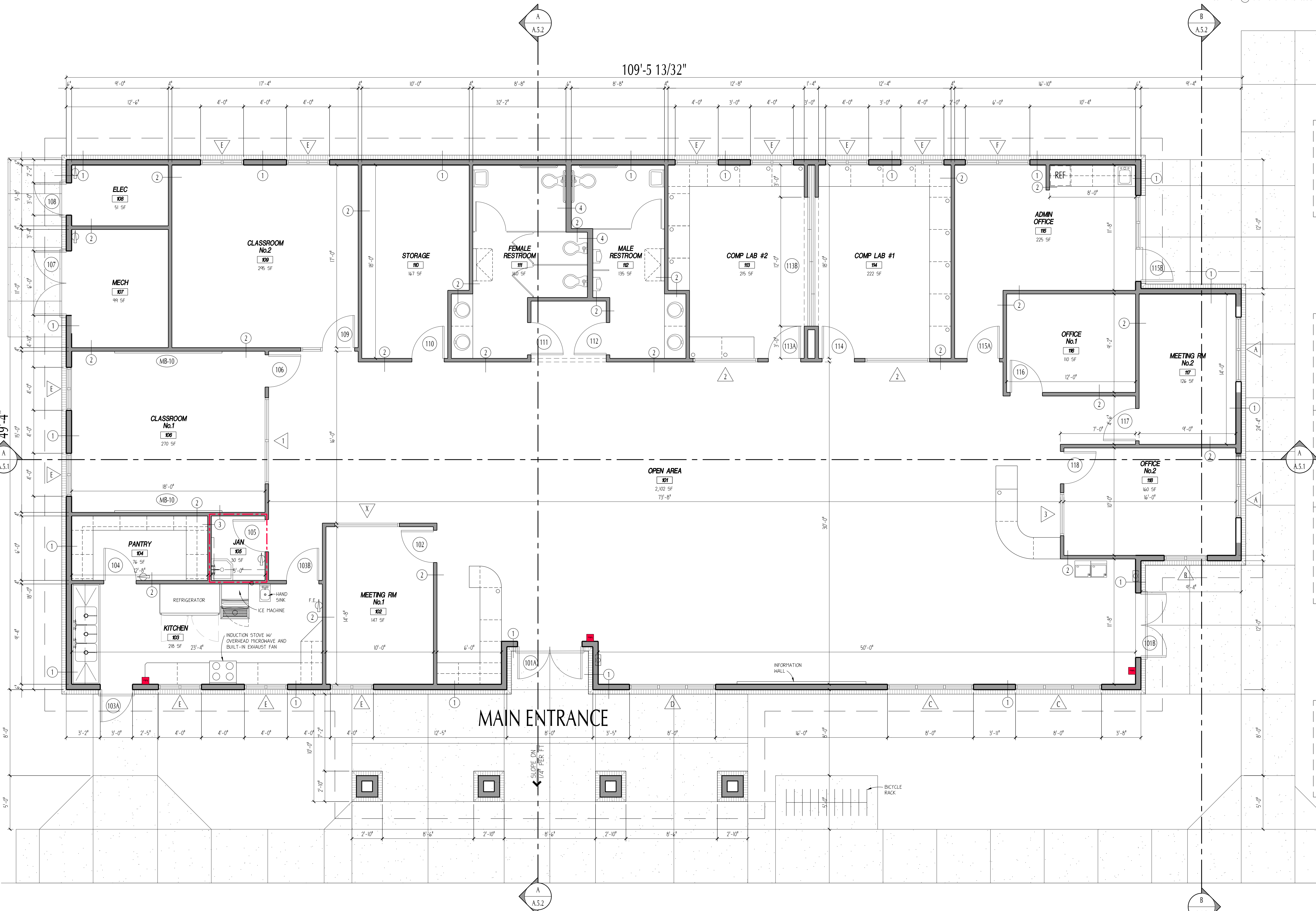
ARCHITECT'S SEAL



SHEET NO.

A.2

ANY MODIFICATIONS TO THESE PLANS OR REUSE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.



DRAWN BY: KC, JMA
 DATE: 2025
 PROJECT NO: 25-860

PAUL STRESING ASSOCIATES, INC.
 14617 MAIN STREET
 ALACHUA, FLORIDA 32815
 E-MAIL: ps@paulstresingassociates.com
 REGISTRATION NO. AR0013985 CR. NO. AA0003977

TOWN OF MICANOPY
NEW COMMUNITY CENTER
 MICANOPY, FLORIDA

REVISIONS
 ITEM: _____
 DATE: _____
 ARCHITECT'S SEAL

PSA
 LIC. NO. AR0013985

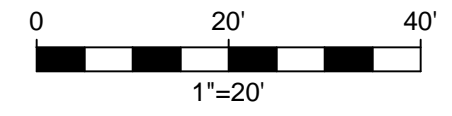
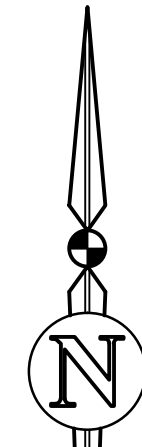
SHEET NO.
A.3

BOUNDARY SURVEY

OF
 LOT FIFTY-NINE (59), ACCORDING TO THE MAP OF STOUGHTON PROPERTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DEED BOOK O, PAGE 433, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO AS SHOWN IN THE PLAN OF THE TOWN OF MICANOPY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 31, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, CITY OF MICANOPY, ALACHUA COUNTY, FLORIDA
 FOR
 CITY OF MICANOPY

