



# Planning and Historic Preservation Board Regular Meeting Minutes

Tuesday, December 16, 2025 at 7:00 PM

706 NE Cholokka BLVD

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## CALL TO ORDER

Chair Jeffrey Warren called the meeting to order 7:00 pm

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Chair Fro Warren, present

Vice Chair Stephen Elder, present

Board Member Mike Davis, present

Board Member Troy Blakely, present

Town Staff Present

Attorney A. Derek Folds, present

Administrator Sara Samario, present

Deputy Town Clerk Patty Polk, present

## CONSENT AGENDA

Motion made and seconded (Elder/Davis) to approve the consent agenda as submitted;

Amend the above motion and second (Elder/Davis) to change the review order of the Micanopy Area Cooperative School's Final Site Plan Review and the Special Use Permit; passed 4-0

1. Agenda Approval
2. Regular Meeting Minutes of October 7, 2025

## CITIZEN'S FORUM

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

Citizens Forum:

Bud DesForges, is not opposed to the school expanding. He opposes the plan because he states it doesn't comply with the Town Land Development Code (LDC).

H. Grace Fuller questioned whether this board has the authority to approve this final site plan, and it does.

## PUBLIC HEARINGS

3. Site Plan - Town of Micanopy Community Resource Center

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 Scott Walker swore in the witnesses.

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

5. Presentation of the Applicant's Case. Paul Stresing and Sergio of Paul Stresing Associates presented the proposed Community Resource Center adjacent to the new Library. The site plan will retain as much of the original landscaping as possible, preserving the large, majestic Live Oaks. The library and community resource center will share a driveway and collaborate to serve the community.

6. Presentation of Staff's Case. Administrator Sara Samario presented the Community Resource Center and recommended that a special-called meeting be held on January 12, 2026, at 6:00 pm to conduct the quasi-judicial hearing for the Final Site Plan review. The property owner requested an easement, which will change the site plan only by noting the easement granted to Mark Gregg, the adjoining property owner.

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

Valerie Roberts - Thanked Paul Stresing for his presentation, the full disclosure, and his great job.

Karl Tarbox – Inquired what would happen if this exceeded the budget. Paul Stresing responded that he has alternative plans in the event of a budget overage.

Jennifer Elder - Questioned whether the owner would maintain the rest of the property.

H Grace Fuller - Inquired whether the grant funds furniture. Paul Stresing stated that excess funds may be spent on furniture but furniture cannot be installed until the Certificate of Occupancy is granted.

Claudia Larsen – Inquired about landscaping, and if the drainage ditch will be landscaped.

Stoney Slaton – Inquired about the kitchen and occupancy. Paul Stresing stated that the kitchen will be commercial-grade, will include a grease trap, and able to accommodate large events.

Adam Nunez - Discussed the large oak trees and stated that they will cover the root system. Stresing responded that the tree will be good as they have 35' clearance.

Steve Maynard - Appreciated the aggressive approach to completing the building but also questioned why the same response was not given to the Micanopy Area Cooperative School's aggressive timeline.

12. Deliberation and Vote of the Board.

Board member Stephen Elder questioned the special-called meeting scheduled for January 12, 2026, at 6:00 pm.

Chair Fro Warren questioned what the property owner will have on the adjacent property. Warren expressed concerned about the number of cars that will be on this property.

Administrator Samario stated that the easement to drive through the library property was granted to the adjoining property owner because he is working with FDOT to obtain access from Highway 441 onto his parcel and this process is ongoing.

Motion made and seconded (Elder/Davis) to approve the preliminary site plan as submitted; passed 4-0

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

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

4. Final Site Plan Review - Micanopy Area Cooperative School (MACS)

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 for Chair Warren, Stephen Elder, and Troy Blakely. Mike Davis recused himself due to a conflict of interest, as he works for the Micanopy Academy.
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 A. Dereck Folds swore in the witnesses.

4. Introduction of the Petition by the Town. Administrator Samario presented the application. Administrator Samario stated the conditions placed on the applicant in the preliminary site plan hearing – engineering review, final planning review, fire marshall review, and implementing a tree protection zone as recommended by the tree committee have all been met.

