



# Joint Town Commission and Alachua County BoCC Special Meeting Agenda

Monday, June 16, 2025 at 6:00 PM

706 NE Cholokka BLVD

## CALL TO ORDER

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

## AGENDA APPROVAL

## NEW BUSINESS

1. Community Resource Center
2. Annex Property Update
3. Surtax Joint Partnership Projects
4. Micanopy CRA Discussion

## PUBLIC COMMENT

## COMMISSION COMMENTS

5. County Commission Comment
6. Town Commission Comment

## 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.

# Micanopy Happenings



# Current Town Projects at a Glance



Water System Upgrades



Park Improvements – equipment upgrades, lighting, etc



Historic District Preservation



Updating Comprehensive Plan & Land Development Code



Expansion of MNAHP

# Current Town Projects at a Glance



Advanced Metering Infrastructure (AMI)



Community Resource Center

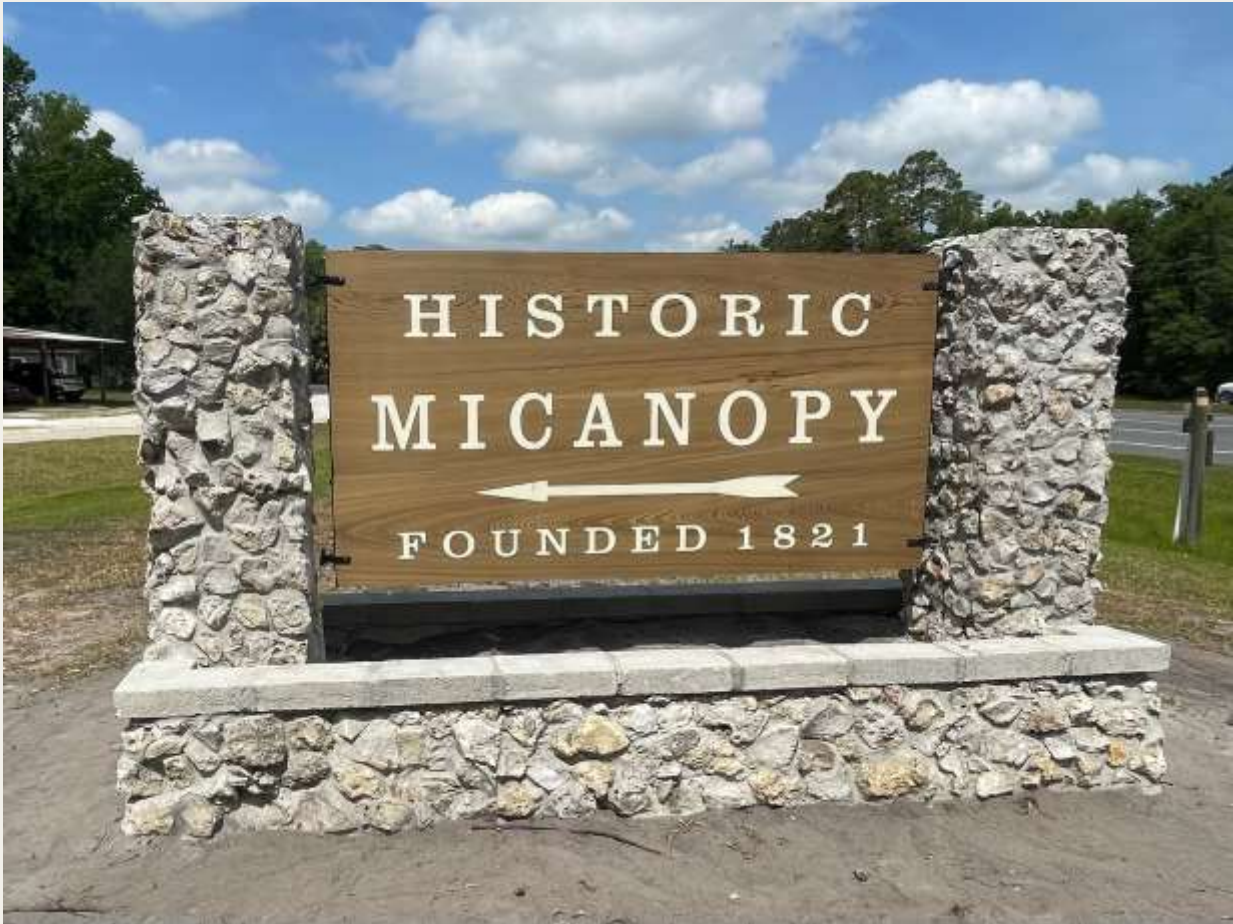


Community Redevelopment Agency (CRA) Case Study



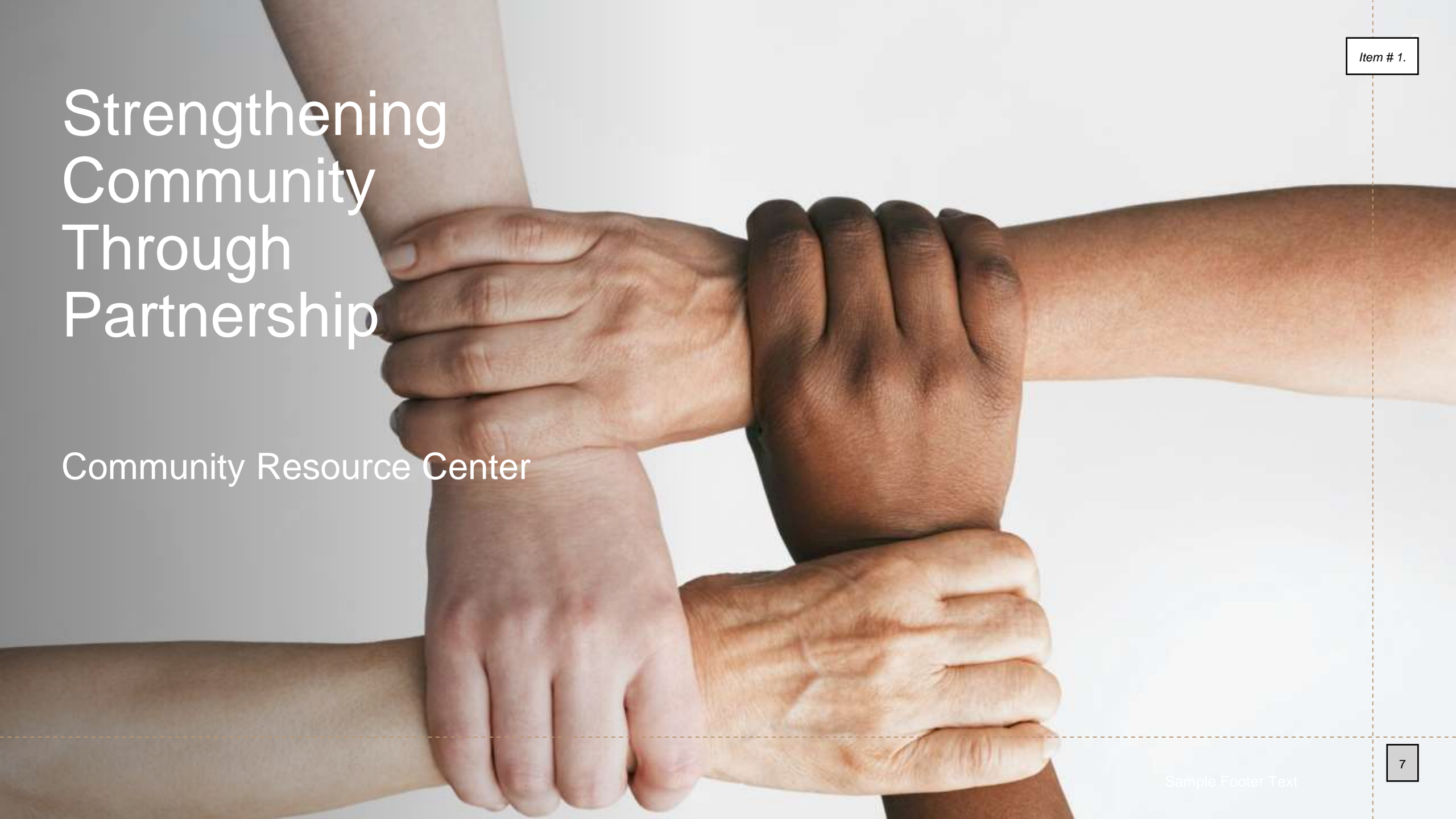
# Recent Accomplishments

- ◆ Mold Remediation
- ◆ Gazebo Replacement
- ◆ Town Entry Signs
- ◆ Annexation of County Property
- ◆ Park Upgrades
- ◆ Equipment Upgrades
- ◆ Community Visioning



