



Planning and Historic Preservation Board Regular Meeting Agenda

Tuesday, December 16, 2025 at 7:00 PM

706 NE Chokolka BLVD

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

ROLL CALL

CONSENT AGENDA

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)

PUBLIC HEARINGS

3. Site Plan - Town of Micanopy Community Resource Center
4. Final Site Plan Review - Micanopy Area Cooperative School (MACS)
5. Special Use Permit - Micanopy Area Cooperative School (MACS)

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.



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

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Chair Warren adjourned the meeting 12:05 am



Application for Land Use Approval

Date: 12/4/25

Application Number: 2025-12-04

Requested Approval

Certificate of Appropriateness

Lot Split

Variance

Re-Zoning

Site Plan Review

Sign

Fence

Tree Removal

Other _____

Property Owner Name: South Moon Under, LLC

Property Owner Mailing Address: 189 E Ridge Rd, Islamorada, FL 33036

Applicant (if other than property owner): Town of Micanopy

Applicant Mailing Address: PO Box 137, Micanopy, FL 32667

Owner/Applicant Telephone: 352-466-3121 Email TowhHall@MicanopyTown.com

Property Tax Parcel Number: 16672-000-000 Current Zoning: C-2

Property Street Address: 829 NE Choloikka Blvd

Requested/Proposed Action: The Town of Micanopy proposes to construct a Community Resource Center to provide space for public services, community programs, workshops, and resiliency functions. The project includes a modest multi-purpose building with parking, and walkways. The design reflects traditional architectural character and minimizes impacts to the site.

Reason/Justification for this Application: The scale, materials, and layout are compatible with surrounding development, preserve mature vegetation where possible, and improve public access to community services.

Included With this Application: Survey Site Plan Floor Plan
 Elevation Drawings Construction Drawings Project Photos
 Other: _____

Fee Amount: \$ N/A Date Paid: _____
 Cash Check: Date _____ Number _____

The undersigned property Owner/Applicant understands that this Application becomes a part of the permanent records of the Town of Micanopy; that the information and statements provided herein and documentation provided herewith are correct and true to the best of the undersigned's knowledge and belief, and all such information/documentation is public record; and that any work or other action associated with the approval granted must commence within one year of the date of the issuance of such approval.

Signature of Owner/Applicant: Sara Samario
Signature Owner/Applicant
12/4/25
Date

Town of Micanopy

Approval Conditional Approval Denied

Comments and/or Conditions:

Planning & Historic Preservation Board: Date: _____

Signature _____ Printed Name & Title

Town of Micanopy: Date: _____

Signature _____ Printed Name & Title

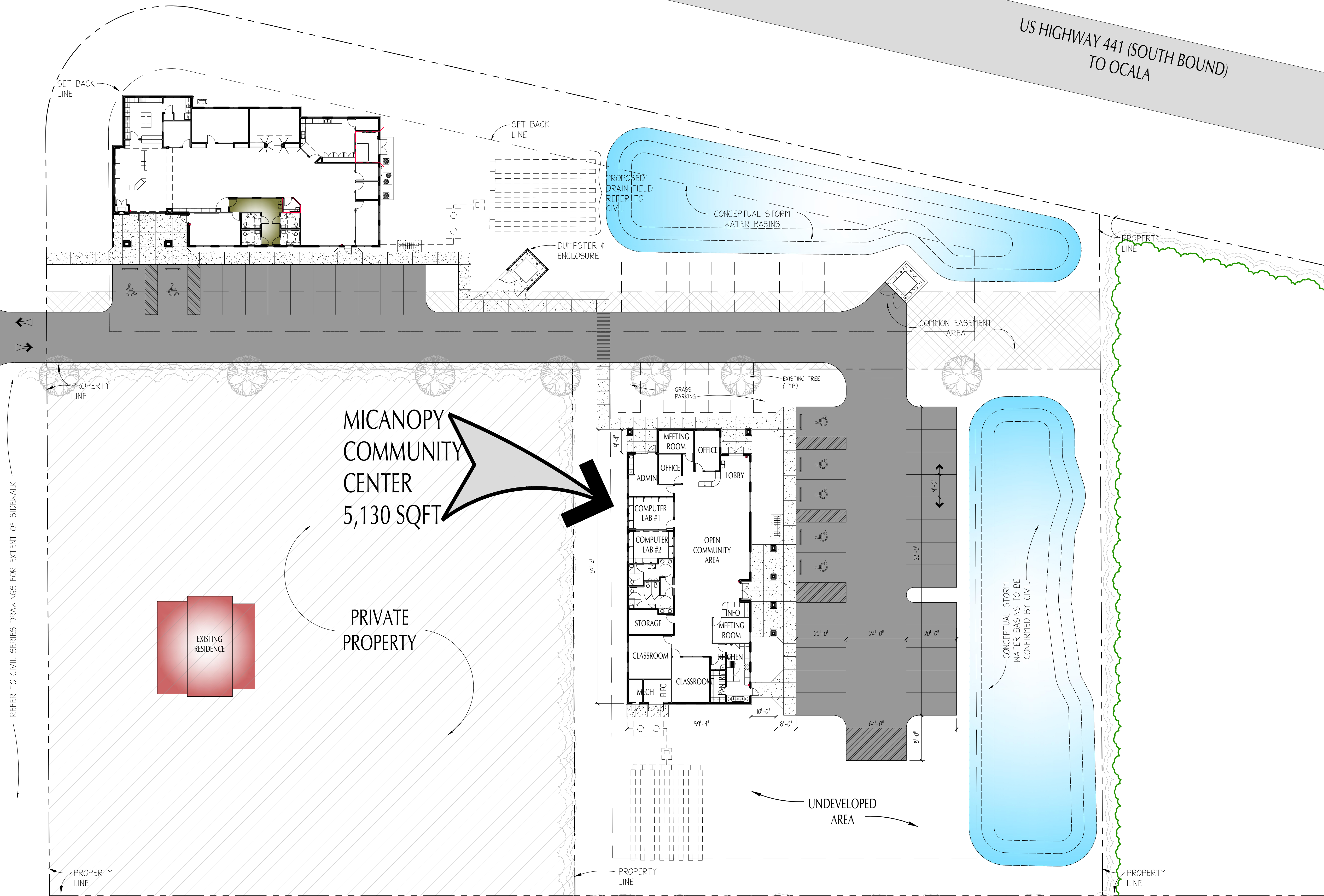
ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.

NE CHOLOKKA BLVD
(NE 1ST STREET)

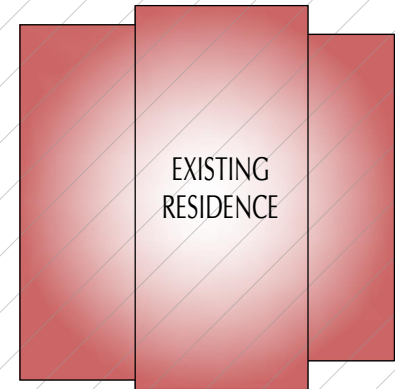
US HIGHWAY 441

US HIGHWAY 441 (NORTH BOUND)
TO GAINESVILLE

US HIGHWAY 441 (SOUTH BOUND)
TO Ocala



MICANOPIY
COMMUNITY
CENTER
5,130 SQFT

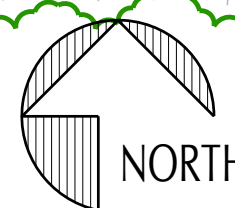


PRIVATE
PROPERTY

UNDEVELOPED
AREA

PROPOSED ARCHITECTURAL SITE PLAN

1" = 20'-0"



NE 8TH AVENUE

TO
DOWNTOWN
MICANOPIY

PAUL STRESING ASSOCIATES, INC.
 14617 MAIN STREET
 ALACHUA, FLORIDA 32615
 E-MAIL: psa@paulstresingassociates.com
 PHONE: 352-463-9400 FAX: 352-463-9401
 REGISTRATION NO. AR0013985 - CA. NO. AA0003977

ALACHUA COUNTY
NEW COMMUNITY CENTER
 MICANOPIY, FLORIDA

REVISIONS
ITEM:

DATE:

