



Planning and Historic Preservation Board Regular Meeting Agenda

Tuesday, March 25, 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 February 25, 2025

CITIZEN'S FORUM

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

PUBLIC HEARINGS

3. Resolution 2025-02 - Amendment Micanopy Comprehensive Plan
4. Resolution 2025-03
5. Certificate of Appropriateness - Beardslee Handicap Ramp
6. Certificate of Appropriateness - Russo HVAC & Gate
7. The Pfaffly Group LLC - Certificate of Appropriateness (Business Sign)

NEW BUSINESS

UNFINISHED BUSINESS

BOARD MEMBER COMMENTS

8. Troy Blakely (Seat 1)
9. Mike Davis (Seat 2)
10. Sandy Tyson (Seat 3)
11. 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, February 25, 2025 at 7:00 PM

706 NE Cholokka BLVD

CALL TO ORDER

Chair Fro Warren called the meeting to order 7:01 pm

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

ROLL CALL

Board Members

- * Chair Fro Warren, present
- * Vice Chair Stephen Elder, absent
- * Troy Blakely, present
- * Mike Davis, present
- * Sandy Tyson, present

Staff present.

Attorney A. Derek Folds

Administrator Sara Samario

Deputy Town Clerk Patty Polk

CONSENT AGENDA

Motion made and seconded (Tyson/Davis) to accept the consent agenda as submitted; passed 4-0

1. Agenda Approval
2. Regular Meeting Minutes of February 25, 2025

CITIZEN'S FORUM

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

PUBLIC HEARINGS

Variance Request for 2 parcels

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

Attorney Derek Folds swore in the witnesses.

5. Presentation of Applicant's case. Christian Giraldo is requesting a variance to allow development of two single-family residences on two landlocked lots that currently lack road frontage. They also own parcel 16854-001-001, which is located in unincorporated Alachua County and connects these lots to two public roads. They plan to establish an easement through this parcel to provide access from the landlocked lots to County Road 234.

Discussion ensued at length.

6. Presentation of Staff's case. Administrator Samario presented the recommendation to approve the variance contingent on the reported easement recorded to allow access for utilities including town water line easement.
7. Presentation of Affected party's case. n/a
8. Rebuttal by Applicant. n/a
9. Rebuttal by staff. n/a
10. Rebuttal by affected parties. n/a
11. Public Input.

Bud DesForges spoke on the assumption that the easement would go along the top of parcel 16854-001-000; DesForges is in favor.

Benjamin Bressack Jr is in agreement of the variance.

Stoney Slaton questioned if the lots are vacant and the answer is yes.

12. Deliberation and vote of board.

Sandy Tyson, understands the easement will be on the north side of the lot. This would be contingent on County approval.

Chair Warren, stated that tree ordinance regulations must be followed.

Troy Blakely, is in agreement with approval.

Mike Davis, is in agreement with approval.

Motion made and seconded (Blakely/Tyson) to make a motion to approve variances on both parcels, contingent on County approval of the easement; passed 4-0

13. Preparation of Final Order. Prepared in Town office.

14. Approval of Final Order. Prepared in Town office.

NEW BUSINESS

3. Variance Request - 16720-001-000 (2 parcels)

Variance Request - 16720-001-000 (2 parcels) - Moved to Public Hearings

UNFINISHED BUSINESS

BOARD MEMBER COMMENTS

4. Troy Blakely (Seat 1)

Is ready for winter to be gone. Glad to be back in the building. Thank you to Town staff for a wonderful job.

5. Mike Davis (Seat 2)

No report.

6. Sandy Tyson (Seat 3)

The handicap ramp at 604 NE Cholakka Blvd has not been addressed by code enforcement. She saw a robin in her yard; spring is in the air.

7. Stephen Elder (Seat 5)

Absent

CHAIR FRO WARREN (SEAT 4) REPORT

Has no report. He is happy to see improvements to the two landlocked lots.

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.