# Strengthening Community Through Partnership

Community Resource Center



# Grant Evolvement

- ♦ Original grant application was submitted in December 2021 for Community-Wide Broadband
- ♦ In October 2023, we requested an amendment for a Community Resource Center



# CDBG-CV

- Rehabilitation of a facility/building for testing, diagnosis, vaccinating or treatment of Covid-19
- Acquire and rehabilitate, or construct, a group living facility that may be used to centralize patients undergoing treatment
- Installation of wiring, fiber optic cables and permanently affixed equipment such as receivers for areas to receive broadband internet access
- ~~Rehabilitate a senior center, community center or homeless shelter by replacing the HVAC system and/or installing an air purification system~~
- Acquisition and/or rehabilitation of a building to expand capacity of homeless shelters to accommodate social distancing and isolation
- Reconstruction of sidewalks (expansion) to allow for social distancing
- Installation of wi-fi routers/extenders in affordable housing buildings and/or communities which contain at least 51% low to moderate income residents
- Provide testing, diagnose or other services at a fixed or mobile location
- Provide equipment, supplies and materials necessary to carry-out a public service (i.e. childcare for working parents with distance learning facilities for school aged children)
- Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities



wm stokes community center

# Willie Mae Stokes Community Center

- ♦ *Educational Programs*
- ♦ *Youth Development Programs*
- ♦ *Family Programs & Community Resources*
- ♦ *Employment Services*

# A Collaborative Vision

- The Town of Micanopy is investing in community infrastructure.
- WMSCC will lease and operate the facility long-term.
- Focus on youth programs, job training, wellness, and cultural activities.
- Partnership promotes sustainable, locally-led programming.



# Empowering the Micanopy Community

- Safe, inclusive space for residents of all ages
- Programs include job readiness, afterschool tutoring, and community events
- Cultural enrichment and civic engagement activities
- Enhances quality of life and community pride



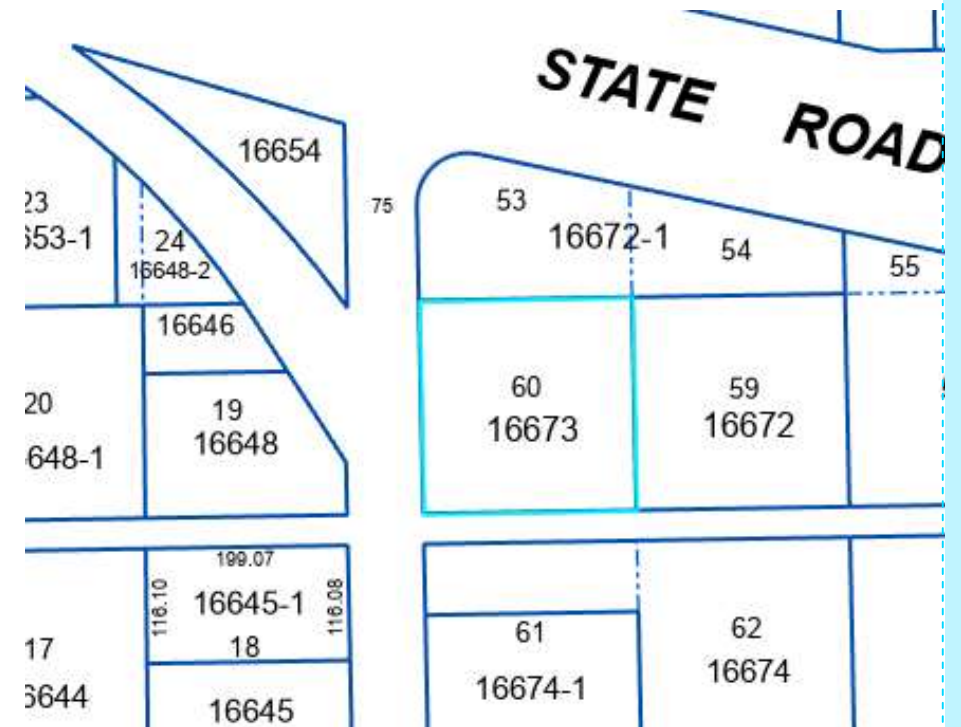
# Investing in People. Strengthening Place.