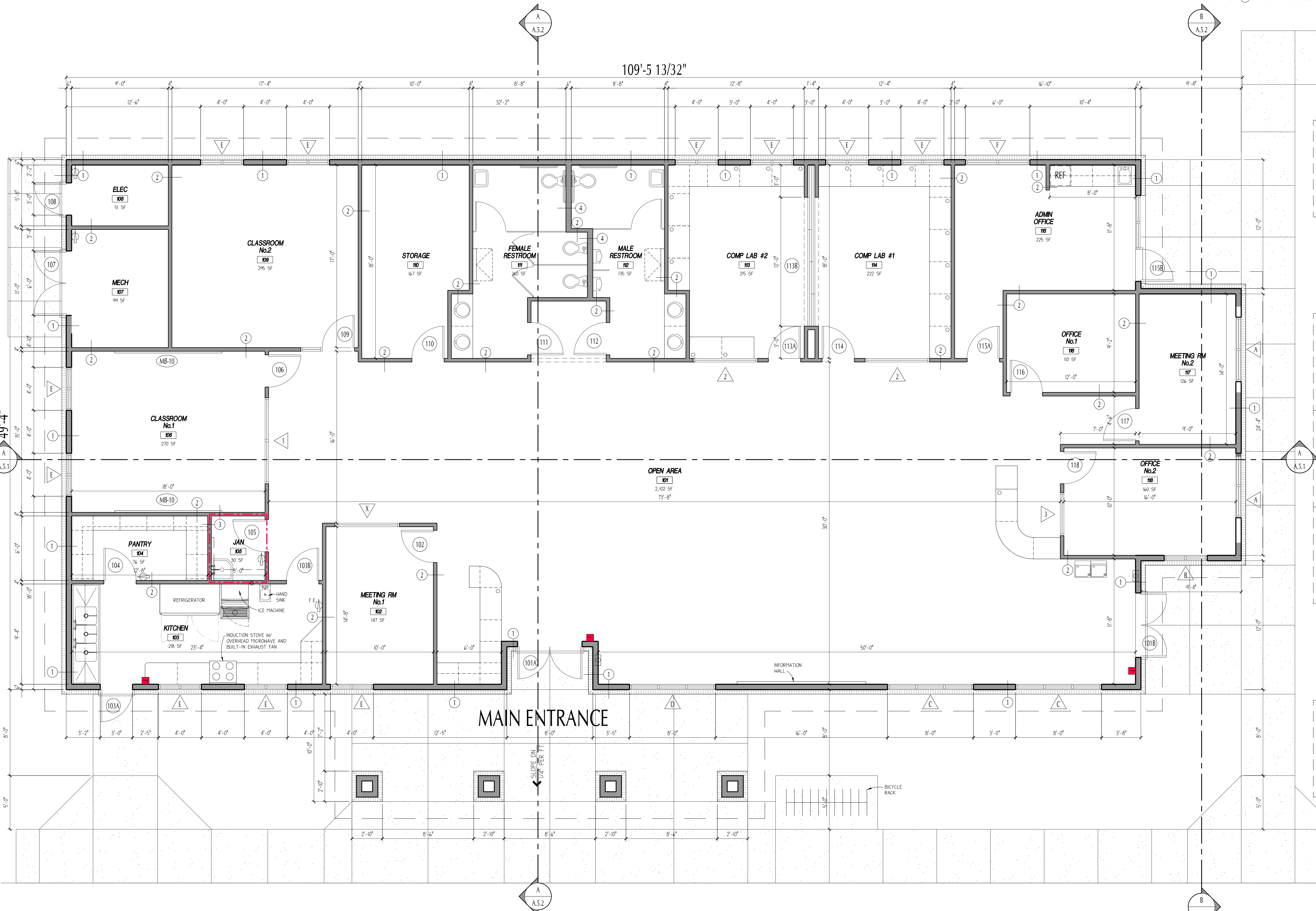
ARCHITECT'S SEAL



SHEET NO.

A.2

ANY MODIFICATIONS TO THESE PLANS OR REUSE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.



PROPOSED FLOOR PLAN 5,130 GSF NORTH
 1/4" = 1'-0"

DRAWN BY:	KC, JMA
DATE:	2025
PROJECT NO.:	25-860

PAUL STRESING ASSOCIATES, INC.
 14617 MAIN STREET
 ALACHUA, FLORIDA 32615
 E-MAIL: ps@paulstresingassociates.com
 REGISTRATION NO. AR0013985 - FLORIDA
 REGISTRATION NO. AR0013985 - FLORIDA

**TOWN OF MICANOPY
 NEW COMMUNITY CENTER**
 MICANOPY, FLORIDA

REVISIONS	
ITEM:	
DATE:	
ARCHITECT'S SEAL	



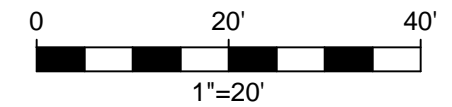
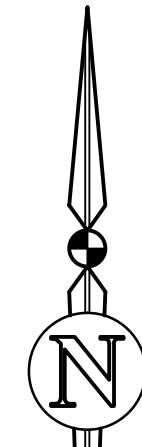
LIC. NO. AR0013985
 SHEET NO. A.3

BOUNDARY SURVEY

OF
 LOT FIFTY-NINE (59), ACCORDING TO THE MAP OF STOUGHTON PROPERTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DEED BOOK O, PAGE 433, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO AS SHOWN IN THE PLAN OF THE TOWN OF MICANOPY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 31, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, CITY OF MICANOPY, ALACHUA COUNTY, FLORIDA
 FOR
 CITY OF MICANOPY

LEGAL DESCRIPTION:

LOT FIFTY-NINE (59), ACCORDING TO THE MAP OF STOUGHTON PROPERTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DEED BOOK O, PAGE 433, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO AS SHOWN IN THE PLAN OF THE TOWN OF MICANOPY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 31, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA



LEGEND OF SYMBOLS & ABBREVIATIONS:

- ID. = IDENTIFICATION
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- PGS. = PAGES
- R/W = RIGHT OF WAY
- = FOUND CONCRETE MONUMENT (size, ID)
- = FOUND REBAR & CAP (size, ID)
- = SET 5/8" REBAR & CAP (LB 2389) (UNLESS OTHERWISE NOTED)

FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001004700; COMMUNITY NUMBER: 120344; PANEL: 04700; EFFECTIVE DATE: 06/16/06. SAID MAP DESCRIBES ZONE(S) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

