



# Planning and Historic Preservation Board Regular Meeting Agenda

Tuesday, September 23, 2025 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 August 26, 2025

## CITIZEN'S FORUM

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

## PUBLIC HEARINGS

3. Quasi-Judicial Hearing - Certificate of Appropriateness - Dahmer - 16746-000-000, 201 NE Chokolka Blvd, Micanopy, FL 32667.

Repair/replace the old wooden ramp with a concrete ramp.

## NEW BUSINESS

## UNFINISHED BUSINESS

## BOARD MEMBER COMMENTS

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



Town of \_\_\_\_\_  
**Micanopy**  
Florida

**Application for Land Use Approval**

Date: 9/4/2025

Application Number: 20250911-A

**Requested Approval**

Certificate of Appropriateness  Lot Split  Variance  Rezoning

Site Plan Review  Sign  Fence  Other  Entry ramp replacement

Property Owner Name: Frank Dahmer

Property Owner Mailing Address: P.O. Box 327 Micanopy FL 32667

Applicant (if other than property owner): \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Owner/Applicant Telephone: 352-318-5980 Email shadyoakgallery@gmail.com

Property Tax Parcel Number: 16746-000-00 Current Zoning: Commercial-residential

Property Street Address: 201 NE 1st Str. Micanopy FL 32667

Requested/Proposed Action: Repair/replace old wooden ramp. Replacement appearance will be identical, but made of concrete. Plans for new ramp were designed by architect Andy Kaplan

Reason/Justification for this Application: Ramp has needed to be replaced multiple times as the wood doesn't last. The replacement surface will be nonslip concrete, with wood appearance. STAMPED CONCRETE. WITH STAIN TO MATCH PORCHES



# TOWN OF MICANOPY

P.O. BOX 137

Micanopy, FL 32667-0137

Telephone 352-466-3121

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## Public Notice

**A Certificate of Appropriateness will be brought before the Town of Micanopy Planning & Historic Preservation Board at a Regularly Called Meeting 7:00 pm – Tuesday, September 23, 2025, at Micanopy Town Hall , 706 NE Chokolka Blvd, Micanopy, Florida regarding the following property:**

**Action: Certificate of Appropriateness –Replace Wooden Ramp with Concrete Ramp**

**Parcel 16746-000-000**

**Location: 201 NE Chokolka Blvd, Micanopy, FL 32667**

**Owner: Frank Dahmer, Shady Oak Gallery**

**Tuesday, September 23, 2025  
7:00 PM**

Any interested persons may appear to be heard with respect to the proposed action. Copies of the proposed action are available for public inspection in the Office of the Town Clerk located at Town Hall, 706 NE Chokolka Blvd, Micanopy, Florida

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### **The Public Is Invited To Attend**

The public hearing may be continued to one or more future dates. Any interested party is advised that the date, time and place of any continuation of the hearing shall be announced during the hearing and that no further notice concerning the matter will be published. In the event any person decides to appeal any decision by the Board with respect to any matter under consideration at the above referenced meeting, a record of the proceedings may be needed in such an event, such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the Town Clerk's office at 352-466-3121 at least three (3) days prior to the date of the hearing.

PORCH

EXISTING PORCH COLUMN  
3" SPACE W/2X10  
OVER

A

CONTROL JOIS.

RAMP

DN

7.75"

20'-10"

