



Planning and Historic Preservation Board Regular Meeting Minutes

Tuesday, February 25, 2025 at 7:00 PM

706 NE Chokolka 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