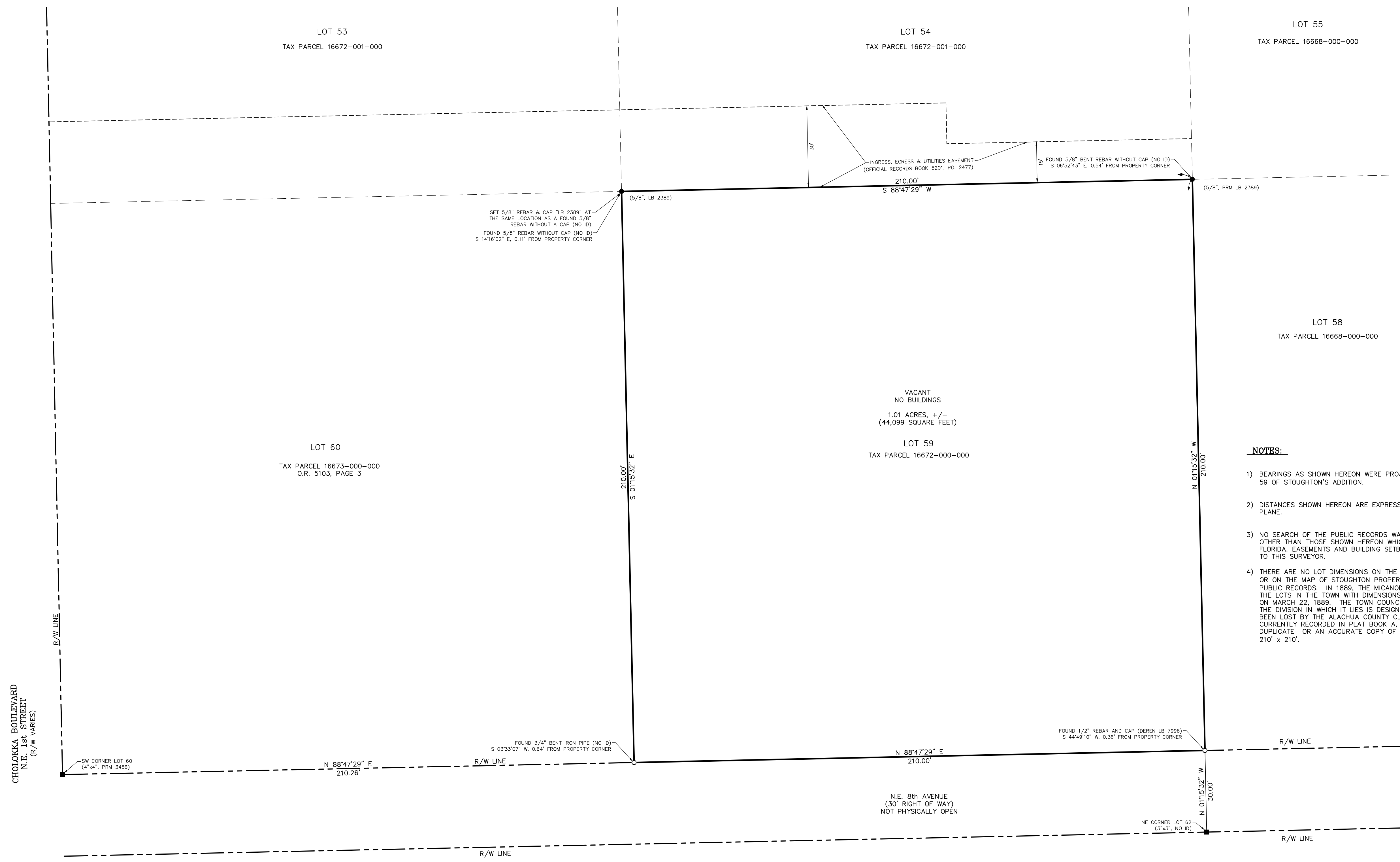


Project No.	2025-062-500	Project Name	BOUNDARY SURVEY
Client	eda consultants inc.	Surveyor	ROBERT W. GRAVER
Check	B.G.	Scale	P.S.M. 4:259
Drawn	B.G.	Corporate Authorization No.	LB 2389

1045	57-65	4/29/2025	5/05/2025
Facebook	Page	Survey Date	Drawing Completed
PREPARED FOR: 1) CITY OF MICANOPY			

THIS SURVEY MEETS THE REQUIREMENTS OF PARAGRAPH 17 OF ARTICLE VI OF THE FLORIDA CONSTITUTION AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 45-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2024), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 4/29/2025.

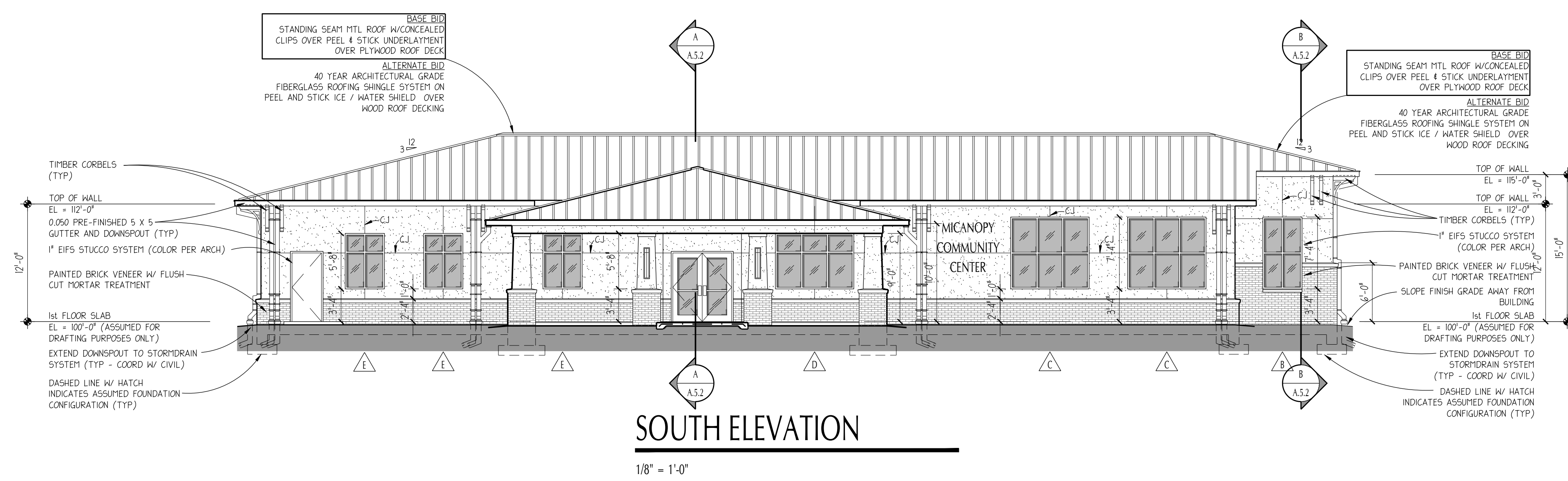
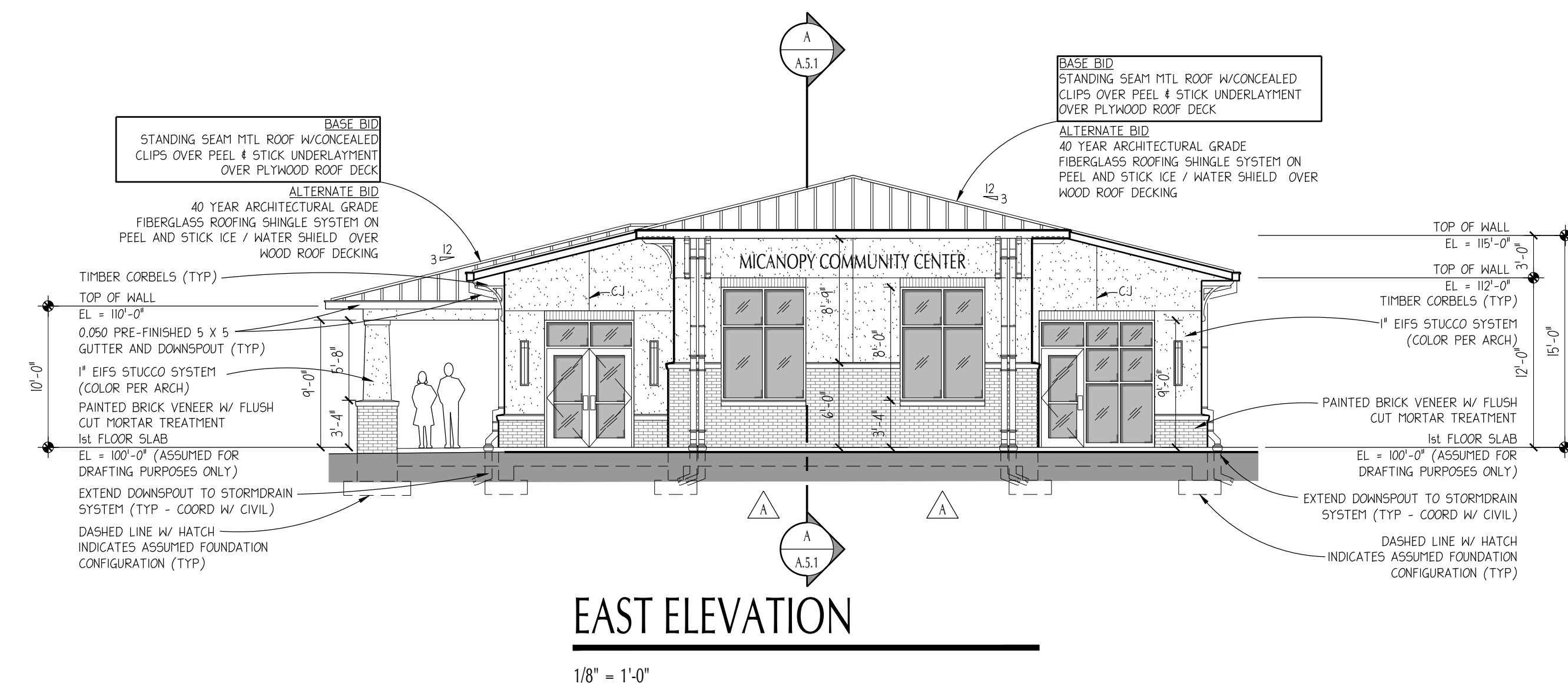
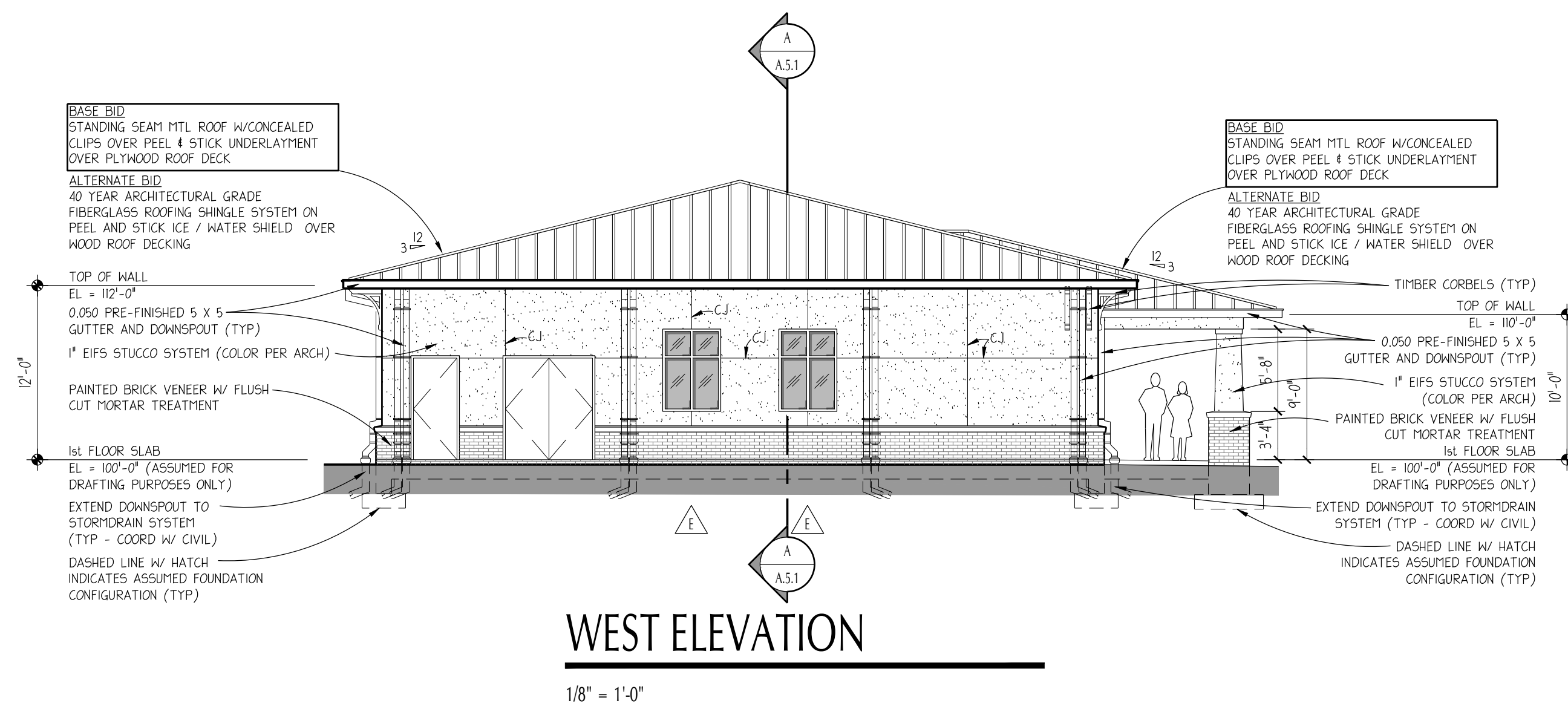
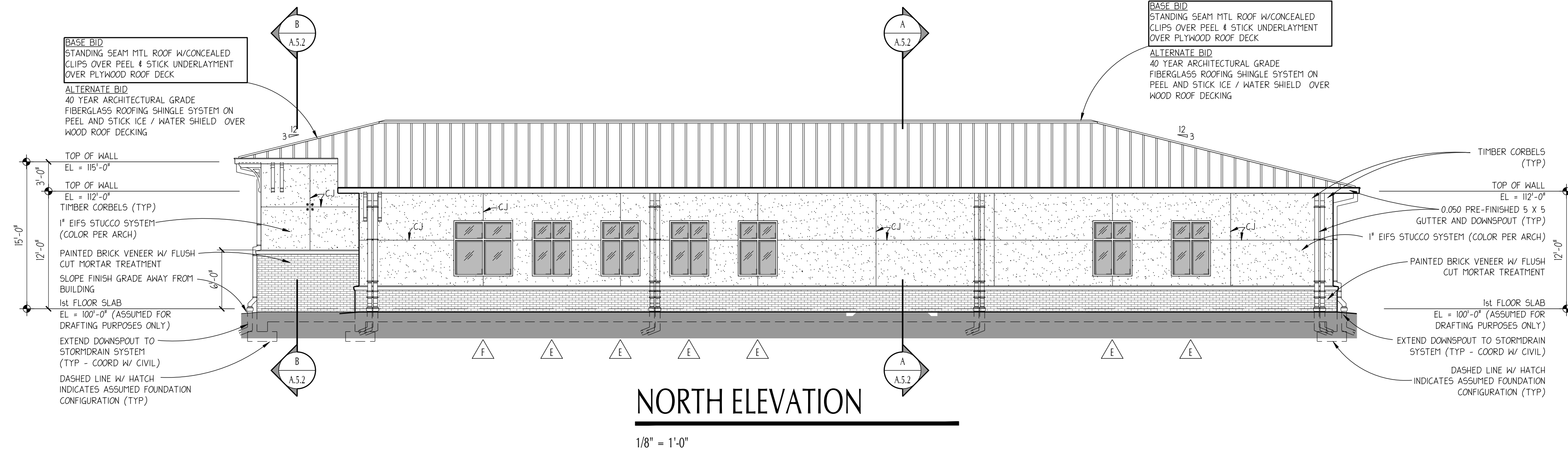
V-1



