



Planning and Historic Preservation Board Regular Meeting Agenda

Tuesday, October 28, 2025 at 7:00 PM

706 NE Chokolka 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. Certificate of Appropriateness - Re-Roof, 715/717 NE Chokolka Blvd, Micanopy
Gordon Johnson, 16674-000-000
4. Certificate of Appropriateness_Re-roof_Roach_16620-050-002

NEW BUSINESS

UNFINISHED BUSINESS

BOARD MEMBER COMMENTS

5. Troy Blakely (Seat 1)
6. Mike Davis (Seat 2)
7. (Seat 3)
8. 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: 9/29/25

Application Number: 2025/013-A

Requested Approval

- Certificate of Appropriateness
- Lot Split
- Variance
- Re-Zoning
- Site Plan Review
- Sign
- Fence
- Tree Removal
- Other re roof

Property Owner Name: Gordon Johnson

Property Owner Mailing Address: 717 NE 1st Street Micanopy FL 32667

Applicant (if other than property owner): Creative Concepts Inc. Nic Tye

Applicant Mailing Address: 618 SW Florida Gateway dr 32024 Lake city

Owner/Applicant Telephone: 386 984 9838 Email: CreativeConcepts^{INC}@outlook.com

Property Tax Parcel Number: 16674-000-000 Current Zoning: C-1

Property Street Address: 717 NE 1st street Micanopy 32667

Requested/Proposed Action: re-roof roof replce
shingles to shingles

Reason/Justification for this Application: Needs updated roof

Included With this Application:

Elevation Drawings

Survey

Site Plan

Floor Plan

Construction Drawings

Project Photos

Other: Alachua County permit, NOC, Contract, FL product Approval codes

Fee Amount: \$ 50

Date Paid: 10/13/25 will bring cash!

Cash

~~Check~~: Date 10/10/2025 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:

Mic Tyra
Signature Owner/Applicant

9/29/25
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

Included With this Application: Survey Site Plan Floor Plan

Elevation Drawings Construction Drawings Project Photos

Other: _____

Fee Amount: \$ 50.00 Date Paid: 10-6-2025

Cash Check: Date 10-6-2025 Number 212

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: *Erin M...*
Signature Owner/Applicant

10/6/25
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: _____

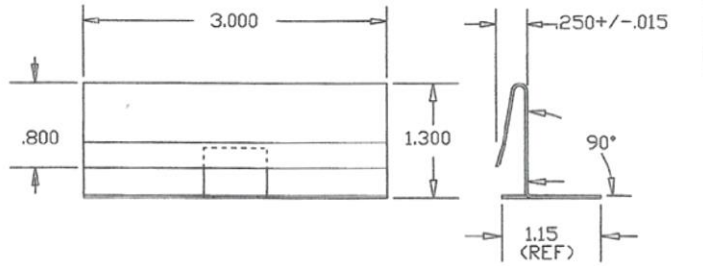
Signature _____
Printed Name & Title

APPENDIX A

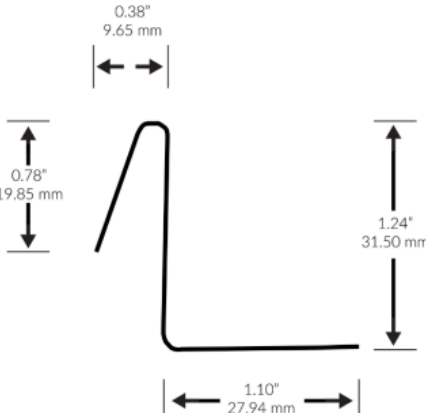
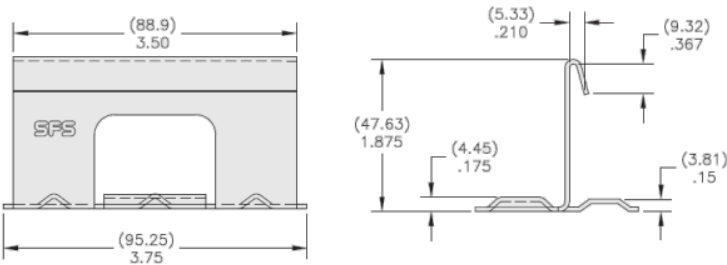
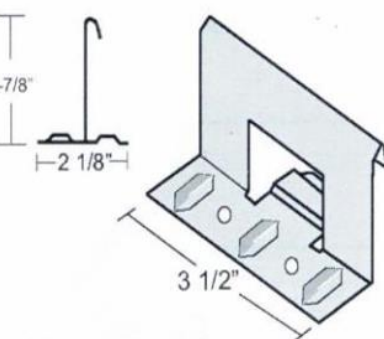
INSTALLATION

Note - Refer to the [APPROVED ROOF SYSTEMS](#) section of this report for specific installation details of a selected system.