Chair Warren adjourned the meeting - 7:23 pm

RESOLUTION NO. 2025-02

A RESOLUTION OF THE PLANNING AND HISTORIC PRESERVATION BOARD OF THE TOWN OF MICANOPY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE TOWN OF MICANOPY, FLORIDA, RECOMMENDING TO THE TOWN COMMISSION OF THE TOWN OF MICANOPY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE TOWN OF MICANOPY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 25-01, BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM COUNTY, RURAL COMMERCIAL AGRICULTURE TO TOWN CONSERVATION ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE TOWN OF MICANOPY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Micanopy Land Development Code, hereinafter referred to as the Land Development Code, empowers the Planning and Historic Preservation Board of the Town of Micanopy, Florida, hereinafter referred to as the Planning and Historic Preservation Board, to recommend to the Town Commission of the Town of Micanopy, Florida, hereinafter referred to as the Town Commission, approval or denial of amendments to the Town of Micanopy Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the Town of Micanopy, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Town Commission, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

WHEREAS, an application, for an amendment, as described below, has been filed with the Town;

WHEREAS, pursuant to the Land Development Code and Section 163.3174, Florida Statutes, as amended, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND HISTORIC PRESERVATION BOARD OF THE TOWN OF MICANOPY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE TOWN OF MICANOPY, FLORIDA, THAT:

Section 1. Pursuant to an application, CPA 25-01, by the Town Commission, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification of certain lands, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, recommends to the Town Commission that the future land use classification be changed from COUNTY, RURAL COMMERCIAL AGRICULTURE to TOWN CONSERVATION on property described, as follows:

A parcel of land lying in Section 25, Township 11 South, Range 20 East, Alachua County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 25; thence East, along the North line of said Section 25, a distance of 1,518.00 feet; thence South 01°14'18" East 3,119.32 feet to the centerline of Hunter Avenue; thence South 01°14'28" East 969.51 feet to the Point of Beginning; thence South 01°24'14" East 73.97 feet to the North right-of-way line of Southeast 165th Avenue; thence South 82°39'48" East, along the North right-of-way line of said Southeast 165th Avenue, 613.64 feet to the beginning of a curve concave to the Southwest, having a radius of 1,533.05 feet and being subtended by a chord bearing and distance of South 76°54'48" East, 281.45 feet; thence Southeasterly, along the North right-of-way line of said Southeast 165th Avenue and along the arc of said curve, through a central angle of 10°32'01", and an arc length of 281.84 feet to a reverse curve concave to the Northwest, having a radius of 50.00 feet and being subtended by a chord bearing and distance of North 29°33'40" East, 100.00 feet; thence Northeasterly, along the North right-of-way line of said Southeast 165th Avenue and along the arc of said curve, through a central angle of 180°00'00" and an arc length of 157.08 feet to the Southwesterly right-of-way line of U.S. Highway 441 (State Road 25) and to a reverse curve concave to the Northeast, having a radius of 17,188.74 feet and being subtended by a chord bearing and distance of North 40°44'26" West 467.74 feet; thence Northwesterly, along the Southwesterly right-of-way line of said U.S. Highway 441 (State Road 25) and along the arc of said curve, through a central angle of 01°33'33" and an arc length of 467.75 feet to the end of said curve; thence North 40°01 '58" West, along the Southwesterly right-of-way line of said U.S. Highway 441 (State Road 25), a distance of 81.46 feet; thence South 49°57'20" West 290.35 feet; thence North 40°03'58" West 150.09 feet; thence the following eight (8) courses; (1) thence North 12°51'16" West 248.96 feet; (2) thence North 03°58'40" West 107.90 feet; (3) thence South 86°20'35" West 48.75 feet; (4) thence South 03°39'06" East 17.70 feet; (5) thence South 86°20'28" West 64.17 feet; (6) thence South 03°39'11" East 90.16 feet; (7) thence North 86°21'26" East 83.18 feet; (8) thence South 12°52'22" East 261.11 feet; thence South 40°00'09" East 137.34 feet; thence South 73°04'30" West 332.54 feet to the Point of Beginning.

Containing 5.59 acres, more or less.

Section 2. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Historic Preservation Board, serving also as the Local Planning Agency, this 25th day of March 2025.