NOTES:

- 1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 88°47'29" E ON THE SOUTH LINE OF LOT 59 OF STOUGHTON'S ADDITION.
- 2) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
- 3) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- 4) THERE ARE NO LOT DIMENSIONS ON THE PLAT OF THE TOWN OF MICANOPY RECORDED IN PLAT BOOK A, PAGE 31 OR ON THE MAP OF STOUGHTON PROPERTY RECORDED IN DEED BOOK "O", PAGE 433 OF THE ALACHUA COUNTY PUBLIC RECORDS. IN 1889, THE MICANOPY TOWN COUNCIL COMMISSIONED A "MAP OF MICANOPY" DESCRIBING THE LOTS IN THE TOWN WITH DIMENSIONS, WHICH WAS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY ON MARCH 22, 1889. THE TOWN COUNCIL STATED THAT HENCEFORTH THE NUMBER OF A LOT AND NAME OF THE DIVISION IN WHICH IT LIES IS DESIGNATED AS THE PROPER DESCRIPTION OF A LOT. THE ORIGINAL MAP HAS BEEN LOST BY THE ALACHUA COUNTY CLERKS OFFICE AND A HAND DRAWN MAP SUBSTITUTED, WHICH IS CURRENTLY RECORDED IN PLAT BOOK A, PAGE 31. PURPORTEDLY, THE TOWN OF MICANOPY HAS CUSTODY OF A DUPLICATE, OR AN ACCURATE COPY OF THE ORIGINAL MAP, WITH DIMENSIONS. IT APPEARS LOTS 53 & 54 ARE 210' x 210'.

ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.



DRAWN BY: KC, JMA
 DATE: 2025
 PROJECT NO: 25-860

PAUL STRESING ASSOCIATES, INC.
 14617 MAIN STREET
 ALACHUA, FLORIDA 32815
 E-MAIL: ps@paulstresingassociates.com
 REGISTRATION NO. AR0013985 - CA. NO. AA0003977

TOWN OF MICANOPY
NEW COMMUNITY CENTER
 MICANOPY, FLORIDA

REVISIONS	DATE	ARCHITECT'S SEAL

PSA
 LIC. NO. AR0013985



Town of _____

Micanopy
_____ Florida

AGENDA TRANSMITTAL

To: Planning & Historic Preservation Board
From: Sara S. Samario, ICMA-CM, Town Administrator
Subject: Final Site Plan – Micanopy Area Cooperative School (MACS) Expansion
Action Requested: Approve, approve with conditions, or deny.

I. Purpose

The applicant, Micanopy Area Cooperative School (MACS), has submitted the **Final Site Plan** for its proposed building expansion. All required engineering, fire, and technical reviews have been completed, with the Town’s contracted engineer confirming the plan now meets all required technical standards.