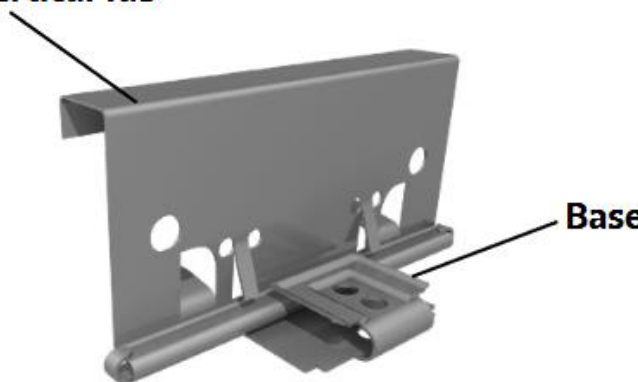
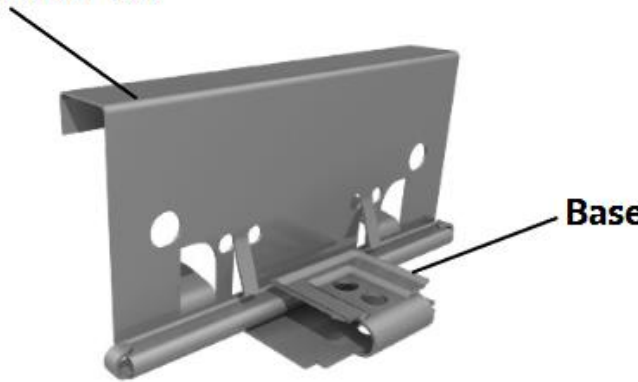
Unless otherwise specified in this report the following installation details shall be met for the named products:

Component	Product	Installation Detail
Fasteners	#10-12 Pancake Type A screw	Shall penetrate through the sheathing a minimum 3/8 in. Shall be corrosion resistant in accordance with FBC section 1507.4.4.
	#10-9 PanclipSS MTW low profile head wood screw	
	#10-9 Panclip MTW low profile head wood screw	
	#9-15 Woodgrip HWH wood screw with sealing washer	
	#9-15 Evergrip HWH wood screw with sealing washer	
	#12-8 XG, Pancake head wood screw	
	#12-8 Woodgrip XG HWH wood screw with sealing washer	
	#14-13 PANCLIP SD-L low profile head self-drilling screw	
Bearing Plate	Universal Bearing Plate	4" x 5", 20ga. galvanized steel bearing plate from Direct Metals, Inc.
Clips	1.5 in. DM SL Clip	<p>24 ga. Direct Metals Inc Snaplock HD 450HD Clip, 1-1/4" – 1-1/2" Utility Snaplock Clip, 1.3 in. tall with 3 in. base</p> 

APPENDIX A

Component	Product	Installation Detail
	1.5 in. SL Continuous Clip	<p>24 ga. ASTM A792 AZ55 or 0.032" ASTM B209, 3105 H24 Al; 1.24 in. tall with 1.1 in. base, Min. 10 ft. length</p> 
	1.75 in. SFS SL Clip	<p>18 ga. SFS 1-3/4 in. Snap Lock Clip; 1.875 in. tall with 3.75 in. base</p> 
Clips – Cont'd	1.75 in. DM SL Clip	<p>18 ga. Direct Metals Inc 1-3/4 in. Snap Lock Clip; 1-7/8 in. tall with 3-1/2 in. base</p> 

APPENDIX A

Component	Product	Installation Detail
	1.5 in. ML Clip	<p>1-1/2 in. 1-piece expansion clip; 22 ga. vertical tab; 16 ga. base; 4.5 in. long</p> <p>Vertical Tab</p>  <p>Base</p>
Clips – Cont'd	2 in. ML Clip	<p>2 in. 1-piece expansion clip; 22 ga. vertical tab; 16 ga. base; 4.5 in. long</p> <p>Vertical Tab</p>  <p>Base</p>
Seam Sealant	<p>TiteBond Weathermaster Metal Roof Sealant</p> <p>Geocel 2300</p> <p>Novaflex Metal Roof Sealant</p>	<p>Shall be applied in 1/4 in.- 5/16 in. continuous beads on the male rib along the seam</p>

APPENDIX A

Fastening Details	
Nomenclature	Attachment
TCM-LOK	<p>3/8" bead TiteBond WeatherMaster Metal Roof Sealant</p> <p>(1) #10-12 TYPE A PANCAKE</p>
5V Type 1	<p>(1) HWH wood screw w/sealing washer</p> <p>12" 12"</p> <p>At Panel Lap</p>
5V Type 2	<p>12" 12"</p> <p>(1) #9 x 1 1/2" WOODGRIP w/ WASHER</p>
5V Type 3	<p>10" 2 1/2" 10"</p> <p>(1) #9 x 1 1/2" WOODGRIP w/ WASHER</p>
PBR Type 1	<p>7" 5" 7" 5" 7" 5"</p> <p>#14 x 7/8 LAP SCREW @ 24" O.C.</p> <p>WOODGRIP W/ WASHER</p>