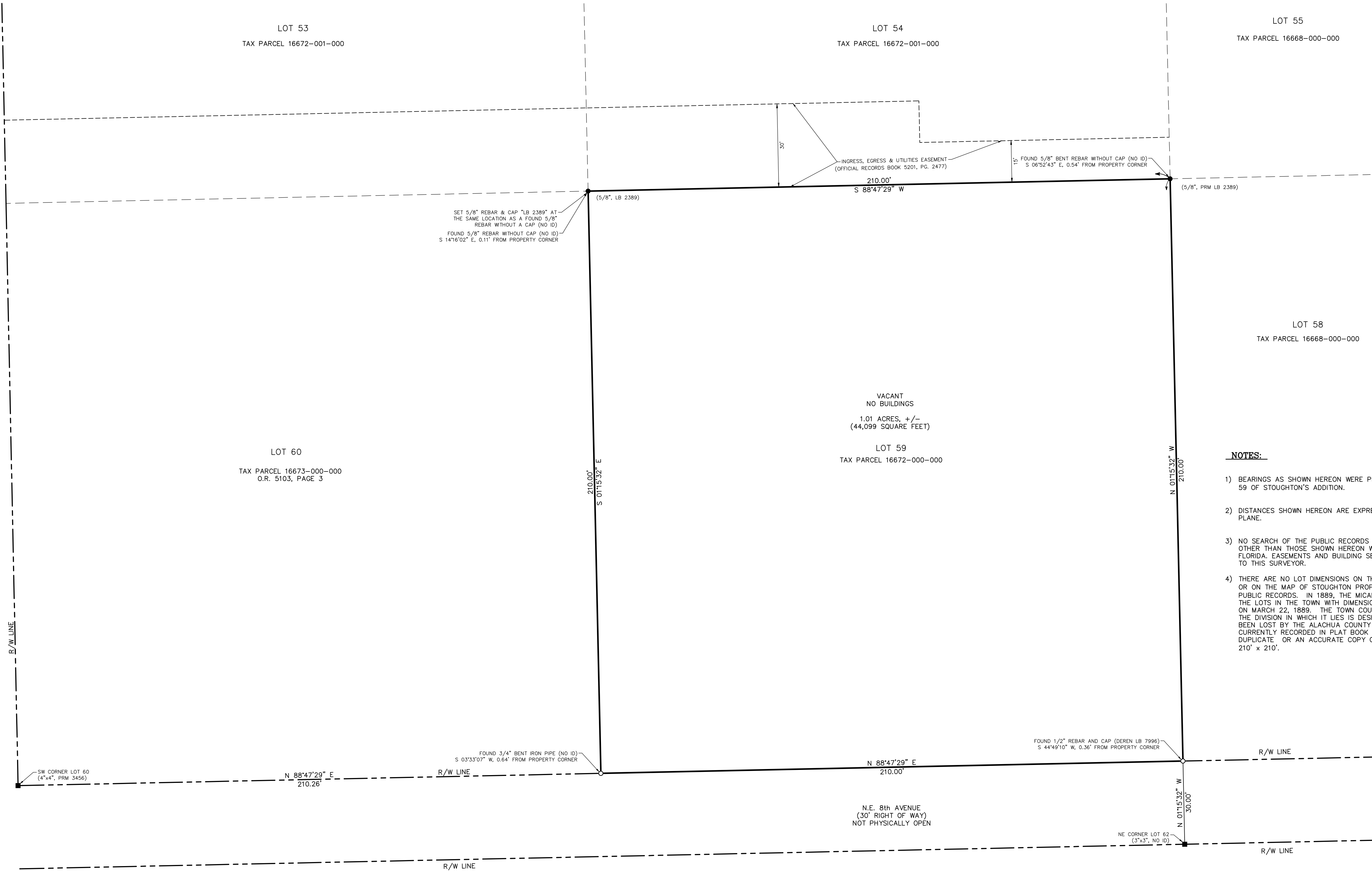
LEGAL DESCRIPTION:

LOT FIFTY-NINE (59), ACCORDING TO THE MAP OF STOUGHTON PROPERTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DEED BOOK O, PAGE 433, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO AS SHOWN IN THE PLAN OF THE TOWN OF MICANOPY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 31, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA



LEGEND OF SYMBOLS & ABBREVIATIONS:

- ID. = IDENTIFICATION
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- PGS. = PAGES
- R/W = RIGHT OF WAY
- = FOUND CONCRETE MONUMENT (size, ID)
- = FOUND REBAR & CAP (size, ID)
- = SET 5/8" REBAR & CAP (LB 2389) (UNLESS OTHERWISE NOTED)



NOTES:

- 1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 88°47'29" E ON THE SOUTH LINE OF LOT 59 OF STOUGHTON'S ADDITION.
- 2) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
- 3) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- 4) THERE ARE NO LOT DIMENSIONS ON THE PLAT OF THE TOWN OF MICANOPY RECORDED IN PLAT BOOK A, PAGE 31 OR ON THE MAP OF STOUGHTON PROPERTY RECORDED IN DEED BOOK "O", PAGE 433 OF THE ALACHUA COUNTY PUBLIC RECORDS. IN 1889, THE MICANOPY TOWN COUNCIL COMMISSIONED A "MAP OF MICANOPY" DESCRIBING THE LOTS IN THE TOWN WITH DIMENSIONS, WHICH WAS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY ON MARCH 22, 1889. THE TOWN COUNCIL STATED THAT HENCEFORTH THE NUMBER OF A LOT AND NAME OF THE DIVISION IN WHICH IT LIES IS DESIGNATED AS THE PROPER DESCRIPTION OF A LOT. THE ORIGINAL MAP HAS BEEN LOST BY THE ALACHUA COUNTY CLERKS OFFICE AND A HAND DRAWN MAP SUBSTITUTED, WHICH IS CURRENTLY RECORDED IN PLAT BOOK A, PAGE 31. PURPORTEDLY, THE TOWN OF MICANOPY HAS CUSTODY OF A DUPLICATE, OR AN ACCURATE COPY OF THE ORIGINAL MAP, WITH DIMENSIONS. IT APPEARS LOTS 53 & 54 ARE 210' x 210'.

FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD INSURANCE RATE MAP DESIGNATED AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001004700; COMMUNITY NUMBER: 120344; PANEL: 04700; EFFECTIVE DATE: 06/16/06. SAID MAP DESCRIBES ZONE(S) X (UNSHAD) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