II. Supporting Documents Included in the Agenda Packet

- **Final dimension drawings and revised plan set** (JBPro)
- **Initial engineering review** from EDA Consultants, Inc. (November 7, 2025)

Final Site Plan (for agenda)

- **Applicant responses** addressing all comments (November 17, 2025)

Final Site Plan (for agenda)

- **Final engineering clearance** from EDA stating no further comments remain (November 19, 2025)

Final Site Plan (for agenda)

- **Fire Marshal correspondence** confirming water main and hydrant adequacy
- **Tree Committee memorandum** (October 6, 2025) regarding heritage oak considerations

706 NE Cholokka Blvd.
PO Box 137, Micanopy, FL 32667-0137
(352) 466-3121 Town Hall (352) 466-4912 Fax
townhall@micanopytown.com

III. Tree Committee Comments (Modified Summary)

The Tree Committee reviewed the *original* site plan earlier in the process and provided **advisory comments** regarding the protection of a heritage live oak located near the proposed improvements. Their memorandum recommended a 48-foot Tree Protection Zone (TPZ) as a minimum standard.

The updated configuration satisfies the Town’s applicable tree protection standards and addresses the concerns raised in the committee’s advisory memorandum.

IV. Status of Technical Review

The Town’s engineer (EDA) has confirmed that all previous comments have been resolved, including grading, stormwater, septic, and utility revisions. The Fire Marshal has also affirmed that the proposed hydrant and water main configuration is adequate for the site.

No further technical issues remain outstanding.

V. Action Requested

Staff requests that the Commission/Board **review the final site plan and accompanying materials** and take one of the following actions:

1. **Approve** the MACS Final Site Plan;
2. **Approve with conditions**, if additional tree protection measures or monitoring are desired; or
3. **Deny** the application, stating specific reasons.

November 7, 2025

Sara S. Samario, ICMA-CM
Town Administrator
SSamario@micanopytown.com | (352) 466-3121
Town of Micanopy, Florida.

Ref: Construction plans for MACS Building Expansion

Dear Ms. Samario:

The following comments on the construction plans for MACS Building Expansion is very minor and **does not require a resubmittal to eda.**

1. Sheet C0.00

- a. Trip Generation Data is missing and should be included with the building and parking additions
- b. Parking Calculations are missing

2. Sheet 1.00

- a. Existing 6' Wooden Fence in front of Turnaround Area for Pick-Up Queue is not called out to be removed on the Demo plan, but disappears in the rest of the plan set

3. Sheets 3.00-3.02

- a. Please review parking lot and driveway grading. The cross slopes range from below 1% to above 7%.
- b. S-05 has a 100.00 contour reaching into outside of the property line. Please demonstrate you are allowed to grade outside of your property.
- c. The slope of the basin seems to get steeper below contour 98.00. Please indicate the different slopes. Sheet 3.03 seems to indicate it is all 3:1.

4. Sheet 3.03

- a. Cross section A-A indicates a 5' berm near S-03 which is not shown on the plans.
- b. The modeled SHGWT of 99.20 does not match the drainage report.

5. Sheet 4.00

- a. Please call out the valve at the point of connection.
- b. The 4" main may not be enough to provide required flow and/or pressure to the proposed fire hydrant. 6" lines are usually required to serve fire hydrants.
- c. Please provide dimensions for the drainfield.

- d. Please provide distance from drainfield to existing wells on adjacent properties, or provide a note that states no well are present.

6. Septic Design

- a. "Flow rate of dosing pump (gpm) – $Q_p = q * N_t$ " states $q * N_t = 98.57$ gpm. From the calculations above in the page, $q = 11.35$ gpm and $N_t = 6$ laterals. $6 * 11.35 = 68.1$, not 98.57. Please clarify.
- b. Please provide pump curve.

7. Stormwater Report

- a. In the "IV Geotechnical Investigation", the groundwater used should be SHWT, not an average of SHWT and SLWT. The groundwater should be set to 2' below ground elevation. Per the plans, the three borings P1 thru P-3 average to 102.07. Minus the 2' for SHWT, the permanent pool should be set to 100.07. Please justify the 100.20 used.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

Claudia S. Vega, P.E.

Director of Engineering

cvega@edafl.com

edafl.com

November 17th, 2025

Sara S. Samario, ICMA-CM
Town Administrator
706 NE Chokolka Blvd., PO Box 137
Micanopy, FL 32667
(352) 466-3121

RE: MACS Building Expansion Project

Dear Ms. Samario,

Please find attached a resubmittal package for MACS Building Expansion Project. This resubmittal package is provided to address comments provided by EDA Consultants, Inc., on November 7th, 2025.

Please find below responses to the comments for the above referenced project. The comments have been replicated below followed by responses in bold.

Deficiencies to be Addressed:

1. Sheet 0.00
 - a. Trip Generation Data is missing and should be included with the building and parking additions
Response: Trip Generation Data calculations have been added to Sheet C0.00 and a statement added to the submittal package.
 - b. Parking Calculations are missing
Response: Parking calculations have been added to Sheet C0.00.
2. Sheet 1.00
 - a. Existing 6' Wooden Fence in front of Turnaround Area for Pick-Up Queue is not called out to be removed on the Demo plan, but disappears in the rest of the plan set
Response: Demolition plan has been updated, the existing fence has been called out to be removed.
3. Sheet 3.00 – 3.02
 - a. Please review parking lot and driveway grading. The cross slopes range from below 1% to above 7%.
Response: The parking lot and driveway grading has been revised.

- b. S-05 has a 100.00 contour reaching into outside of the property line.

Please demonstrate you are allowed to grade outside of your property.

Response: Per coordination with Alachua County Public Works this is the preferred location for the outfall. Outfall structure is located on site; however, a small amount of grading was required to connect to the existing swale.

- c. The slope of the basin seems to get steeper below contour 98.00. Please indicate the different slopes. Sheet 3.03 seems to indicate it is all 3:1.

Response: Basin cross detail on Sheet C3.03 has been updated to show the grade break.

4. Sheet 3.03

- a. Cross section A-A indicates a 5' berm near S-03 which is not shown on the plans.

Response: The berm call-out has been removed.

- b. The modeled SHGWT of 99.20 does not match the drainage report.

Response: The modeled SHGWT has been updated to be 100.07' as stated in comment 7a below. The drainage report has been updated to match the SHGWAT on sheet C3.03.

5. Sheet 4.00

- a. Please call out the valve at the point of connection.

Response: Addressed as requested.

- b. The 4" main may not be enough to provide required flow and/or pressure to the proposed fire hydrant. 6" lines are usually required to serve fire hydrants.

Response: Per coordination with Alachua County Fire Marshall the 4-inch main will be sufficient due to the lack of other mains in the area.

- c. Please provide dimensions for the drainfield.

Response: Dimensions have been added on the drainfield

- d. Please provide distance from drainfield to existing wells on adjacent properties, or provide a note that states no well are present.

Response: There are no wells in the vicinity of the property. The adjacent residential properties are connected to a 2-inch water main.

6. Septic Design

- a. "Flow rate of dosing pump (gpm) – $Q_p = q * N_t$ " states $q * N_t = 98.57$ gpm. From the calculations above in the page, $q = 11.35$ gpm and $N_t = 6$ laterals. $6 * 11.35 = 68.1$, not 98.57. Please clarify.

Response: Calculations have been revised to reflect $q * N_t = 68.1$

- b. Please provide pump curve.

Response: A pump curve has been provided.

7. Stormwater Report

- a. In the "IV Geotechnical Investigation", the groundwater used should be SHWT, not an average of SHWT and SLWT. The groundwater should be set to 2' below ground elevation. Per the plans, the three borings P1 thru P-3 average to 102.07. Minus the 2' for SHWT, the permanent pool should be set to 100.07. Please justify the 100.20 used.

Response: To minimize ground water contributions, the control elevation was set slightly above the normal on-site ground water table elevation following SJRWMD Volume II - Section 8.10.

Sincerely,



Timothy J. Boehlein, PE
Project Manager, JBPro



November 19, 2025

Sara S. Samario, ICMA-CM

Town Administrator

SSamario@micanopytown.com | (352) 466-3121

Town of Micanopy, Florida.

Ref: Construction plans for MACS Building Expansion

Dear Ms. Samario:

We have no further comments on the construction plans for MACS Building Expansion. All previous comments have been addressed.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

Claudia S. Vega, P.E.