- The Town–WMSCC partnership is a model for collaborative community investment.
- This project demonstrates Micanopy’s commitment to equity and access.



# Where are we in the process

- Working with Paul Stressing and Associates on building design
- First appraisal of land is complete
- Working on review appraisal
- Next steps – contract with the landowner for the property
- Apply for site plan approval and secure a contractor



# Annex Property Update

Expansion of the Micanopy  
Native American Heritage  
Preserve

# Progress

- Renovations to the residential structure have commenced
- Installed fence connecting the property to the existing MNAHP
- Communicating with Alachua Conservation Trust on partnership opportunities



# Progress



# Next Steps



TRAIL  
DEVELOPMENT



SIGNAGE



CARETAKER  
RESIDENCE

# Surtax Joint Partnership Projects

Annex Renovation & Site Improvements  
Micanopy Water Quality Improvement



Install fencing to establish a secure, defined property boundary



Renovations to structure include termite treatment, flooring removal, replacing damaged wood, window installation, debris removal, and any necessary repairs.

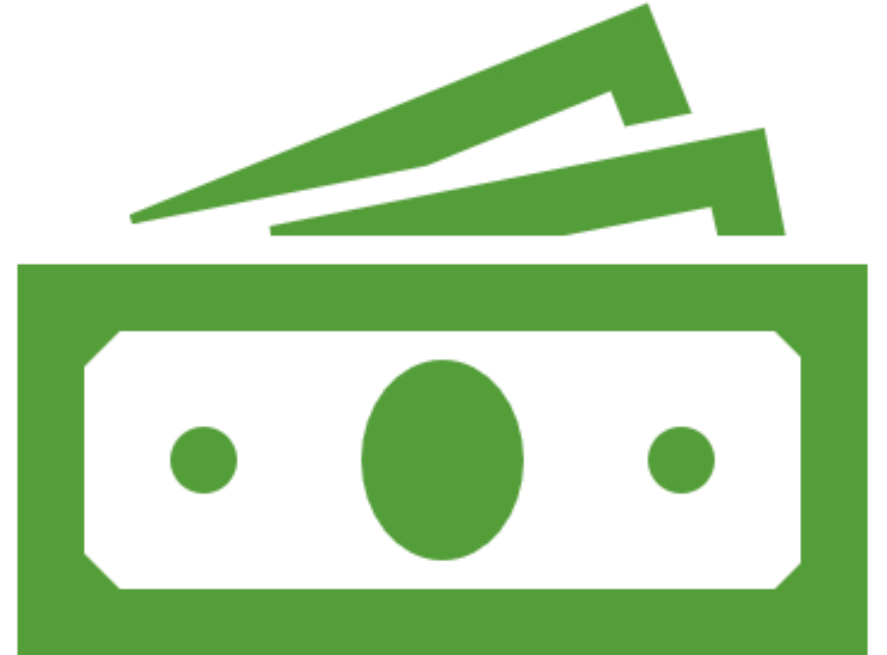


Property Signage

# Annex Site

# Project Cost

- ◆ Approximately \$35,000
  - ◆ Residential Structure Repairs
  - ◆ Demolition and Disposal
  - ◆ Fence Installation
  - ◆ Signage
  - ◆ Trail Development