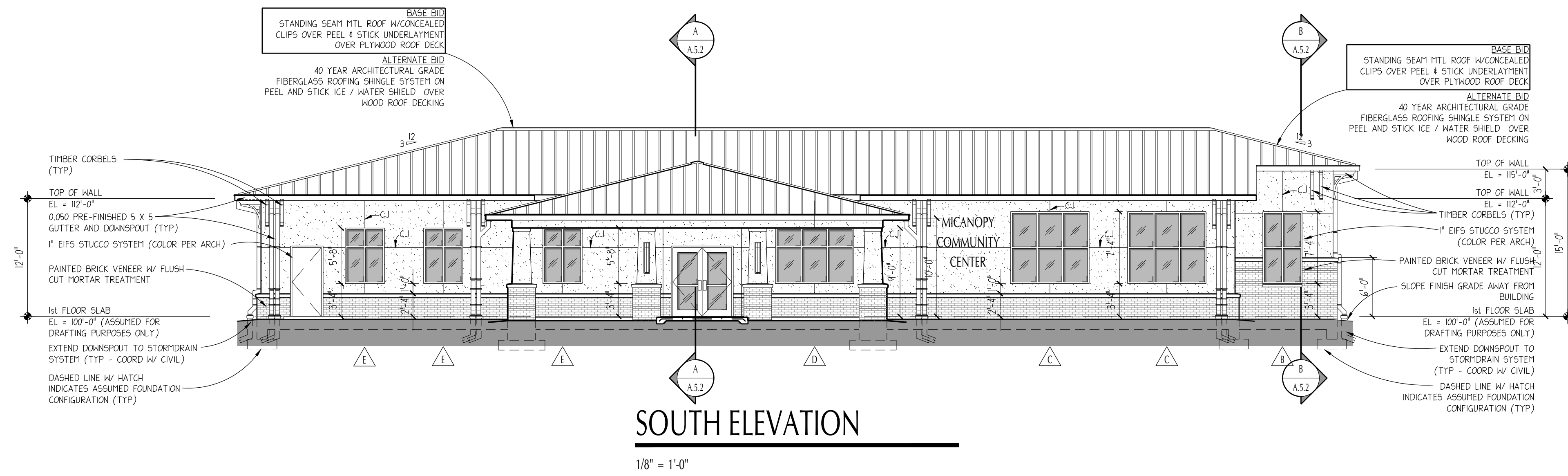
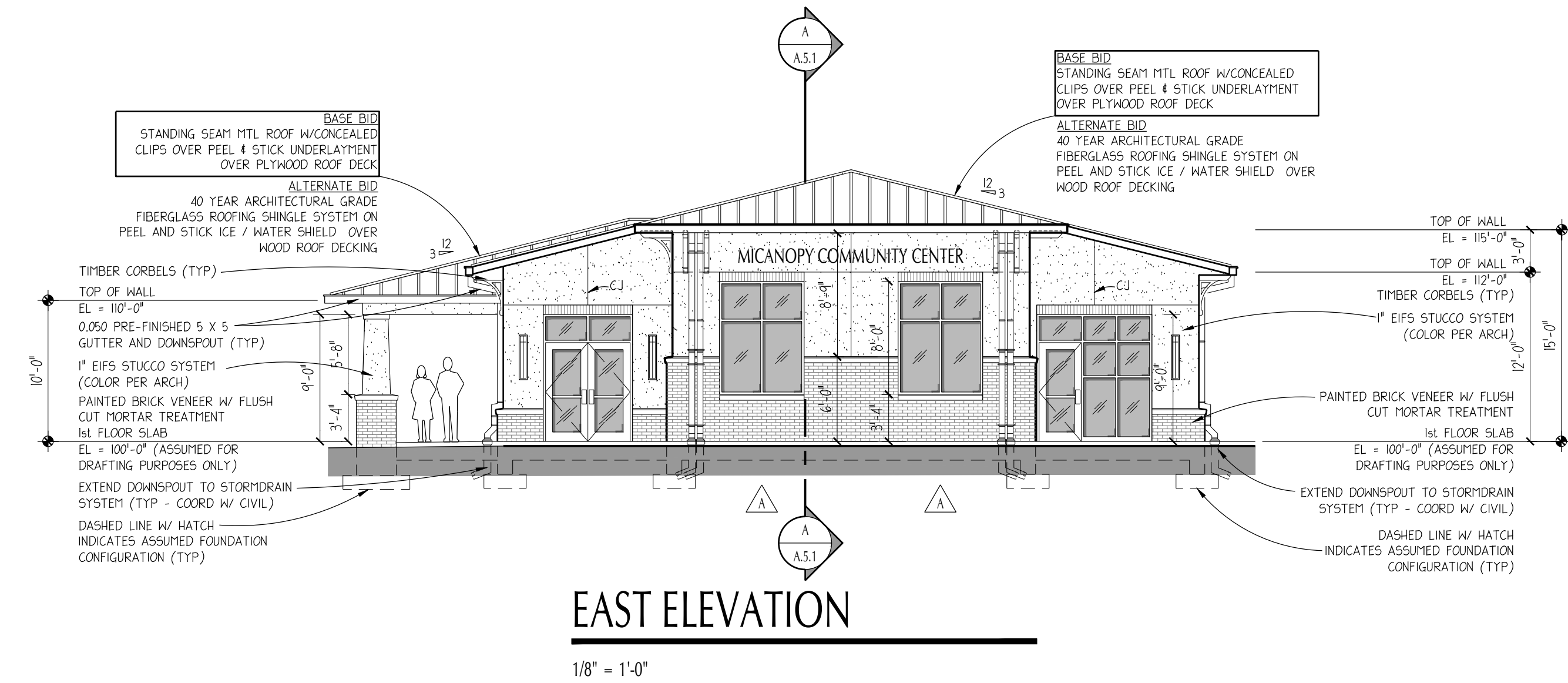
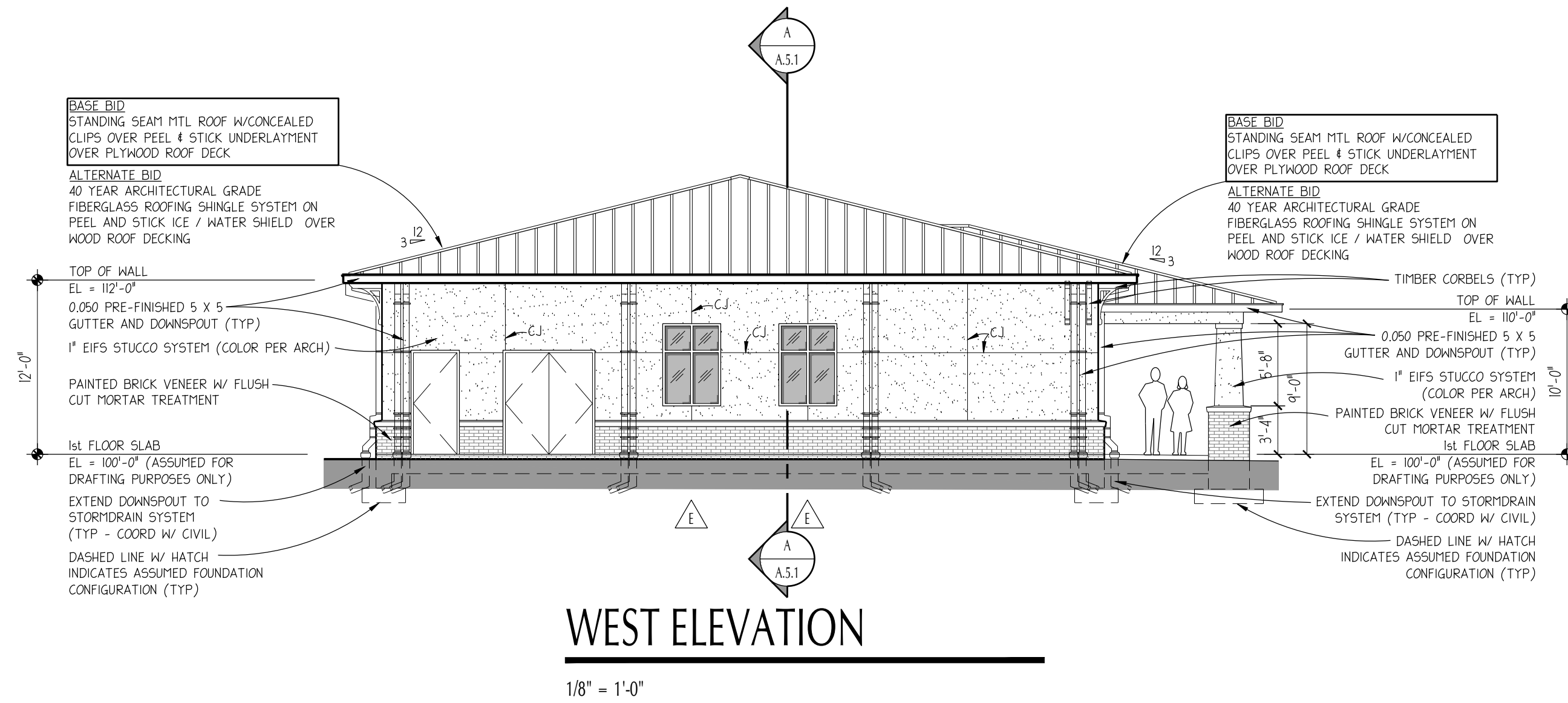
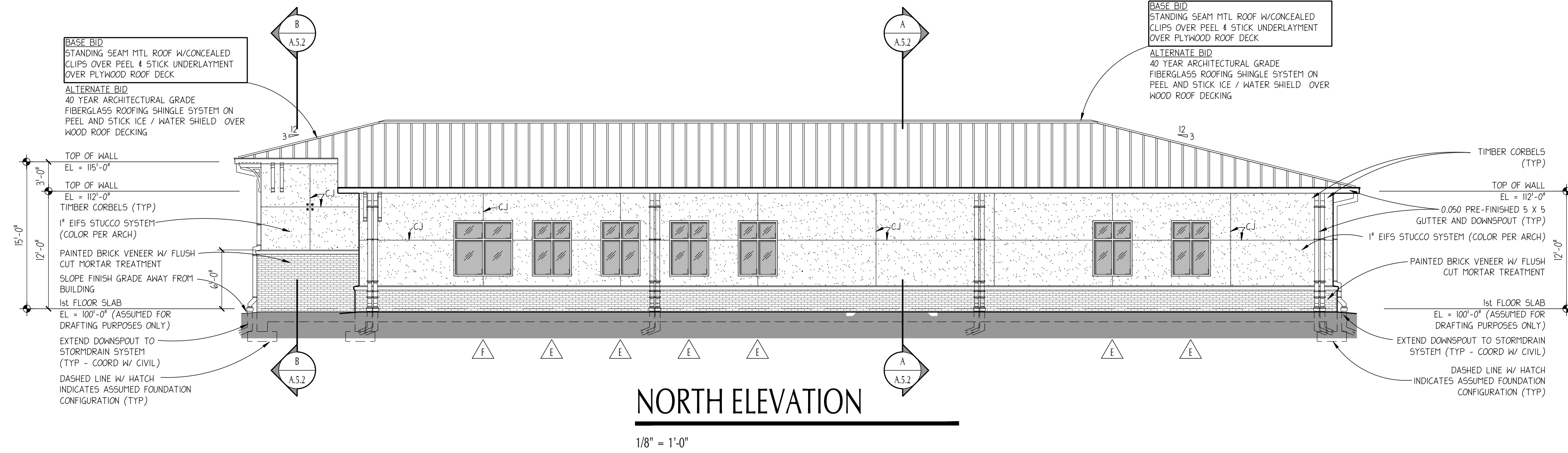
Project No.	2025-062-500	Project Name	BOUNDARY SURVEY
Client	eda consultants inc.	Surveyor	ROBERT W. GRAVER
Check	B.G.	Scale	P.S.M. 4:239
Drawn	B.G.	Corporate Authorization No.	LB 2389