PLANNING AND HISTORIC PRESERVATION BOARD
OF THE TOWN OF MICANOPY, FLORIDA
SERVING ALSO AS THE
LOCAL PLANNING AGENCY
OF THE TOWN OF MICANOPY, FLORIDA

Attest:

Sara S. Samario, Town Administrator

Fro Warren, Chair

RESOLUTION NO. 2025-03

A RESOLUTION OF THE PLANNING AND HISTORIC PRESERVATION BOARD OF THE TOWN OF MICANOPY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE TOWN OF MICANOPY, FLORIDA, RECOMMENDING TO THE TOWN COMMISSION OF THE TOWN OF MICANOPY, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING MAP OF THE TOWN OF MICANOPY LAND DEVELOPMENT CODE, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR CHANGING THE ZONING DISTRICT FROM COUNTY, RURAL COMMERCIAL AGRICULTURE TO TOWN CONSERVATION OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE TOWN OF MICANOPY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Micanopy Land Development Code, as amended, hereinafter referred to as the Land Development Code, empowers the Planning and Historic Preservation Board of the Town of Micanopy, Florida, hereinafter referred to as the Planning and Historic Preservation Board, to make a recommendation to the Town Commission of the Town of Micanopy, Florida, hereinafter referred to as the Town Commission, on said application;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the Town of Micanopy, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Town Commission approval or denial of amendments to the Land Development Code, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the Town;

WHEREAS, the Planning and Historic Preservation Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Code and Section 163.3174, Florida Statutes, as amended, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the applicant has shown that the proposed zoning map amendment is consistent with the comprehensive plan of the Town; and

WHEREAS, it is in the public interest to recommend approval of said proposed zoning map amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND HISTORIC PRESERVATION BOARD OF THE TOWN OF MICANOPY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE TOWN OF MICANOPY, FLORIDA, THAT:

Section 1. Pursuant to an application, Z 25-01, by the Town Commission, to amend the Official Zoning Map of the Land Development Code by changing the zoning district on certain lands, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, recommends to the Town Commission that the zoning district be changed from COUNTY, RURAL COMMERCIAL AGRICULTURE to TOWN CONSERVATION on property described, as follows:

A parcel of land lying in Section 25, Township 11 South, Range 20 East, Alachua County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 25; thence East, along the North line of said Section 25, a distance of 1,518.00 feet; thence South 01°14'18" East 3,119.32 feet to the centerline of Hunter Avenue; thence South 01°14'28" East 969.51 feet to the Point of Beginning; thence South 01°24'14" East 73.97 feet to the North right-of-way line of Southeast 165th Avenue; thence South 82°39'48" East, along the North right-of-way line of said Southeast 165th Avenue, 613.64 feet to the beginning of a curve concave to the Southwest, having a radius of 1,533.05 feet and being subtended by a chord bearing and distance of South 76°54'48" East, 281.45 feet; thence Southeasterly, along the North right-of-way line of said Southeast 165th Avenue and along the arc of said curve, through a central angle of 10°32'01", and an arc length of 281.84 feet to a reverse curve concave to the Northwest, having a radius of 50.00 feet and being subtended by a chord bearing and distance of North 29°33'40" East, 100.00 feet; thence Northeasterly, along the North right-of-way line of said Southeast 165th Avenue and along the arc of said curve, through a central angle of 180°00'00" and an arc length of 157.08 feet to the Southwesterly right-of-way line of U.S. Highway 441 (State Road 25) and to a reverse curve concave to the Northeast, having a radius of 17,188.74 feet and being subtended by a chord bearing and distance of North 40°44'26" West 467.74 feet; thence Northwesterly, along the Southwesterly right-of-way line of said U.S. Highway 441 (State Road 25) and along the arc of said curve, through a central angle of 01°33'33" and an arc length of 467.75 feet to the end of said curve; thence North 40°01'58" West, along the Southwesterly right-of-way line of said U.S. Highway 441 (State Road 25), a distance of 81.46 feet; thence South 49°57'20" West 290.35 feet; thence North 40°03'58" West 150.09 feet; thence the following eight (8) courses; (1) thence North 12°51'16" West 248.96 feet; (2) thence North 03°58'40" West 107.90 feet; (3) thence South 86°20'35" West 48.75 feet; (4) thence South 03°39'06" East 17.70 feet; (5) thence South 86°20'28" West 64.17 feet; (6) thence South 03°39'11" East 90.16 feet; (7) thence North 86°21'26" East 83.18 feet; (8) thence South 12°52'22" East 261.11 feet; thence South 40°00'09" East 137.34 feet; thence South 73°04'30" West 332.54 feet to the Point of Beginning.