# Water Quality – Filtration System

# Granular Activated Carbon

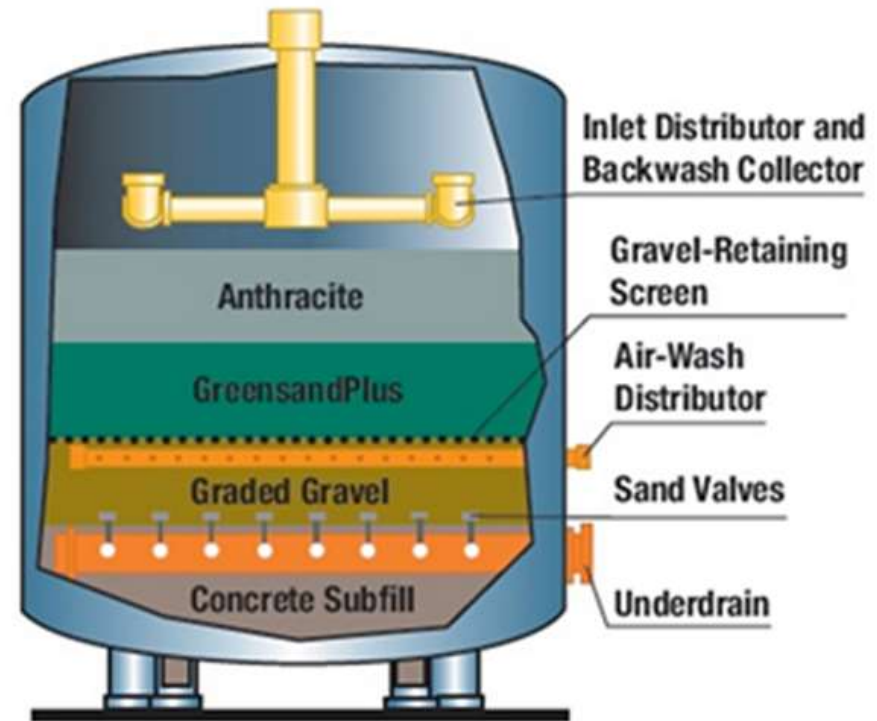
- Pressure filtration to remove common water contaminants (iron, manganese, arsenic).
- Utilize formation of insoluble form of undesired contaminant, which is physically separated from the water by the Greensand.



Typical Greensand Filtration Unit  
Source: Complete Water Solutions

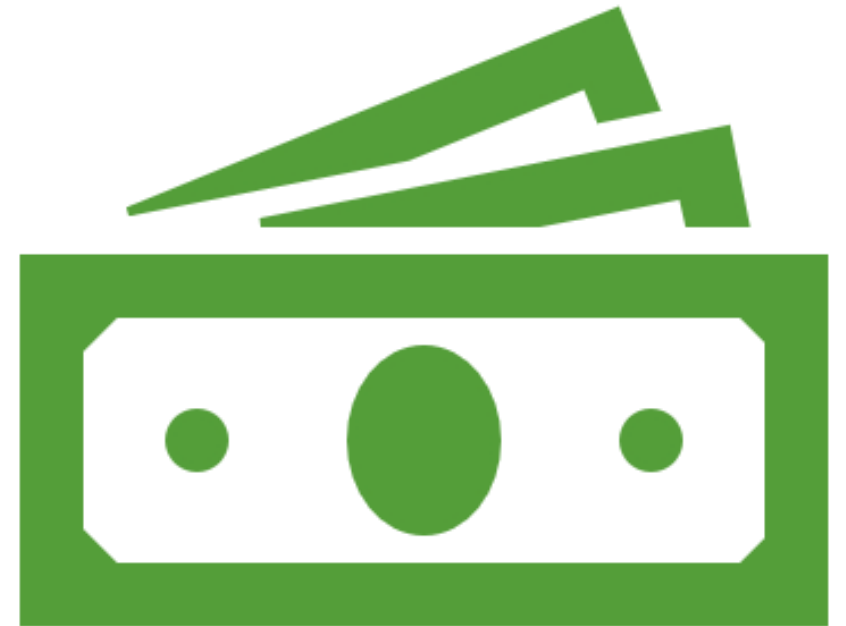
# Granular Activated Carbon

- Removes a wide range of contaminants, including organic compounds.
- Reduces disinfection byproducts formed during chlorination of water.
- Requires minimal maintenance.



# Project Cost

- ♦ Capital Cost: \$1,565,000
- ♦ Estimated Completion: 2029
- ♦ Anticipated funding through:
  - ♦ FDEP State Revolving Fund
  - ♦ Legislative Appropriations
  - ♦ Other Infrastructure Surtax Partnership Funds



FLORIDA'S OLDEST INLAND TOWN

# MICANOPY

Vision and Heritage

*Where history meets future with purpose*

Photo: Travel + Leisure

Made with Genspark



Photo: Natural North Florida

# Florida's Oldest Inland Town

## Historic Origins

Named after Seminole Chief Micanopy, established in 1821 as the state's oldest inland town.