SIDEWALK

SUPPORTS  
FOR POSTS  
RAILINGS

STAMPED  
CONCRETE  
2" x 6" MESH  
70 POUNDS

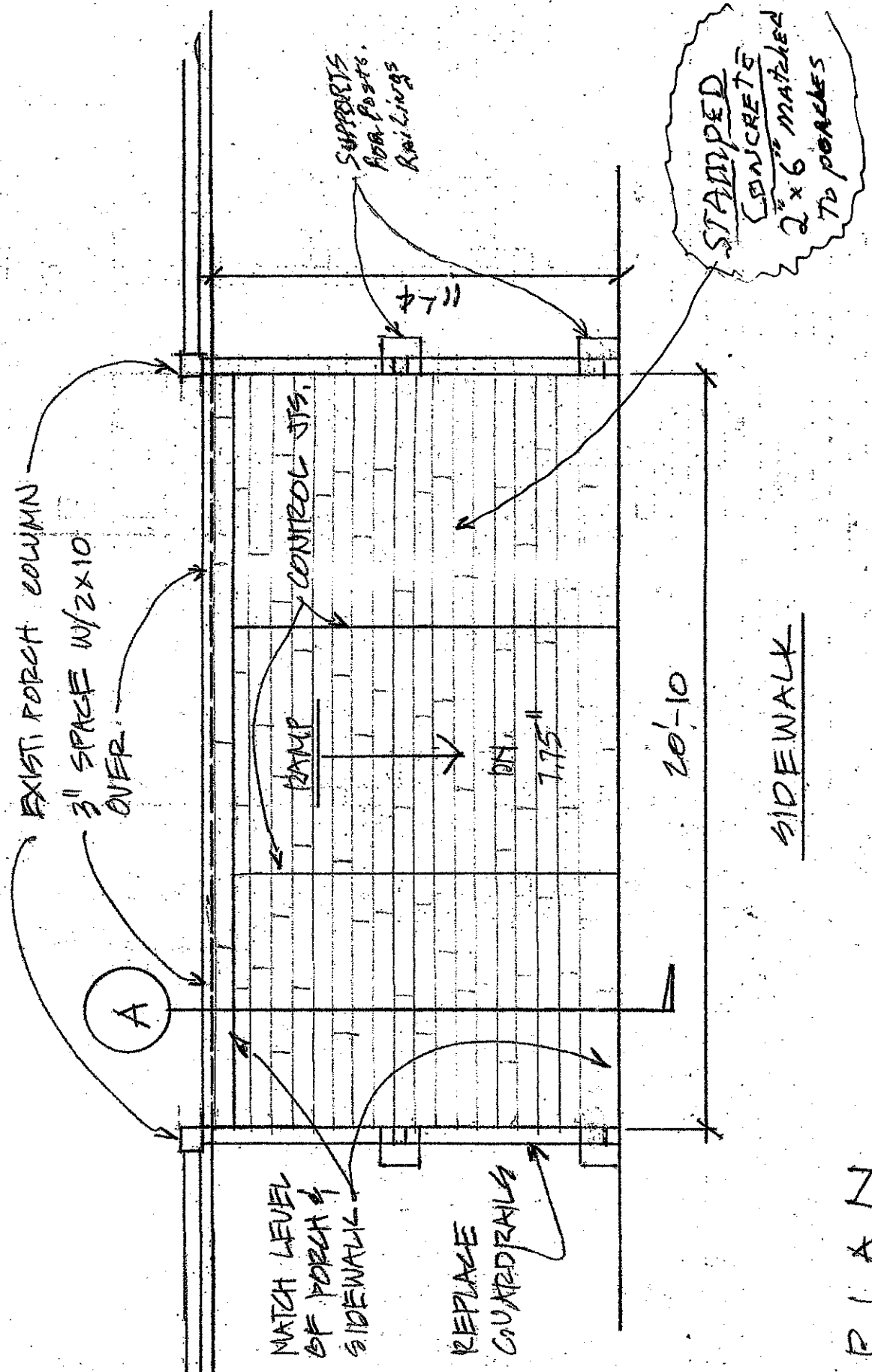
MATCH LEVEL  
OF PORCH &  
SIDEWALK

REPLACE  
GRATED RAILS

PLAN

1/4" = 1'

PORCH



EXISTING PORCH COLUMN  
3" SPACE W/2x10  
OVER.

CONTROL JTS.

MATCH LEVEL  
OF PORCH &  
SIDEWALK

REPLACE  
GUARDRAILS

SUPPORTS  
FOR POSTS,  
RAILINGS

STAMPED  
CONCRETE  
2" x 6" MATCHES  
TO PORCHES

SIDEWALK

PLAN

1/4" = 1'

Item # 3.