Containing 5.59 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Historic Preservation Board, serving also as the Local Planning Agency, this 25th day of March 2025.

PLANNING AND HISTORIC PRESERVATION BOARD
OF THE TOWN OF MICANOPY, FLORIDA
SERVING ALSO AS THE
LOCAL PLANNING AGENCY
OF THE TOWN OF MICANOPY, FLORIDA

Attest:

Sara S. Owen, Town Administrator

Fro Warren, Chair



Town of _____
Micanopy
Florida

Application for Land Use Approval

Date: 2-28-25

Application Number: 2025 0304-A

Requested Approval

Certificate of Appropriateness

Lot Split

Variance

Rezoning

Site Plan Review

Sign

Fence

Other

Property Owner Name: Richard Beardslee

Property Owner Mailing Address: 604 NE Chokolka Blvd

Applicant (if other than property owner): _____

Applicant Mailing Address: _____

Owner/Applicant Telephone: 352-283-1509 Email _____

Property Tax Parcel Number: 16634-001-000

Current Zoning: C-1

Property Street Address: _____

Requested/Proposed Action: Handicaped Ramp

Reason/Justification for this Application: V.A. Doctor ordered. Multiple medical problems making stairs nearly impossible & Very painful. Walking is also painful.

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

Other: Standard installation of short handicap Ramp

Fee Amount: \$ 50.⁰⁰ Date Paid: 3-17-2025

Cash Check: Date 3-17-2025 Number 111

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: Richard Beardster
Signature Owner/Applicant
2-28-25
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

Meeting
MAR 25, 20

Item # 6.

Doc before MAR 13



Town of _____
Micanopy
Florida

Application for Land Use Approval

Date: March 13, 2025

Application Number: _____

Requested Approval

Certificate of Appropriateness Lot Split Variance Rezoning

Site Plan Review Sign Fence Other HVAC Mini Split ; gate

Property Owner Name: Michael O. Brisly

Property Owner Mailing Address: Bahnhofstr. 28, Esslingen / Stuttgart D-73728 Germany

Applicant (if other than property owner): Britt Russo

Applicant Mailing Address: 504 NW Church Ave. Micanopy FL 32667

Owner/Applicant Telephone: 914 483 2382 Email avabritt@gmail.com

Property Tax Parcel Number: 14696-000-000 Current Zoning: C-1

Property Street Address: 112 NE Chokolka Blvd, Micanopy FL

Requested/Proposed Action: Install compressor for HVAC mini split in south alley, and new gate at west end of north alley.

Reason/Justification for this Application: Requested actions are for climate control of interior space and security of the entrance.

Included With this Application: Survey Site Plan Floor Plan

Elevation Drawings Construction Drawings Project Photos (4)

Other: _____

Fee Amount: \$ 50.00 Date Paid: March 13, 2025

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: 
Signature Owner/Applicant