## Preserved Heritage

Entire downtown district listed on the National Register of Historic Places since 1983.

## Cultural Significance

Known for its antique shops, historic architecture, and as filming location for movies including "Doc Hollywood."

VISION 2050

# Community Vision Statement

"The Town of Micanopy aspires to become a thriving, interconnected community that honors its rich history, promotes community pride, and fosters a sense of belonging for all residents and visitors."



## Character & Identity

Achieving balance between growth and development while promoting our unique community character and identity.



## Historic Preservation

Advocating for thoughtful preservation efforts that create continuity to our past while supporting our future.



## Cultural Diversity

Celebrating our eclectic mix of cultures, ideas, and neighborhoods that foster vibrant, dynamic landscapes.



## Health & Well-being

Promoting health for all by ensuring access to quality services, recreational opportunities, and green spaces.

# Historic Preservation & Community Character

*Honoring our past while building our future*



## Historic Structure Assessment

Identifying historical structures and design features through comprehensive surveys to preserve Micanopy's architectural heritage.



## Preservation Incentives

Implementation of zoning regulations and incentive programs encouraging property owners to maintain and restore historic structures.



## Cultural Heritage Programs

Organizing cultural events, heritage tours, and educational programs to promote awareness and appreciation of Micanopy's history.



## Community Identity

Celebrating our eclectic mix of cultures and ideas that foster a vibrant community landscape reflecting our rich history.

*"We advocate for thoughtful historic preservation efforts--creating a sense of continuity to our past and supporting the promise of our future."*

Historic Herlong Mansion



Images: Florida Department of State

Made with Genspark

# Economic Vitality

*Supporting Local Businesses & Heritage Tourism*



## Collaborative Partnerships

Foster partnerships with economic development agencies, chambers of commerce, and local businesspeople to promote the town's economy.



## Tourism Promotion

Develop marketing campaigns to attract visitors, showcasing historical sites, events, and unique local offerings.



## Support Local Businesses

Encourage development of an economy that provides for community needs and supports small, locally owned businesses.

## Guiding Principle

"Encourage development of an economy that supports small, locally owned businesses, and promotes tourism initiatives that showcase Micanopy's unique history, culture, and natural beauty."

1821

Established

20+

Antique Shops

1983

Historic District Listed



# Environmental Stewardship

*Preserving natural beauty for future generations*



## Conservation Priority

Promote responsible environmental practices and conservation of natural resources through assessment of environmentally sensitive locations.



## Green Space Preservation

Identify and preserve green spaces, parks, and natural corridors to maintain ecological balance and enhance community well-being.



## Environmental Education

Provide workshops, programs and outreach campaigns to raise awareness about environmental issues and promote sustainable behaviors.

Image: Visit Florida

*"Promote responsible environmental practices, conservation of natural resources, and preservation of green spaces to ensure a healthy environment for current and future generations."*

— Micanopy Guiding Principles



## Planning Initiative

Conduct comprehensive assessment of environmentally sensitive locations and habitats within the surrounding ecosystem to inform preservation efforts.

70%

Tree Canopy Coverage Goal

15+

Environmental Programs  
Planned

Made with Genspark

# Community Engagement & Quality of Life

*Building a thriving community together*

“We strive to promote health and well-being for all community members by ensuring access to quality services, recreational opportunities, and green spaces.”



## Community Dialogues

Facilitate dialogues and cultural exchanges among community members to foster engagement and shared understanding.



## Youth Involvement

Develop programs designed to engage young people through youth councils, leadership training, and volunteer opportunities.



## Parks & Recreation

Develop and maintain recreational facilities, parks, and green spaces that promote physical activity and community engagement.



## Healthy Lifestyle

Partner with local businesses and organizations to promote healthy lifestyle choices, wellness, and green community initiatives.

### Guiding Principles

*"Foster a sense of community pride and engagement by actively involving residents, businesspeople, and community stakeholders in decision-making processes and planning initiatives."*

# Smart Growth & Connectivity

Planning for a balanced, accessible future

Item # 1.

## Smart Growth & Development



### Comprehensive Planning

Update comprehensive plan and land development regulations based on adopted vision and guiding principles to direct growth to areas with existing infrastructure.