Director of Engineering

cvega@edafl.com

edafl.com

Sara Samario

From: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Sent: Friday, November 14, 2025 11:19 AM
To: Sara Samario
Cc: Brenda Maynard
Subject: FW: MACS - Submittal

Sara,

See below from the Fire Marshall's office,

Let me know if you have any further questions

Tim Boehlein, PE (FL, GA, NC, SC, TX) LEED GA
Project Manager

o (352) 375-8999
c (352) 575-5455



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From: Silver Ware <sware@alachuacounty.us>
Sent: Thursday, November 6, 2025 7:39 AM
To: Tim Boehlein, PE <tim.boehlein@jbpro.com>; Ian Daniels <ian.daniels@jbpro.com>
Cc: John Adler <jadler@alachuacounty.us>
Subject: RE: MACS - Submittal

[EMAIL FROM EXTERNAL SOURCE]

Good morning

Thank you we have no further comment

Thank you

Chip

From: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Sent: Wednesday, November 5, 2025 11:45 AM
To: Silver Ware <sware@alachuacounty.us>; Ian Daniels <ian.daniels@jbpro.com>
Cc: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Subject: RE: MACS - Submittal

Good morning Chip,

Please see attached the revised plans and fire flow test report. Please let me know if you have any questions or concerns,

Thanks,

Tim Boehlein, PE (FL, GA, NC, SC, TX) LEED GA
Project Manager

o (352) 375-8999
c (352) 575-5455



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From: Silver Ware <sware@alachuacounty.us>
Sent: Thursday, October 30, 2025 1:10 PM
To: Ian Daniels <ian.daniels@jbpro.com>
Cc: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Subject: RE: MACS - Submittal

[EMAIL FROM EXTERNAL SOURCE]

Sounds good it's on the calendar.

Thank you

Chip

From: Ian Daniels <ian.daniels@jbpro.com>
Sent: Thursday, October 30, 2025 1:08 PM
To: Silver Ware <sware@alachuacounty.us>
Cc: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Subject: Re: MACS - Submittal

Good afternoon Chip,

Let's plan for Monday afternoon around 2:00 PM if that works for you then.

Thank you!

Ian Daniels

Construction Manager

o (352) 375-8999

c (352) 538-0868



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From: Silver Ware <sware@alachuacounty.us>
Sent: Thursday, October 30, 2025 1:02 PM
To: Ian Daniels <ian.daniels@jbpro.com>
Cc: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Subject: RE: MACS - Submittal

[EMAIL FROM EXTERNAL SOURCE]

Good afternoon

I'm free all day Monday 110325 or after 12:00 on Tuesday 110425.

Thank you

Chip

From: Ian Daniels <ian.daniels@jbpro.com>
Sent: Thursday, October 30, 2025 11:06 AM
To: Silver Ware <sware@alachuacounty.us>
Cc: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Subject: Re: MACS - Submittal

Good morning Chip,

I am getting things set up for the hydrant flow test out at MACS. Is there a certain day next week that you would like to conduct the test? I understand you would like to be present for it.

Thank you,

Ian Daniels
Construction Manager

o (352) 375-8999
c (352) 538-0868



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From: Silver Ware <sware@alachuacounty.us>
Sent: Thursday, October 30, 2025 8:51 AM
To: Tim Boehlein, PE <tim.boehlein@jbpro.com>; ssamario@micanopytown.com <ssamario@micanopytown.com>
Cc: John Adler <jadler@alachuacounty.us>; maynardb@macschool.us <maynardb@macschool.us>; Michael Park <michael.park@jbpro.com>; Ian Daniels <ian.daniels@jbpro.com>
Subject: RE: MACS - Submittal

[EMAIL FROM EXTERNAL SOURCE]

Thank you. Yes, delineating the Fire Access Road to 150 feet by painting the limits will be accepted by the AHJ and comply with NFPA 1 18.2.3.5.4.

Thank you

Chip

From: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Sent: Thursday, October 30, 2025 8:42 AM
To: Silver Ware <sware@alachuacounty.us>; ssamario@micanopytown.com
Cc: John Adler <jadler@alachuacounty.us>; maynardb@macschool.us; Michael Park <michael.park@jbpro.com>; Ian Daniels <ian.daniels@jbpro.com>
Subject: RE: MACS - Submittal

Good morning Chip,

We will remove the PIV and I will have Ian Daniels contact you regarding a new fire flow test.

Our only concern is the fire access road and total distance. The length of our paved roadway is 175', however my understanding was that the fire access road is only required to allow the apparatus to be within 50' of at least one exterior door and 450' of all doors (assuming that we are sprinklered)

The idea is that the fire apparatus would only need to come into the site around 75' to get within the required distance of all exterior doors. If we were to paint out the limits of the "fire access road" would that suffice?

Thank you,

Tim Boehlein, PE (FL, GA, NC, SC, TX) LEED GA
Project Manager

o (352) 375-8999
c (352) 575-5455



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From: Silver Ware <sware@alachuacounty.us>
Sent: Thursday, October 30, 2025 8:10 AM
To: ssamario@micanopytown.com
Cc: John Adler <jadler@alachuacounty.us>; maynardb@macschool.us; Tim Boehlein, PE <tim.boehlein@jbpro.com>; Michael Park <michael.park@jbpro.com>
Subject: RE: MACS - Submittal

[EMAIL FROM EXTERNAL SOURCE]

Good morning

As request I'm replying on the plan set sent to FM Adler. ACFR has three comments.

- 1 The PIV will not be required by the AHJ, if the DCBFP has indicating valves such as Outside Stem and Yolks (OSY) installed.
- 2 Conduct another Flow Test of the fire main to verify the static, residual, and flow data. ACFR will witness the test. Please contact me at 352-494-3140 for scheduling.
- 3 Fire Apparatus Access is more than 150 in length. Please provide a method to either limit the FD access road to 150 in length or provide a turn around to comply with NFPA 1 18.2.3.5.4. If a turn around will be designed (cult-e-sac, hammer head, Y's, etc.) an Auto Turn exhibit depicting ACFR traveling through the turn around will be require.

Please contact me if any questions come up.

Thank you

Chip
Cell# 352-494-3140



Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)



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All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: John Adler <jadler@alachuacounty.us>
Sent: Wednesday, October 29, 2025 3:18 PM
To: Silver Ware <sware@alachuacounty.us>
Subject: FW: MACS - Submittal



John Adler, CFO, FM, MIFireE
Fire Marshal / Division Chief
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3107 (office) • 863-781-1452 (mobile) • 352-384-3157 (fax)



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All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Sara Samario <SSamario@micanopytown.com>
Sent: Wednesday, October 29, 2025 2:40 PM
Cc: PPolk-Micanopy <PPolk@micanopytown.com>
Subject: FW: MACS - Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon. I am sending you the final site plan submission from JBPro for the MACS site plan in the email below. Please let me know if you need anything additional from the applicant.

Sara

Sara S. Samario, ICMA-CM
Town Administrator
Town of Micanopy
706 NE Chokolka Blvd, PO Box 137
Micanopy, FL 32667
(352) 466-3121
www.MicanopyTown.com

"Honor the past. Build the future. Steward the journey."



From: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Sent: Tuesday, October 28, 2025 10:31 PM
To: Sara Samario <SSamario@micanopytown.com>
Cc: Brenda Maynard <maynardb@macschool.us>; Michael Park <michael.park@jbpro.com>
Subject: RE: MACS - Submittal

Good evening Sara,

Please see attached our full construction plan set which addresses preliminary comments from the Fire Marshall Office and EDA Planning Staff. As we understand the process, these will be submitted by the City to EDA and the Fire Marshal office. The outside reviewers will then provide us with any comments or final approval letters. If needed, we will address comments so that we have final approval letters from all (3) outside reviewers. Once we have approval, we will go back for a final hearing in which the Board will vote on whether we have satisfied the conditions of our last meeting.

If you have any other questions or concerns, please let me know,

[☐ 2025-10-28 - MACS Submittal #3](#)

Thanks,

Tim Boehlein, PE (FL, GA, NC, SC, TX) LEED GA
Project Manager

o (352) 375-8999
c (352) 575-5455



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From: Sara Samario <SSamario@micanopytown.com>
Sent: Tuesday, October 28, 2025 11:33 AM
To: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Cc: Brenda Maynard <maynardb@macschool.us>; Michael Park <michael.park@jbpro.com>
Subject: RE: MACS - Submittal

[EMAIL FROM EXTERNAL SOURCE]

Hi Tim. Digital copies should be sufficient, but we will let you know if hard copies are needed.

No word yet on the lot size, but I will check in with Derek to see where she is on a legal opinion.

Sara

Sara S. Samario, ICMA-CM
Town Administrator
Town of Micanopy
706 NE Chokolka Blvd, PO Box 137
Micanopy, FL 32667
(352) 466-3121
www.MicanopyTown.com

"Honor the past. Build the future. Steward the journey."