5. Presentation of Applicants Case. Tim Boehlein, PE, JB Pro, and attorney for MACS gave presented. All comments and conditions have been met.

6. Presentation of Staff's Case. No comments.

7. Presentation of Affected Party's Case.

Bud DesForges, presenting for Affected Party, Tom Green. questioned the engineer and the board.

Mike Roberts, the affected party, expressed concern with noise and light pollution to the neighborhood.

8. Rebuttal by Applicant. None

9. Rebuttal by Staff. None

10. Rebuttal by Affected Parties. None

11. Public Input

12. Deliberation and vote of the board.

Motion made and seconded (Elder/Blakely) to approve the final site plan for Micanopy Area Cooperative School (MACS) as presented; passed 3-0

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

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

5. Special Use Permit - Micanopy Area Cooperative School (MACS)

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 for Chair Warren, Stephen Elder, and Troy Blakely. Mike Davis recused himself due to a conflict of interest, as he works for the Micanopy Academy.

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 A. Derek Folds swore in the witnesses.

4. Introduction of the Petition by the Town. Administrator Samario presented the application.

5. Presentation of the Applicant's Case. Marty Smith, Attorney for MACS, clarified that the residential property is under discussion. The building is being placed on Commercial property. The applicant wishes to utilize a large portion of the zoned Residential area for a septic drain field and turnaround drive, not a structure.

6. Presentation of Staff's Case. Attorney Derek Folds agreed that this use is allowed in Micanopy's Land Development Code (LDC).

7. Presentation of Affected Party's Case. Four individuals registered as affected parties. Valerie Roberts on behalf of Doris Jackson, Bud DesForges on behalf of Tom Green, Mike Roberts, and H. Grace Fuller on behalf of themselves.

Bud DesForges, presenting for Affected Party, Tom Green, feels that the project is not an acceptable use for this proposed lot and feels that the lot split, which was previously approved by the Planning & Historic Preservation Board, is illegal.

Valerie Roberts, presenting on behalf of the Affected Party, Doris Jackson, doesn't agree with the turnaround drive, as it would create a dangerous hairpin turn. She disagreed that this is a permitted use and recommended denial. Valerie Roberts shared a document showing what the drain field will look like underground. She questioned why the lot split was allowed. Attorney Folds responded that the Planning & Historic Preservation Board's decision was final and was not questioned at the time.

Attorney Folds stated that the septic and drain field can be sustained and agrees with Attorney Smith. Chair Warren agrees that the tree is not part of this special use permit or the site plan. Administrator Samario worked with the tree committee to rewrite the tree report to show the relevance to this special use permit.

Mike Roberts, the affected party, lives within 400' of the school site and is concerned with noise and light pollution to the neighborhood. He believes the old oak tree will die due to the drain field. He is concerned about the decision made tonight, which will change the town forever.

H. Grace Fuller, the affected party, lives within 400' of the school site and is opposed to the school expansion; she is concerned about environmental impacts and living that close to sewage.

8. Rebuttal by Applicant. Attorney Smith handed out copies of a letter from David Smith, an affected party on the adjoining property, in favor of the school building. Chair Warren read the letter to everyone. The school did the lot split to allow Mr. Smith to have his drain field on his own property.

9. Rebuttal by Staff. Administrator Samario presented a letter from one of the schoolchildren in favor of the school.

10. Rebuttal by Affected Parties.

H. Grace Fuller stated that Mr. Smith owns the property adjoining the parcel in question, but he doesn't live there.

Bud DesForges stated that the school lot split made the lot even less conforming, and putting a septic tank on this property will kill the old oak tree.

11. Public Input

Jamie Miller opposes the school's special use permit.

Gary Hunt, a member of the Micanopy Tree Committee, stated that the MACS school is counting on this special-use permit.

Kristine Kay is in favor of the special use permit and the school.

12. Deliberation and vote of the board.

Motion made and seconded(Blakely/Elder) to approve the special use permit to allow the septic tank on this parcel as submitted; passed 3-0

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

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

## **NEW BUSINESS**

## **UNFINISHED BUSINESS**

### **BOARD MEMBER COMMENTS**

6. Troy Blakely (Seat 1)
7. Mike Davis (Seat 2)
8. Sandy Tyson (Seat 3)
9. 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 at 9:21 pm