APPENDIX A

Fastening Details	
Nomenclature	Attachment
PBR Type 2	
Ultra Rib 1	
Ultra Rib 2	
Ultra Rib 3	
Ultra Rib 4	



EVALUATION REPORT

FLORIDA BUILDING CODE, 8TH EDITION (2023)

Manufacturer: MID-STATES ASPHALT AND CANT STRIP, INC. *Issued September 20, 2024*
 1637 51st Street
 Tuscaloosa, AL 35401
 (800) 489-2391
www.msarroof.com

Manufacturing Location: Tuscaloosa, AL

Quality Assurance: UL LLC (QUA9625)

SCOPE

Category: Roofing
Subcategory: Underlayments
Code Edition: Florida Building Code, 8th Edition (2023) including High-Velocity Hurricane Zones (HVHZ)
Code Sections: 1504.2.1.4, 1504.3.1, 1507.1.1, 1518.2, 1523.1.1
Properties: Physical properties

REFERENCES

<u>Entity</u>	<u>Report No.</u>	<u>Standard</u>	<u>Year</u>
Nemo/etc. LLC (TST6049)	4a-MSA-LSWUS-001.A	UL 1897	2015
PRI Construction Materials Technologies (TST6049)	MSA-007-02-01	UL 1897	2015
PRI Construction Materials Technologies (TST6049)	MSA-026-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-047-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-048-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-054-02-01.1	TAS 103	2020
		TAS 110	2000
PRI Construction Materials Technologies (TST6049)	MSA-056-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-057-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-060-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-060-02-02	TAS 110	2000
PRI Construction Materials Technologies (TST6049)	MSA-062-02-01	ASTM D 1623	2017
PRI Construction Materials Technologies (TST6049)	1085T0002	TAS 110	2000
PRI Construction Materials Technologies (TST6049)	1085T0007	ASTM D 1623	2017
PRI Construction Materials Technologies (TST6049)	1085T0011	ASTM D 1623	2017
		TAS 103	2020
PRI Construction Materials Technologies (TST6049)	1085T0015	ASTM D 1623	2017
		TAS 103	2020
PRI Construction Materials Technologies (TST6049)	1085T0019	ASTM D 1970	2017a
		TAS 110	2000
PRI Construction Materials Technologies (TST6049)	1085T0046	TAS 110	2000
		TAS 103	2020
PRI Construction Materials Technologies (TST6049)	1085T0047	ASTM D 1970	2017a
		TAS 110	2000

PRODUCT DESCRIPTION AND LIMITS OF USE

Top Shield GS Pro Top Shield GS Pro is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and surfaced with sand. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 50 mils.

Top Shield GS Pro is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 30 days.

QUIK-Stick Ice & Water Granular QUIK-Stick Ice & Water Granular is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt, a fiberglass mat reinforcement and surfaced with granules. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 50 mils.

QUIK-Stick Ice & Water Granular is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 30 days.

QUIK-Stick Ice & Water Sand QUIK-Stick Ice & Water Sand is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and surfaced with sand. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 50 mils.

QUIK-Stick Ice & Water Sand is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 30 days.

QUIK-Stick HT Smooth QUIK-Stick HT Smooth is an ASTM D 1970, TAS 103, and FRSA/TRI *Florida High Wind Concrete and Clay Tile Installation* Manual, Seventh Edition compliant self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and woven poly-fabric surface. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft or 3-ft 3-in x 61-ft and has a nominal thickness of 60 mils.

QUIK-Stick HT Smooth (Woven Facer) is to be used as prescribed in FBC Sections 1507.1.1 and 1518.2. QUIK-Stick HT is permitted to be used with mechanically attached or adhered clay or concrete tile roofing using either ICP Polysat AH-160, DAP Touch 'n Seal® Storm Bond Roof Tile Adhesive or DuPont™ TILE BOND™ Roof Tile Adhesive. Exposure on the roof deck shall be limited to a maximum 180 days.

The maximum roof slope shall be 6:12 when used with clay or concrete tile installations without battens. Tile shall be placed on battens for roof slopes greater than 6:12. Tiles shall not be stacked greater 10 tiles per stack.

QUIK-Stick HT Pro QUIK-Stick HT Pro is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and textured film surface. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 60 mils.

QUIK-Stick HT Pro is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 120 days.