3/13/2025
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: _____

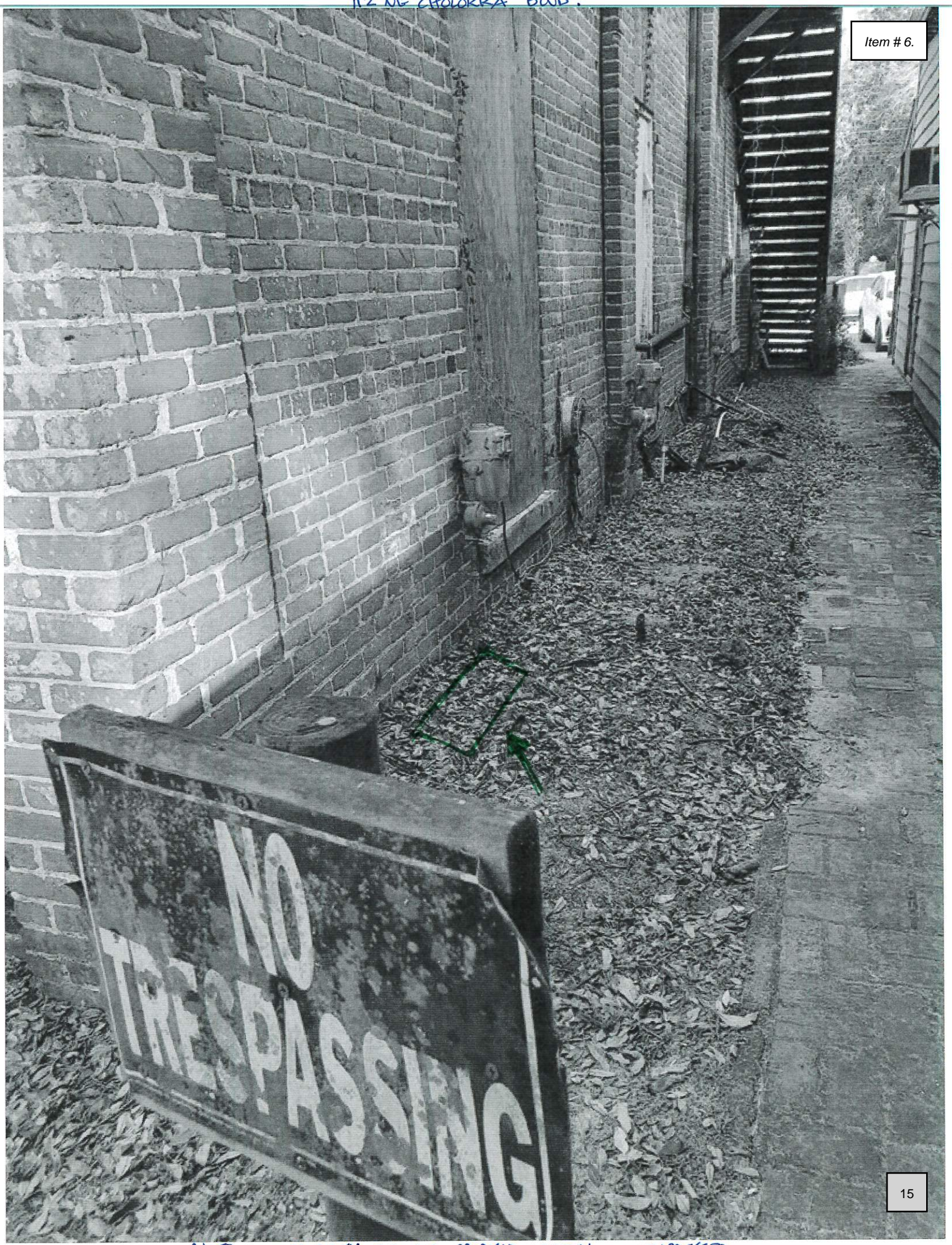
Signature

Printed Name & Title



rear elevation showing NORTH ALLEY and PROPOSED LOCATION OF NEW GATE

Item # 6.