Town of _____
Micanopy
Florida

From: Tim Boehlein, PE <tim.boehlein@jbpro.com>
Sent: Tuesday, October 28, 2025 10:30 AM
To: Sara Samario <SSamario@micanopytown.com>
Cc: Brenda Maynard <maynardb@macschool.us>; Michael Park <michael.park@jbpro.com>
Subject: MACS - Submittal

Good morning Sara,

We are getting ready to submit our final construction plan set which will include all necessary details to submit to the Fire Marshal and to EDA Planning / Engineering. For this submittal, do you need hard-copies of all application material, or will a digital copy be sufficient?

Is there any update on the interpretation of the lot-size question regarding the total number of students?

Thanks,

Tim Boehlein, PE (FL, GA, NC, SC, TX) LEED GA
Project Manager

o (352) 375-8999
c (352) 575-5455



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Town of Micanopy
Tree Committee Memorandum

Date: October 6, 2025

To: Planning and Historic Preservation Board

From: Town of Micanopy Tree Committee

Subject: Tree Preservation and Protection Review — Micanopy Area Cooperative School (MACS) Site Plan

The Tree Committee has reviewed the Application for Land Use Approval submitted by JBPro Construction Services for the Micanopy Area Cooperative School (MACS). Our review focused on the preservation of mature live oak (*Quercus virginiana*) trees located within and adjacent to the proposed development area, with particular attention to a large live oak on Parcel 2 measuring approximately 92 inches DBH (diameter at breast height) and 23 feet in circumference, estimated to be between 150 and 200 years old.

1. Purpose

This memorandum provides technical observations and recommendations related to tree protection and site design. The intent is to support compliance with the Town’s Land Development Code (Article VII — Landscaping and Tree Preservation) and to promote sound arboricultural practices that protect significant heritage trees during site development.

2. Site Observations

- The root system of the heritage live oak has likely experienced prior disturbance during the construction of NW 8th Street. Given the tree’s size and age, additional impacts from nearby paving or septic installation will affect its long-term health.
- The proposed “turnaround area for pick-up queue” and septic drain field are located within proximity to the tree’s likely root zone. These activities will alter the soil-root matrix and reduce oxygen availability in the soil, which increases vulnerability to pathogens such as *Armillaria* and *Phytophthora* (root rot).
- Four additional large live oaks along the south property line (DBH 38–49 inches) are also located near proposed construction areas, including septic and drain field components within approximately 15 feet of the nearest trunk.

3. Tree Protection Zone (TPZ) Considerations

The Town’s Land Development Code requires the protection of trees during development and authorizes the Town to establish appropriate measures to prevent root disturbance and soil compaction. While the Code does not specify a fixed TPZ formula, arboricultural standards provide useful guidance:

706 NE Cholokka Blvd.
PO Box 137, Micanopy, FL 32667-0137
(352) 466-3121 Town Hall (352) 466-4912 Fax
townhall@micanopytown.com

- The International Society of Arboriculture (ISA) defines a **Critical Root Zone (CRZ)** as a radius to 12 inches for every inch of trunk diameter. For a 92-inch DBH tree, this would be approximately 92 feet.
- Research by Benson et al. (2019) suggests a 115-foot protective radius for mature live oaks, based on calculations.
- The measured canopy dripline for this heritage oak extends approximately 73 feet from the trunk. Even applying a conservative two-thirds ratio would yield a TPZ of approximately 48 feet, which exceeds the 40-foot TPZ currently shown on the plan.

These comparative standards indicate that the area proposed for protection will not fully encompass the root zone necessary to sustain the tree’s health and stability.

4. Recommendations

To promote compliance with the Town’s LDC and accepted arboricultural practices, the Tree Committee recommends the following:

1. **Increase the tree protection area** surrounding the heritage live oak on Parcel 2 to encompass the canopy dripline.
2. **Relocate septic and drainage components** outside the recommended protection area.
3. **Establish protective fencing** around all large live oaks prior to construction and maintain barriers until site work is complete.
4. **Avoid grading, trenching, or material storage** within designated protection zones.
5. **Consult a certified arborist** to verify tree protection fencing, monitor during construction, and provide post-construction evaluation.
6. **Coordinate directly with Town staff and the Tree Committee** before finalizing any landscape or grading revisions to ensure compatibility with preservation goals.

5. Summary

The Tree Committee respectfully submits these recommendations to assist the applicant and the Planning and Historic Preservation Board in ensuring the long-term preservation of Micanopy’s heritage live oaks. Adjustments to the site layout or protective distances will help balance project objectives with the Town’s commitment to protecting its historic tree canopy.

Respectfully submitted,

Town of Micanopy Tree Committee

Paul Cohen
 Gary Hunt
 Matt Palumbo

706 NE Cholokka Blvd.
 PO Box 137, Micanopy, FL 32667-0137
 (352) 466-3121 Town Hall (352) 466-4912 Fax
townhall@micanopytown.com

LEGAL OPINION

TO: Planning and Historic Preservation Board (PHPB)
 FROM: Office of the Town Attorney
 DATE: December 15, 2025
 RE: MACS Final Site Plan

Context:

The MACS Final Site Plan Review is scheduled to be heard on December 16, 2025. The MACS Preliminary Site Plan Review was conducted on October 7, 2025 at which the PHPB voted unanimously to approve the site plan with the following conditions:

1. Final review by the Town's contracted planner and engineer for LDC compliance
2. Review by Alachua County Fire Marshall
3. Implementation of a tree protection zone as recommended by the tree committee

The PHPB will determine on December 16, 2025 whether all of these conditions have now been met upon review of the correspondence attached to the Agenda and testimony presented at the hearing.

Issue #1:

Whether the Site Plan is compliant with the setback requirements set forth in the LDC.

Answer:

Yes. The section of the LDC referenced by citizens at the October 7, 2025 meeting applies to "accessory structures", which is defined as "[a] subordinate detached structure, the use of which is customarily and normally incidental to that of the principal use on the same lot and does not include residential uses." The septic system/drain field in the site plan is not an accessory structure. It is an underground system. Accordingly, these setback regulations do not apply.

Issue #2:

Whether the lot size for MACS is too small for the proposed number of students and therefore not compliant with the minimum lot size requirements of the LDC.

Answer:

No. Fla. Stat. § 1002.33, which became effective July 1, 2025, prohibits local governments from imposing greater standards and restrictions on charter schools than on public schools. Sec. 4.02.13 of the LDC setting forth the minimum lot size requirements only applies to "Private Schools/Charter Schools." See below:

4.02.13. PRIVATE SCHOOLS / CHARTER SCHOOLS.

A. Dimensional requirements.

1. Minimum lot area shall be the minimum lot area required for the specific zoning district where allowed (R-2 = 21,780 sf (0.5 acres) + C-1 = 10,000 sf (.23 acre); TOTAL = 31,780 sf (0.73 acres)) plus one (1) acre for every one hundred (100) students (or fraction thereof)(0.57 acres), except where the lot size is five (5) acres or more, based on building code capacity.

The LDC does not impose these same restrictions upon public schools. Accordingly, this section of the LDC imposing a minimum lot size upon a charter school is unenforceable and pre-empted by state law.

Charter schools that are not conversion schools are governed by the Florida Building Code.

Florida Building Code Sec. 453.8.2 states school facility size shall be subject to the standards set forth in the “size of space and occupant design criteria table” found in the Department of Education’s “State Requirements for Educational Facilities.”

However, Fla. Stat. § 1002.33(18)(a) states “[a] startup charter school shall utilize facilities which comply with the Florida Building Code pursuant to chapter 553 except for the State Requirements for Educational Facilities. . . .

Charter schools, with the exception of conversion charter schools, are not required to comply, but may choose to comply, with the State Requirements for Educational Facilities of the Florida Building Code adopted pursuant to s. 1013.37.

Fla. Stat. § 1013.36 provides that “[e]ach new site selected must be **adequate in size** to meet the educational needs of the students to be served on that site by the original educational facility or future expansions of the facility through renovation or the addition of relocatables.”

All of these statutory provisions address the size of the actual facility, not the size of the lot on which the facility is constructed.

Issue #3:

Whether MACS needs a special use permit since 1 parcel of the site is zoned R2 and Sec. 2.02.03(C) of the LDC states a special use permit is required for public and private schools in residential district.

Answer:

Yes. Fla. Stat. § 1002.33, which became effective July 1, 2025, prohibits local governments from imposing greater standards and restrictions on charter schools than on public schools. Because the LDC applies the same standard to public and private schools, it is not pre-empted by statute in this respect and MACS must obtain a special use permit to operate on the residential parcel.



