



Planning and Historic Preservation Board Special Called Meeting Minutes

Monday, January 12, 2026 at 6:00 PM

706 NE Chokolka BLVD

CALL TO ORDER

Chair Fro Warren called the meeting to order 6:05 pm

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

ROLL CALL

Board Members:

Chair Fro Warren, present

Vice Chair Stephen Elder, present

Board Member Troy Blakely, present

Board Member Mike Davis, present

Staff Present:

Attorney Allison E. Folds, present

Administrator Sara Samario, present

Deputy Town Clerk Patty Polk, present

CONSENT AGENDA

Motion made and seconded (Blakely/Elder) to approve the consent agenda as amended, omitting the meeting minutes; passed 4-0

1. Agenda Approval
2. Regular Meeting Minutes – Unavailable

CITIZEN'S FORUM

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

None

PUBLIC HEARINGS

3. Micanopy Community Resource Center - Final Site Plan

Chair Fro Warren opened the quasi-judicial 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

Attorney Allison E. Folds swore in the witnesses. Interested parties were sworn in.

4. Introduction of the Petition by the Town. Administrator Samario presented the final site plan application. This was heard as a preliminary site plan review last month and was not ready as a final. The property owner was interested in an easement, which was addressed. The architect and engineer can show the easement on the final site plan; the parking was shifted slightly.

Administrator Samario discussed the platted right-of-way, which is an open road to the south of this project, and the town has no intention of ever opening that road. This project is grant-funded; the 2.9 million grant has already been awarded as a CDBG-CV, which has been in the works since 2021. The Town is eligible for this project because existing programs are already in place at the Willie Mae Stokes Community Center. We engaged with the Center and asked whether, if the Town built a building, they would be interested in leasing it and whether they are willing and able to operate the community center at no cost to the Town. The town will negotiate an agreement with the Stokes community center or a similar group.

Attorney Allison E. Folds swore in additional interested parties.

5. Presentation of the Applicant's Case. Paul Stresing, Architect with Paul Stresing Associates, introduced himself and presented the Micanopy Community Center project site plan. The Center will share parking with the new Library. He described the center's interior in detail. The architecture will complement the new library and the downtown area. He stated that with a 5,000-square-foot building, we will be in the right place for the grant amount.

Stephen Elder questioned having two commercial buildings next to one another, where the fire hydrant will be placed. Sergio responded that two hydrants will be close to both buildings. Discussion at length regarding fire department access from the hydrant to the community center. Sergio responded that they could add a hydrant. Stoney Slaton questioned whether fire suppression would be built into the building. Paul Stresing responded that a fire suppression system will be required in any building over 5000 sq ft. Stoney Slaton questioned the fire suppression and flow tests. Stresing responded that testing will be done during the building process.

6. Presentation of Staff's Case. Administrator Samario recommends approval, as they have met all of the requirements for a final site plan.

7. Presentation of Affected Party's Case. None

8. Rebuttal by Applicant. None

9. Rebuttal by Staff. None

10. Rebuttal by Affected Parties. None

11. Public Input

James Clayton lives close by and is interested in what happens if the bid exceeds the grant amount awarded. Administrator Samario responded that the architect can speak

to this, as he is confident it will not exceed the grant amount for a 5,000 sq ft building, based on about \$400 per square foot.

Chair Warren stated that the 5000 sq ft is not the same as the proposed 6213 sq foot on the plans. Samario responded that the 6213 feet is probably under the roof.

Bud DesForges stated that, if we exceed the grant amount, plans show an alternative to a metal roof would be an asphalt roof to cut costs on the building, and he doesn't recommend this alternative.

As the architect was not present, the meeting was recessed until they arrived. Meeting continued at section 5 above.

Stoney Slaton questioned where the driveway turns the corner, and whether there will be a barricade or gate to keep people from going straight. Sergio responded that a barricade will be in place until the adjoining property owner decides whether and how he will access his property.

Bud DesForges pointed out where the dumpster will be and suggested extending the dead-end to give the trash trucks better access to it. Sergio responded that they may extend the turnaround if necessary. Stressing responded that they have a limited timeline to complete this project; this is an aggressive construction plan.

The resident asked whether the community center would be considered a shelter, and the answer is no, as the requirements for a shelter are very stringent.

12. Deliberation and Vote of the Board.

Chair Warren asked about the heated and air-conditioned square footage, and the answer is 5100 square feet, and will the trees be protected? The answer is yes.

Motion made and seconded (Elder/Davis) to approve the final site plan for the Micanopy Community Center as submitted; passed 4-0

13. Preparation of Final Order. Handled in the office.

14. Approval of Final Order. Handled in the office.

NEW BUSINESS

Administrator Samario informed the board that their decision approving the special use permit and the final site plan for Micanopy Area Cooperative School (MACS) was appealed and will be discussed at the Town Commission meeting tomorrow evening regarding when to hold an appeal meeting. The commission will hear this as a quasi-judicial hearing to be set by the town commission.

UNFINISHED BUSINESS

None

BOARD MEMBER COMMENTS

4. Troy Blakely (Seat 1)

Board member Troy Blakely discussed changing the start time of each meeting to 6:00 pm. Happy New Year.

5. Mike Davis (Seat 2)

Board member Mike Davis wishes everyone a Happy New Year

6. Open (Seat 3)
7. Stephen Elder (Seat 5)

Board Member Stephen Elder would like to change our start time to 6:00 pm.

CHAIR FRO WARREN (SEAT 4) REPORT

Chair Warren asked whether anyone had applied to our board. Administrator Samario responded that no new member has been added, as we are in the middle of the contentious MACS hearings and don't want to add someone who might be considered a push one way or another.

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 at 7:20 pm