



SPECIAL CALLED - Planning and Historic Preservation Board Meeting Minutes

Tuesday, October 07, 2025 at 7:00 PM

706 NE Cholokka BLVD

CALL TO ORDER

Chair Fro Warren called the meeting to order 7:03 pm

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

ROLL CALL

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

CONSENT AGENDA

1. Agenda Approval

CITIZEN'S FORUM

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

H. Grace Fuller wants everyone to get along, no matter the results of this meeting.

Aaron Weber stated that his children attend Micanopy Area Cooperative School (MACS) and that he only has concerns about safety after reviewing the site plan.

Mark Gregg spoke of the site plan date after October something, which should be presented 15 days before the meeting.

Stoney Slaton would love to have a turnout like this for all of our meetings.

Administrator Samario noted that the site plan was posted on our website promptly.

Attorney A, Derek Folds, read from our land development code (LDC) section 10.01.02, which states that applications must be submitted at least 15 days before the meeting. Administrator Samario noted that the application was submitted to our planners for review.

This concludes the citizens' forum.

PUBLIC HEARINGS

2. Quasi Judicial Hearing on Proposed Site Plan Review

Chair Fro Warren opened the quasi-judicial 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.

Steve Elder - none, Fro Warren - none, Troy Blakely - none, and Mike Davis recused himself as he works for the Micanopy Academy; he will sit in the audience.

3. Members of the Board shall disclose and place on the record any ex parte contacts relating to the matter before the Board.

Steve Elder - none; Troy Blakely - none. Chair Warren read letters addressed to him, and they will not affect this hearing.

Attorney A, Derek Folds, swore in the witnesses; everyone raised their hand.

Attorney A. Derek Folds recommended extending the public comment time limit from 2 minutes to 4 minutes. She will time everyone. When the alarm goes off, you must sit down. She noted three possible outcomes of this meeting. 1. Approve 2. Deny or 3. Approve with conditions.

All comments to be directed to the Chair.

4. Introduction of the Petition by the Town. Administrator Samario presented the application submitted by JB Pro on behalf of Micanopy Area Cooperative School (MACS).

Chair Warren read the parcel numbers.

5. Presentation of Applicant's case. Tim Boehlein, PE, JB Pro, presented a slide show. He represents the MACS and serves as their engineer; he addressed both applications simultaneously. The two parcels have been consolidated into a single parcel.

Attorney Marty Smith, on behalf of MACS, has a long history with Micanopy

Brenda Maynard, Principal MACS, thanked everyone for being here.

She is addressing some concerns. The school will be a single-story, not metal.

She provided views from Co Rd 234 in all directions.

Loading and unloading middle school students is faster than loading and unloading elementary-aged students. If traffic on the road is stopped for 60 seconds, there is no need to pass cars in line. Last week, a water line break near Seminary Ave. caused traffic to slow. They currently have 240 students and 34 staff members. Next year, they will have 250 students, and when the middle school expands, they will have 270 students and 38 staff members. They will have staggered dismissal. Thank you for listening.

6. Presentation of the staff's case. Administrator Samario noted that the town's contracted planner has reviewed the plans from JB Pro, and staff recommends approval with conditions.

The Fire Marshall will be addressed. The tree committee letter will be considered. The town intends to have a contracted engineer review the site plan.

7. Presentation of the Affected Party's case.

H. Grace Fuller has served on this board. She is a directly affected party. She thanked the board. She loved Micanopy and discussed the importance of being a Micanopy resident. She is against growth here.

Bud DesForges commented about MACS being a great school. He discussed the 50-foot setback on the C-1 side of the property. He has spent weeks studying our

Micanopy Land Development Code (LDC). He addressed the safety of our children and parents. There is only one way out of the parking lot. The drainfield on the R-2 lot requires attention.

Phil Irwin discussed engineering and asked whether there are any changes to the current school. JB Pro calculated for the comprehensive plan and the LDC.

Cathy Weaver spoke as an affected party. The entrance to their house's driveway is blocked by school traffic. We already have a middle school; there is no need for another. This is not safe.