QUIK-Stick FS

QUIK-Stick FS is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and textured film surface. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 45 mils.

QUIK-Stick FS is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 30 days.

PRODUCT APPLICATION

Min. Roof Slope: 2:12 or in accordance in with the FBC

Roof Deck: Plywood deck shall be in accordance with the FBC requirements.

Application: *All underlayments shall be installed in accordance with the FBC and the manufacturer's installation requirements.*

Deck substrates shall be clean, dry, and free from any irregularities and debris. All fasteners in the deck shall be checked for protrusion and corrected prior to underlayment application. Prior to beginning installation, the underlayment shall be unrolled and allowed to relax for a minimum of 3-5 minutes.

The underlayment shall be installed with the release backer removed and pressed firmly into place to ensure complete contact with the deck. The underlayment shall be installed with the roll length parallel to the eave, starting at the eave, and with minimum 3" side laps and minimum 6" end laps staggered min. 6-ft. from preceding course.

It is permissible to back nail the underlayment 12-inches on-center as needed (nails shall be installed perpendicular to deck with the nail heads flush to the top surface of the underlayment).

Min. Application Temperature: 40°F; *Contact the manufacturer when installing at temperatures below the minimum application temperature.*

WIND RESISTANCE

The *Allowable Design Pressures* shown below were calculated using a 2:1 margin of safety per FBC Sections 1504.9 and 1523.4. The roof deck and the attachment shall be designed by others to meet the minimum design loads established for components and cladding and in accordance with FBC requirements.

Underlayment System No.1 – QUIK-Stick HT Smooth only

System No. 1 Direct to deck, single-ply application

Roof Deck: Min. 15/32-inch, 32/16 span rated, CDX plywood attached to wood supports spaced a maximum 24-inches o.c.

Underlayment: **QUIK-Stick HT Smooth** shall be fully self-adhered to the optionally primed plywood deck in accordance with manufacturer's installation instructions.

Allowable Design Pressure: -52.5 psf



Underlayment System No.2 – **QUIK-Stick HT Smooth only**

System No. 2 Direct to deck, single-ply application

Roof Deck: Min. 15/32-inch, 32/16 span rated, CDX plywood attached to wood supports spaced a maximum 24-inches o.c. Plywood edges shall be attached to blocking.

Underlayment: **QUIK-Stick HT Smooth** shall be fully self-adhered to the plywood deck in accordance with manufacturer’s installation instructions. The underlayment shall be backnailed with minimum 12ga., 1-1/4-inch galvanized ring shank roofing nails through 32ga. x 1-5/8-inch Ø tin caps spaced 12-inches o.c. in the 4-inch side lap. The 6-inch end laps shall be sealed with ASTM D 3019, Type III cold adhesive.

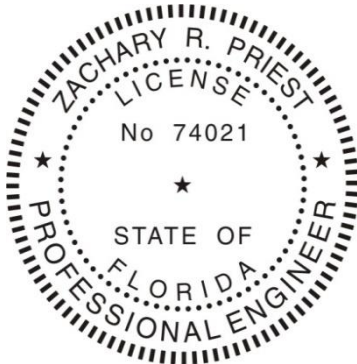
Allowable Design -112.5 psf
 Pressure:

GENERAL LIMITATIONS

- 1) Fire Classification is not within the scope of this evaluation.
- 2) Installation of the evaluated product shall comply with this report, the FBC, and the manufacturer's published application instructions. Where discrepancies exist between these sources, the more restrictive and FBC compliant installation detail shall prevail.
- 3) The roof deck shall be constructed of closely fitted plywood sheathing for new or existing construction.
- 4) The space under the deck area shall be properly ventilated in accordance with the FBC requirements.
- 5) All side lap seams shall be installed to shed water from the deck.
- 6) The underlayment may be used as described in other current FBC product approval documents.
- 7) Design wind load pressures shall be determined for components and cladding in accordance with FBC 1609.
- 8) The roof deck shall be designed by others in accordance with FBC requirements to resist the design wind load pressures for components and cladding.
- 9) *Allowable Design Pressures* for a given underlayment shall meet or exceed the design wind loads determined for the roof assembly.
- 10) All products listed in this report shall be manufactured under a quality assurance program in compliance with Rule 61G20-3.

COMPLIANCE STATEMENT

This report has been prepared in accordance with F.A.C. Rule 61G20-3.



This item has been digitally signed and sealed by Zachary R. Priest, PE, on 9/20/2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2024.09.20
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-04'00'

Zachary R. Priest, P.E.
Florida Registration No. 74021
Organization No. ANE9641

CERTIFICATION OF INDEPENDENCE

CREEK Technical Services, LLC does not have, nor will it acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

CREEK Technical Services, LLC is not owned, operated, or controlled by any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

END OF REPORT