Application for Land Use Approval

Date: 11/14/2025

Application Number: _____

Requested Approval

Certificate of Appropriateness

Lot Split

Variance

Re-Zoning

Site Plan Review

Sign

Fence

Tree Removal

Other Special Use Permit

Property Owner Name: Micanopy Area Cooperative School Inc.

Property Owner Mailing Address: 802 NW Seminary Ave, Micanopy, FI 32667

Applicant (if other than property owner): JBPRO

Applicant Mailing Address: 3530 NW 43rd Street, Gainesville, FI 32606

Owner/Applicant Telephone: 352 - 375 - 8999 Email tim.boehlein@jbpro.com

Property Tax Parcel Number: 16808-002-000 & 16520-067001 Current Zoning: _____

Property Street Address: 803 NW Seminary Ave, Micanopy, FI 32667

Requested/Proposed Action: To approve a special use permit for the portion of land zoned R-2 and allow for accessory uses such as the septic tank and turn-around area for vehicles to be placed on the parcel.

Reason/Justification for this Application: _____

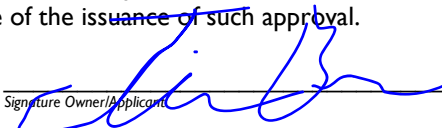
The Town of Micanopy comprehensive plan states that educational facilities are an allowable use on residential properties. The land development code states that educational facilities are allowable on residential properties with a special exemption. State Statutes do not allow additional conditions to be placed on charter schools that are not placed on public educational facilities.

Included With this Application: Survey Site Plan Floor Plan
 Elevation Drawings Construction Drawings Project Photos
 Other: _____

Fee Amount: \$ _____ Date Paid: _____
 Cash Check: Date _____ Number _____

The undersigned property Owner/Applicant understands that this Application becomes a part of the permanent records of the Town of Micanopy; that the information and statements provided herein and documentation provided herewith are correct and true to the best of the undersigned's knowledge and belief, and all such information/documentation is public record; and that any work or other action associated with the approval granted must commence within one year of the date of the issuance of such approval.

Signature of Owner/Applicant:



Signature Owner/Applicant
11/14/2025

Date

Town of Micanopy

Approval Conditional Approval Denied

Comments and/or Conditions:

Planning & Historic Preservation Board:

Date: _____

Signature

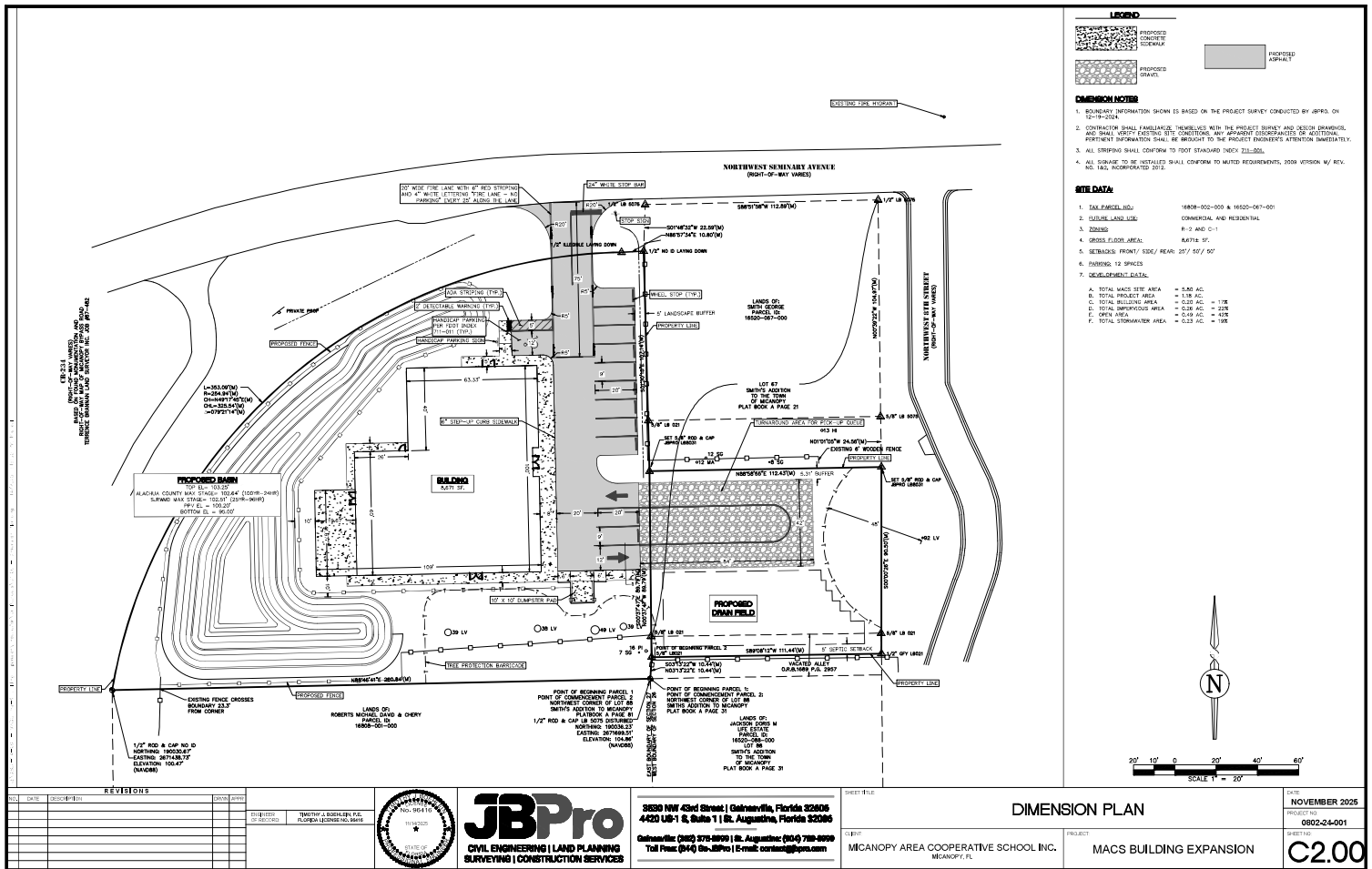
Printed Name & Title

Town of Micanopy:

Date: _____

Signature

Printed Name & Title



LEGEND

	PROPOSED CONCRETE DRIVEWAY
	PROPOSED ASPHALT
	PROPOSED GRAVEL

- DIMENSION NOTES**
- BOUNDARY INFORMATION SHOWN IS BASED ON THE PROJECT SURVEY CONDUCTED BY JBP, ON 12-19-2024.
 - CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS AND SHALL VERIFY SETTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR OMISSIONS, PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
 - ALL SETBACKS SHALL CONFORM TO FOOT STANDARD INDEX ZILL-001.
 - ALL DIMENSIONS TO BE VERIFIED SHALL CONFORM TO MUTED REQUIREMENTS, 0309 (VERSION W/ REV. NO. 1), ACCURATED 2012.

- SITE DATA:**
- SCALE: 1" = 20'
 - DATE: 11/20/2025
 - PROJECT: 0802-24-001
 - CLIENT: MICANOPY AREA COOPERATIVE SCHOOL INC., MICANOPY, FL
 - PROJECT: MACS BUILDING EXPANSION
- ACRES:**
- | | |
|--------------------------|------------------|
| A. TOTAL MACS SITE AREA | = 5.60 AC. |
| B. TOTAL PROJECT AREA | = 1.18 AC. |
| C. TOTAL RESIDUAL AREA | = 4.42 AC. = 17% |
| D. TOTAL IMPURVIOUS AREA | = 0.36 AC. = 6% |
| E. TOTAL OPEN AREA | = 4.06 AC. = 72% |
| F. TOTAL STORMWATER AREA | = 0.23 AC. = 4% |

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD

DESIGNED BY: TWENTY-A BODILIN, P.E., FLORIDA LICENSE NO. 18416

PROF. SEAL: J.B. PRO, CIVIL ENGINEER, LICENSE NO. 12454

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DIMENSION PLAN

SHEET TITLE: DIMENSION PLAN

CLIENT: MICANOPY AREA COOPERATIVE SCHOOL INC., MICANOPY, FL

PROJECT: MACS BUILDING EXPANSION

DATE: NOVEMBER 2025

PROJECT NO: 0802-24-001

SHEET NO: C2.00