### Infrastructure Prioritization

Prioritize capital services and infrastructure systems through annual updates of the town's budget and capital improvement plan.



*"Encourage thoughtful and well-planned growth and development that respects the town's heritage, promotes walkability, and minimizes environmental impact."*

Images: Town of Micanopy, Florida Magazine

## Connectivity & Accessibility



### Pedestrian Infrastructure

Implement sidewalks, bike lanes, and multi-use paths to promote safe walking and cycling routes throughout town, especially in neighborhoods and school zones.



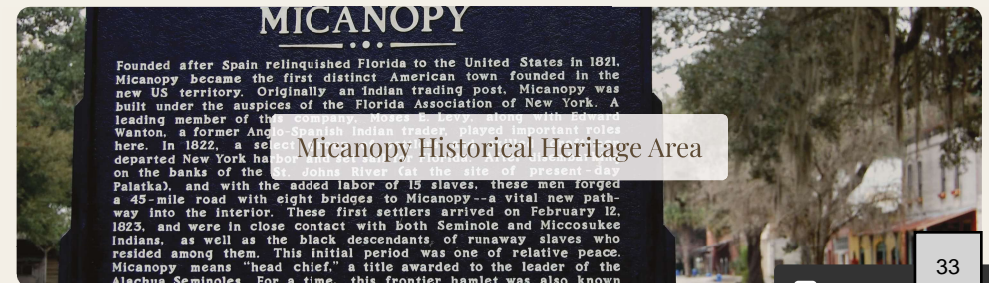
### Green Infrastructure

Incorporate greenways, parks, signage, and open spaces to create interconnected networks that promote active transportation and community connectivity.



### Inclusive Design

Implement inclusive design practices in planning and development to ensure accessibility and safety for all community members, including those with disabilities.



# Herlong Mansion

*Architectural jewel of Micanopy*

## Historic Legacy

Originally a wooden cracker-style home built in the 1800s, the Herlong Mansion was transformed into a Greek Revival masterpiece in the early 1900s by Zetrouer and Herlong family. Now listed on the National Register of Historic Places, it stands as Micanopy's crown jewel.



### Greek Revival Style

Distinguished by massive Corinthian columns and grand portico



### Period Features

Leaded glass windows, heart pine floors, and intricate woodwork



### Historic Grounds

Surrounded by century-old oak trees and formal gardens



### Modern Purpose

Now operates as a distinguished bed & breakfast inn

## Cultural Significance

*The Herlong Mansion represents Micanopy's commitment to historic preservation and serves as a tangible connection to the town's prosperous past. Its restoration exemplifies the community's dedication to honoring architectural heritage while adapting historic structures for contemporary use.*



Historic Herlong Mansion Photo



# Building Micanopy's Future

*Honoring our past while embracing what's ahead*



## Historic Character

Preserving our architectural heritage and small-town charm while supporting responsible growth



## Community Engagement

Fostering dialogue and involving residents of all ages in planning our community's future



## Economic Vitality

Supporting local businesses and heritage tourism that showcases our unique history and culture



## Connectivity

Creating accessible, walkable spaces that connect neighborhoods and enhance quality of life



## Environmental Stewardship

Preserving green spaces and promoting sustainable practices for future generations



## Quality of Life

Ensuring access to recreation, services, and a welcoming environment for all community members

## Thank You



### Town of Micanopy

*Florida's Oldest Inland Town*

Photo: Travel + Leisure



706 NE Cholokka Blvd.  
Micanopy, FL 32667



(352) 466-3121

[www.micanopy.com](http://www.micanopy.com)

Made with Genspark



# Community Redevelopment in Micanopy



A Case Study of the West  
Side of Main Street



Presented by: Jiana  
Williams & Sara Samario



Date: May 22, 2025

# Micanopy's Identity

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## Our Community Vision:

- By 2050, Micanopy aims to be a thriving, accessible town that honors its rich history, promotes community pride, and fosters a sense of belonging.