Allyway to south alley this area appeared vacant in 2010

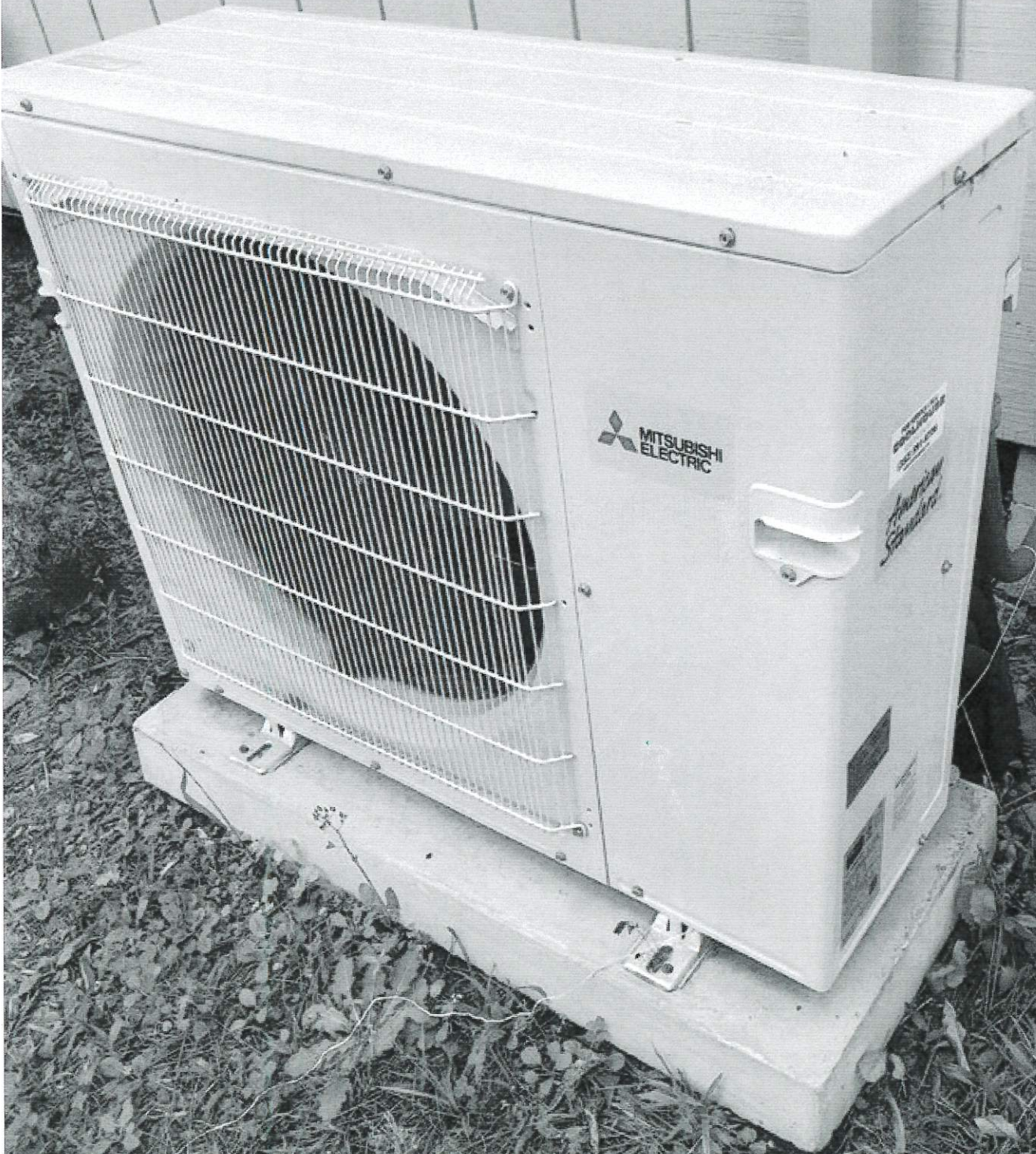


Photo of compressor w/ condense pan

Item # 6.



PROPOSED LOCATION OF NEW GATE



ALL COUNTY[®]

University Property Management

03/14/2025

To whom this may concern,

All County University Property Management has approved the Lessee to install a mini split system at 112 NE Cholakka Blvd Unit C without causing any damage to historic materials on the interior or exterior of the building. Lessee agrees this is a permanent fixture and will not be removed from the premises if vacating.

Best Regards,

A handwritten signature in blue ink, appearing to be 'ACU' followed by a long horizontal stroke.