Valerie Roberts, speaking on behalf of an affected party, Doris Jackson, came prepared with props. Ms. Jackson wants to see greenery when she looks outside and does not want to see a school. Roberts spoke at length.

8. Rebuttal by Applicant. Tim Boehlein, PE, JB Pro, noted that the comprehensive plan allows expansion of the current school. Yard setbacks apply to vertical buildings, not to septic tanks. They have changed their plans to save the live oak. The parking is tight, but it meets code.

Regarding on-site soil, they have accounted for poor soil. They will meet building code standards.

The reason for a special use permit is that it is permitted under this permit. The live oak is not on their property; they are respecting the tree.

Attorney Smith stated that the board's decision will be based on the facts. The tree is on the town right-of-way.

Brenda Maynard noted that they purchased this property with the intent to build on it. Their early plans were for a pre-K school building. Then they transitioned to a middle school. She is available to discuss with an appointment.

9. Rebuttal by Staff. Administrator Samario noted that there was some discussion on space and math.

10. Rebuttal by Affected parties.

H. Grace Fuller is concerned about who bears the cost as they are using our ground, water, and ballpark for parking.

Bud DesForges disagrees with the lawyer. They did extensive splitting on the R-2 lot; there is little record of it, as it was split to accommodate the neighbors' drainfield. The septic tank is large and will be subject to heavy use. He recommends denying the plan.

Phil Irwin stated this should be denied.

Valerie Roberts stated that she presented a 20-page letter and recommended denial. She asked the Chair how to approach the board if we cannot speak with them. Chair Warren noted that the board must make a decision based on what it hears at the quasi-judicial hearing.

Cathy Weaver recommends denial and wants to keep Micanopy the way it is.

Mike Roberts stated that Bud DesForges spoke on his behalf. Recommends denial.

11. Public Input.

Al Campbell recommends denial.

Martha Banting recommends denial.

Jamie Miller recommends denial.

Mike Roberts recommends denial.

Tom Green recommends denial.

David McDonald recommends approval.

Kelly Rick recommends approval.

Jerelin Hoffman recommends approval.

Vicki Crafton Zinn recommends denial.

Claudia Larson recommends denial.

Isabelle Kay recommends approval.

Shawn Updegrave recommends denial.

Christine Kay recommends approval.

Lucinda Richardson recommends approval.

Christina Stuckey recommends approval.

Christine Arnold recommends approval.

Lindsay Hester-Nunez recommends approval.

Mark Gregg recommends reworking this plan before it is approved.

Bob Hsueh recommends denial.

Tom Kay recommends approval.

Bud DesForges recommends denial.

Dede DesForges recommends denial.

Cary Gallop recommends approval.

Sandra Johnson recommends approval.

Stoney Slaton is neutral.

Gordon Burnham recommends approval.

Aaron Weber recommends denial.

Carol Young is neutral.

Nancy Brown recommends denial.

Close public comment

12. Deliberation and Vote of Board.

Stephen Elder opened his church to 36 students who didn't want to go to the academy, a micro school was started. He likes to bend, help, and support. He makes sure of that.

Troy Blakely noted that many good things were discussed tonight. The finished product is our children. MACS has done an excellent job teaching good citizens. He believes we can resolve this situation.

Chair Warren, we should move forward.

Motion made and seconded (Elder/Blakely) to approve the site plan application with the conditions recommended by town staff. 1. Final review by the town's contracted planner and engineer. 2. Review by Alachua County Fire Marshall. 3. Implement a tree protection zone as recommended by the tree committee; passed 3-0

13. Preparation of Final Order. Town staff will complete paperwork.

14. Approval of Final Order. ATown staff will complete paperwork.

3. Quasi-Judicial Hearing - Special Use Permit for a portion of land zoned R-2 for Micanopy Area Cooperative School (MACS)

Chair Warren opened the Quasi-Judicial Hearing.

After much discussion and review.

Discussion ensued at length.

Attorney A. Derek Folds recommends tabling the special use permit application.

Motion made and seconded (Elder/Blakely) to table the special use permit until a future meeting; passed 3-0

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

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 12:05 am