1045	57-65	4/29/2025	5/05/2025
Facebook	Page	Survey Date	Drawing Completed
PREPARED FOR: 1) CITY OF MICANOPY			

THIS SURVEY MEETS THE REQUIREMENTS OF PARAGRAPH 47.027 OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 47-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2024), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 4/29/2025.

Sheet No.: **V-1**

ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.



DRAWN BY: KC, JMA
 DATE: 2025
 PROJECT NO: 25-860

PAUL STRESING ASSOCIATES, INC.
 14617 MAIN STREET
 ALACHUA, FLORIDA 32815
 E-MAIL: ps@paulstresingassociates.com
 REGISTRATION NO. AR0013985 - CA. NO. AA0003977

TOWN OF MICANOPY
NEW COMMUNITY CENTER
 MICANOPY, FLORIDA

REVISIONS	DATE	ARCHITECT'S SEAL

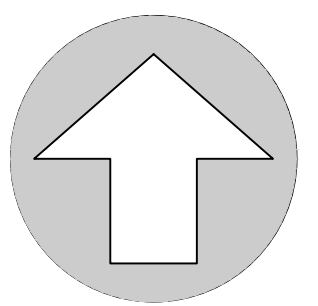
PSA
 LIC. NO. AR0013985

GENERAL NOTES

- 1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
- 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
- 3. ELECTRIC SERVICE TO BE COORDINATED WITH G.R.U. ELECTRIC ENGINEERING DEPARTMENT.
- 4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE, COORDINATE LOCATIONS WITH ARCHITECT.



EB 2389
 720 S.W. 2nd Ave., South Tower, Suite 300
 GAINESVILLE, FLORIDA, 32601
 TEL. (352) 373-3541
 www.edaoff.com permitting@edaoff.com



NORTH

SCALE: 1" = 20'



GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
 Engineer Certificate No.

Project No: 25-062

Project phase: TOWN OF MICANOPY SUBMITTAL

Project title:

MICANOPY COMMUNITY CENTER
 TOWN OF MICANOPY

Sheet title:

DIMENSION PLAN

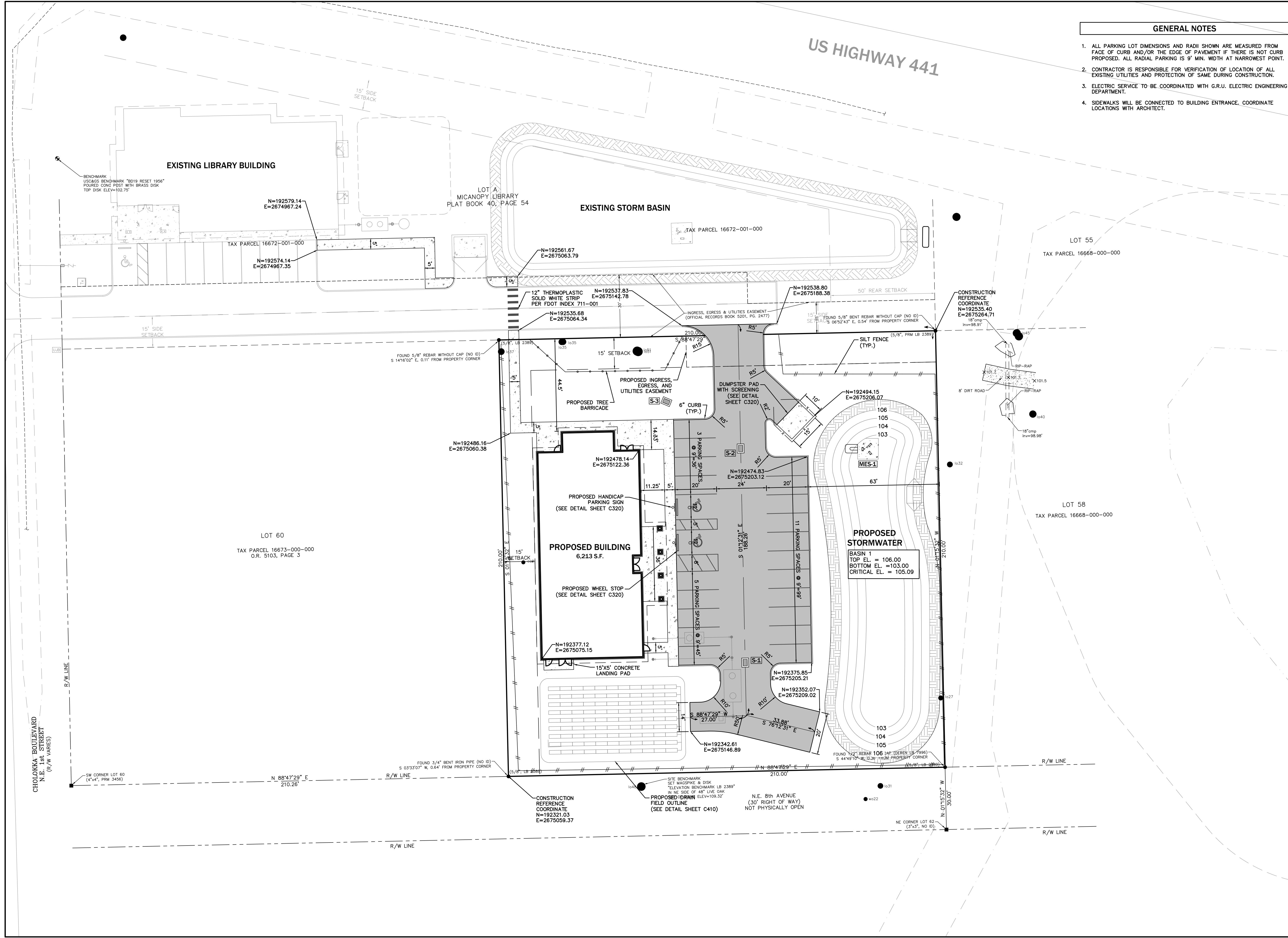
Designed: CSV

Drawn: MAB

Checked: AC

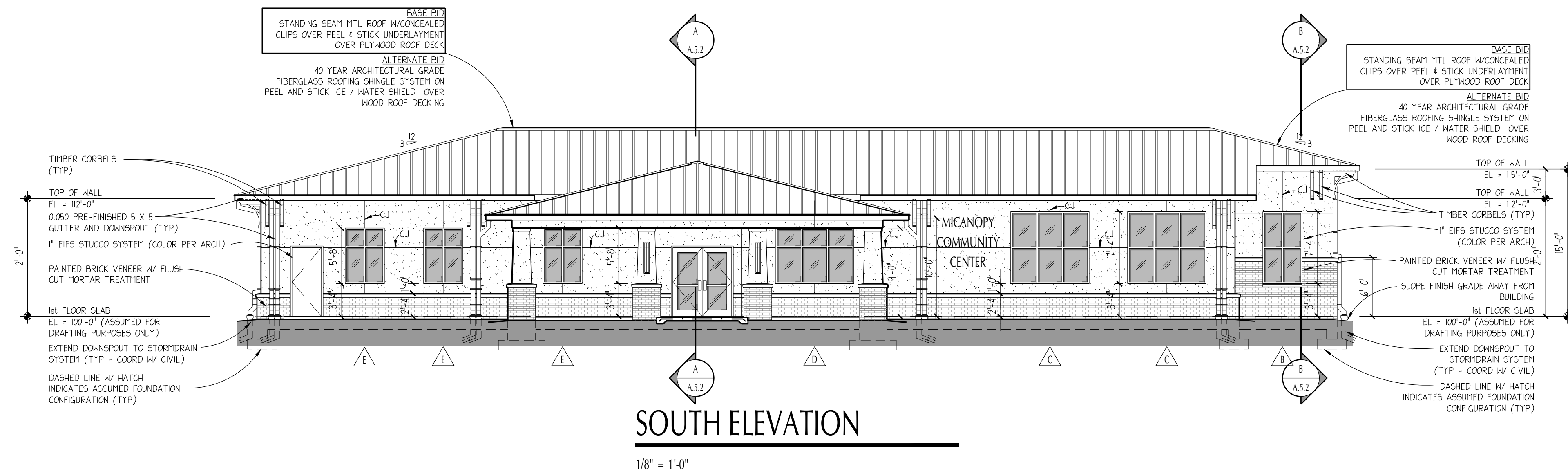
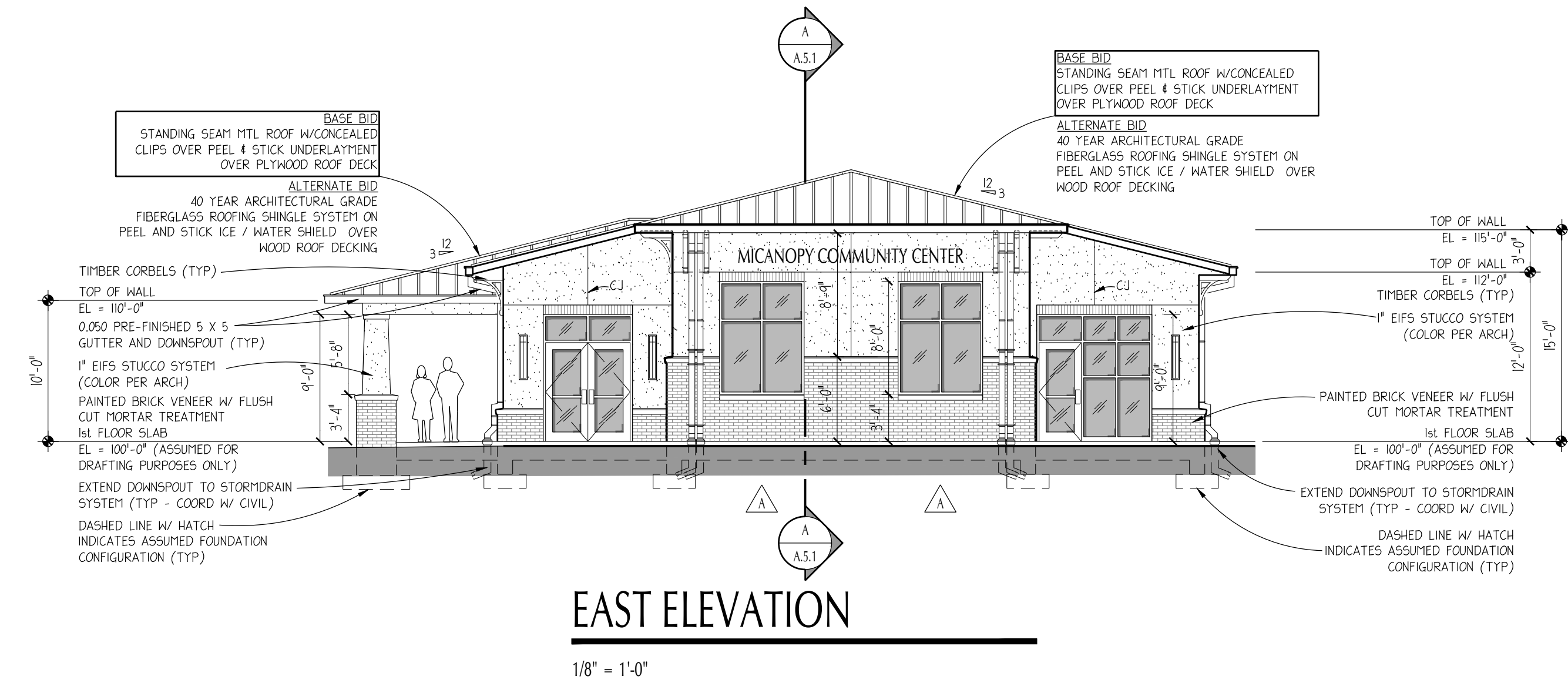
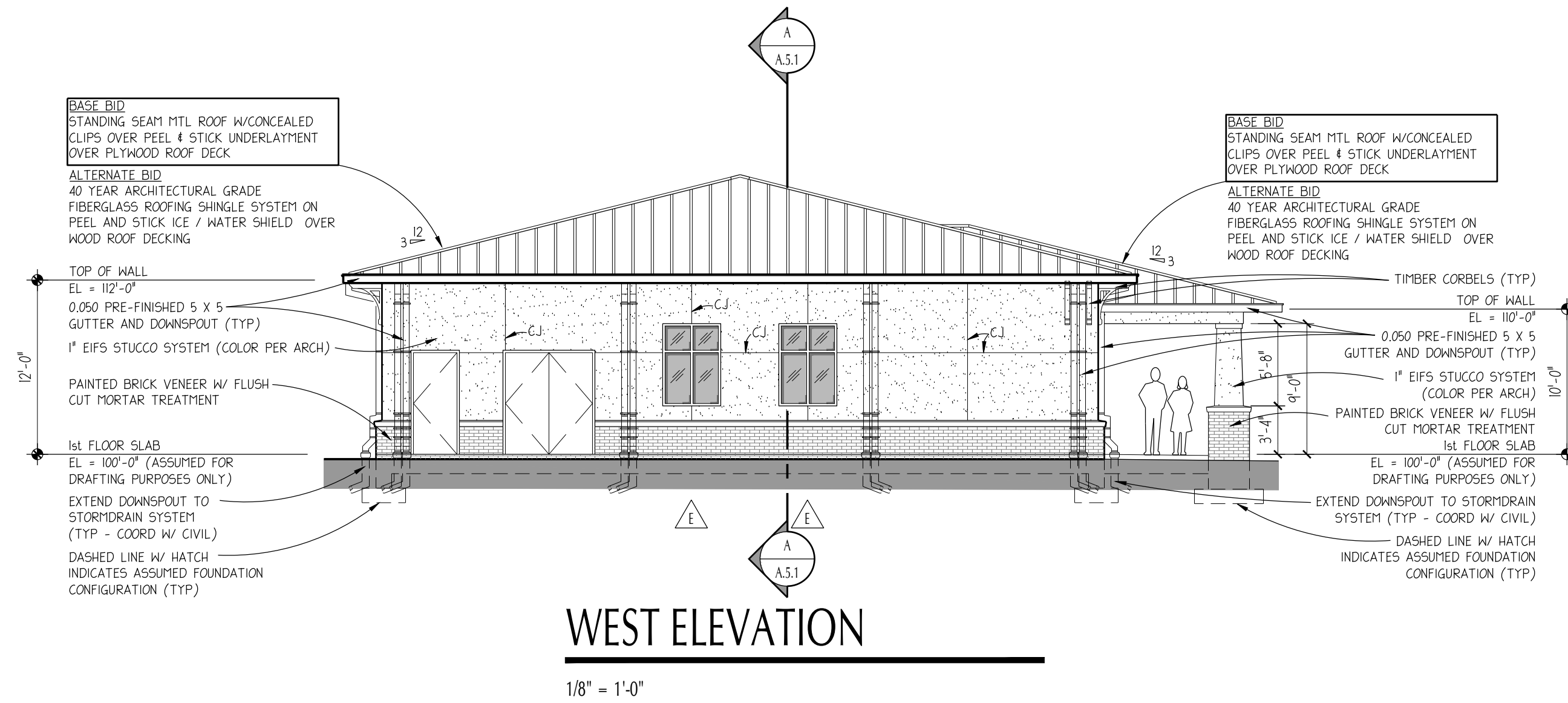
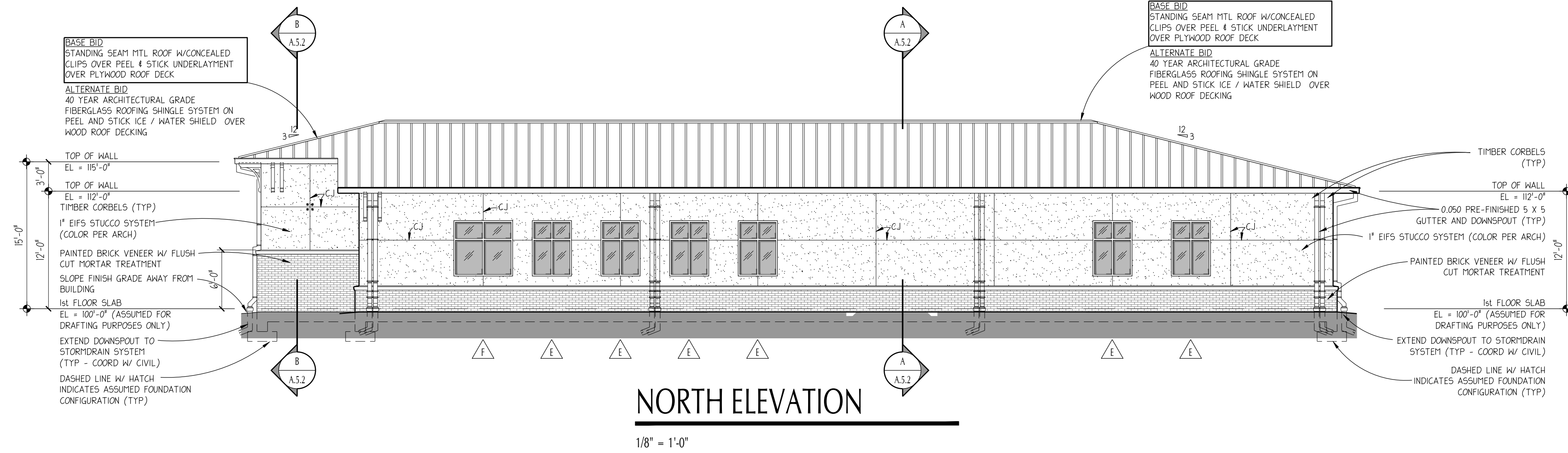
Date: 01/06/26

Sheet No.: C200



\\S:\Eng\projects\Micanopy Community Center\Plans\Construction\DWG\Construction\Plans\M25062J1.dwg, C200 - DIM, 1/6/2026 11:29:31 AM, MBarahona

ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.



DRAWN BY: KC, JMA
 DATE: 2025
 PROJECT NO: 25-860
PAUL STRESING ASSOCIATES, INC.
 14617 MAIN STREET
 ALACHUA, FLORIDA 32815
 E-MAIL: ps@paulstresingassociates.com
 REGISTRATION NO. AR0013985 - CR. NO. AA0003977

TOWN OF MICANOPY
NEW COMMUNITY CENTER
 MICANOPY, FLORIDA

REVISIONS	DATE	ARCHITECT'S SEAL

LIC. NO: AR0013985
 SHEET NO.