Agent for Owner

All County University Property Management



Town of _____
Micanopy
Florida

MAR 25, Item #7.
(MAR 13th Documents needed)

Application for Land Use Approval

Date: 3/4/25

Application Number: 2025-0304-A

Requested Approval

Certificate of Appropriateness

Lot Split

Variance

Rezoning

Site Plan Review

Sign

Fence

Other

Property Owner Name: The Pfaffly Group LLC,

Property Owner Mailing Address: 504 NE Cholokka Blvd, Micanopy

Applicant (if other than property owner): Jason Pfaffly, Malloy Pfaffly

Applicant Mailing Address: same

Owner/Applicant Telephone: 719-431-9991 Email Jason Pfaffly @ outlook.com

Property Tax Parcel Number: 16633-001-000 Current Zoning: C-1

Property Street Address: 504 NE Cholokka Blvd, Micanopy

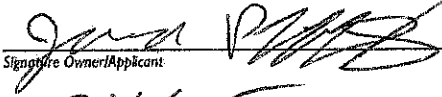
Requested/Proposed Action: Business sign

Reason/Justification for this Application: New business, doctors office

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

Fee Amount: \$ 50.⁰⁰ Date Paid: 3/4/2025
 Cash Check: Date 3/4/25 Number 749

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: 
Signature Owner/Applicant
3/4/25
Date

Town of Micanopy

Approval Conditional Approval Denied

Comments and/or Conditions:

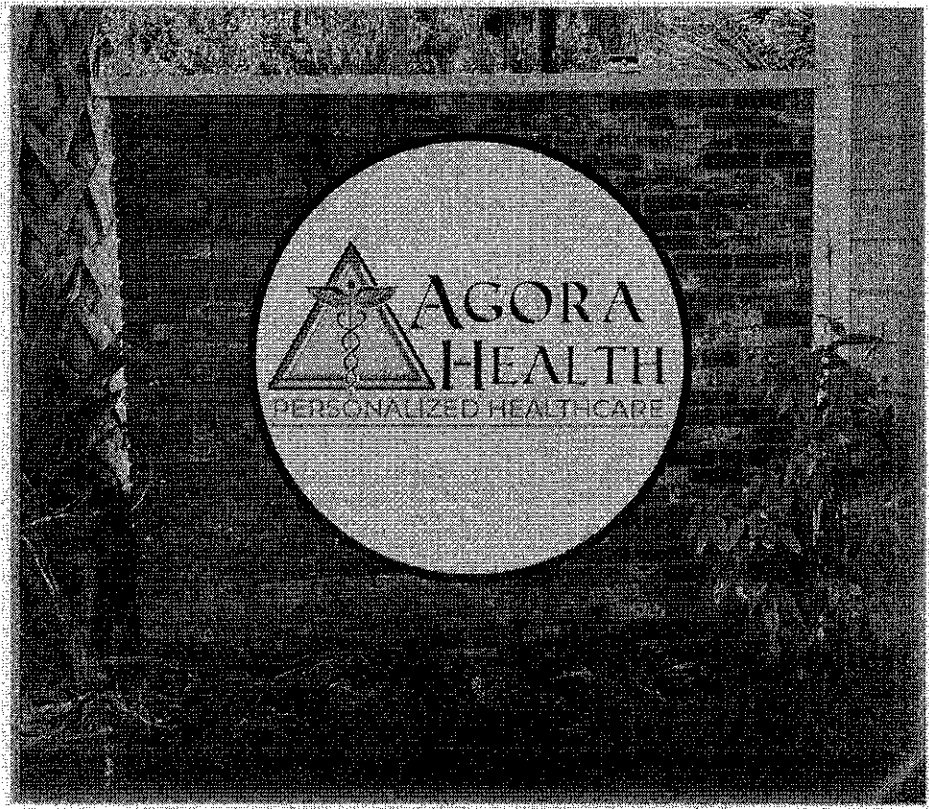
Planning & Historic Preservation Board: Date: _____

Signature _____ Printed Name & Title

Town of Micanopy: Date: _____

Signature _____ Printed Name & Title

Agora Health PLLC Signage
504 NE Cholokka Blvd, Micanopy
Daytime



4 ft diameter circle
Plasma cut 14ga stee
Painted per picture
Backlit with white light
Hung on 2" standoff

Night (Its Backlit)