## Who We Are:

- Oldest inland town in Florida (est. 1821)
- Deep historic roots, artistic energy, and natural beauty
- Emphasis on quality of life, preservation, and environmental stewardship



# Town Strengths & Challenges

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## Strengths

- Strong preservation ethic and engaged residents
- Historic district with tourism and cultural appeal
- Local commitment to smart growth and walkability

## Challenges

- Areas lacking public infrastructure (e.g., sewer)
- Inadequate stormwater management in certain zones
- Maintaining historic district



# Case Study Area Overview

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## Profile of the Area:

- East and West sides of Cholokka Blvd and residential areas west of Cholokka Blvd
- Downtown commerce
- Predominantly single-family residential
- No centralized sewer – fully reliant on septic systems
- Includes dispersed historic landmarks
- Subject to drainage issues and limited infrastructure

## Redevelopment Opportunity:

- Possible eligibility as a Community Redevelopment Area (CRA)

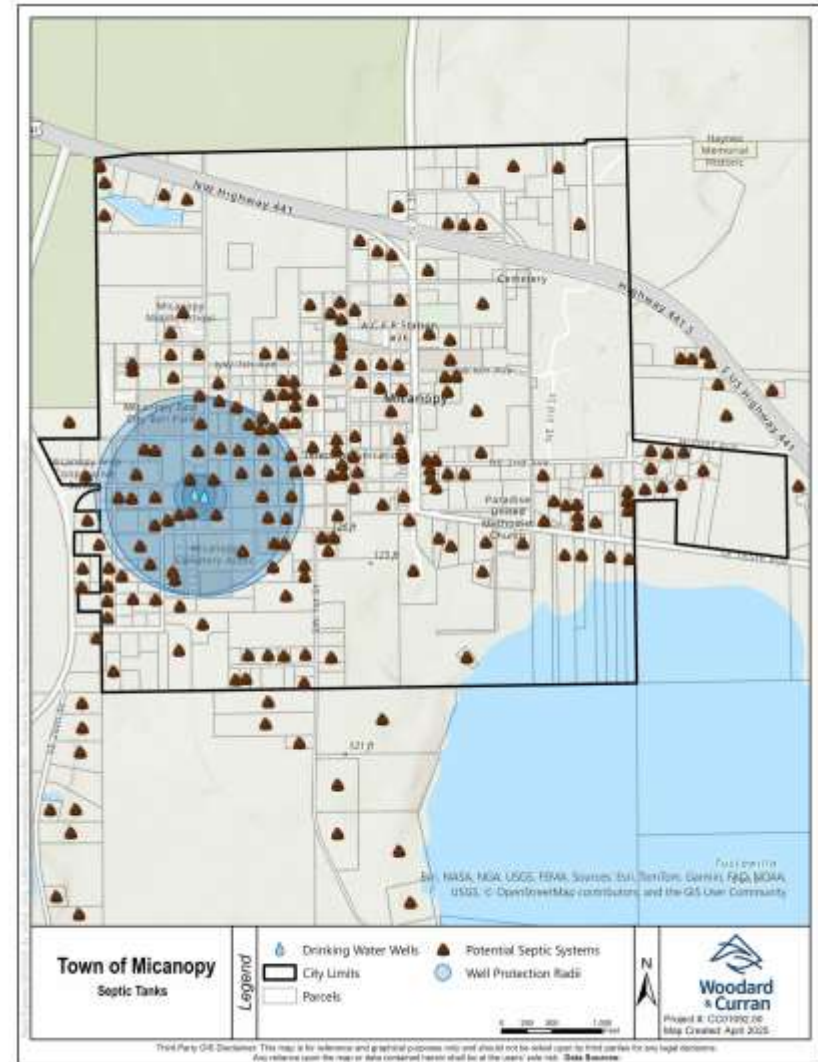
# CRA Designation: Potential and Considerations

## Why CRA Might Be Appropriate:

- Area meets criteria: aging infrastructure, environmental challenges
- CRA could help fund sewer expansion, stormwater projects, and historic preservation
- Supports the town's goals of resilience, accessibility, and sustainability

## Key Planning Needs:

- Stormwater management systems
- Sewer and utility upgrades
- Context-sensitive infill or revitalization
- Zoning and preservation compatibility



# Why This Case Study Matters

- Represents the intersection of infrastructure, equity, and preservation
- Illustrates how Micanopy's vision aligns with thoughtful redevelopment
- Reflects larger statewide issues facing historic small towns
- Encourages proactive planning despite legislative uncertainty