



### 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: \_\_\_\_\_

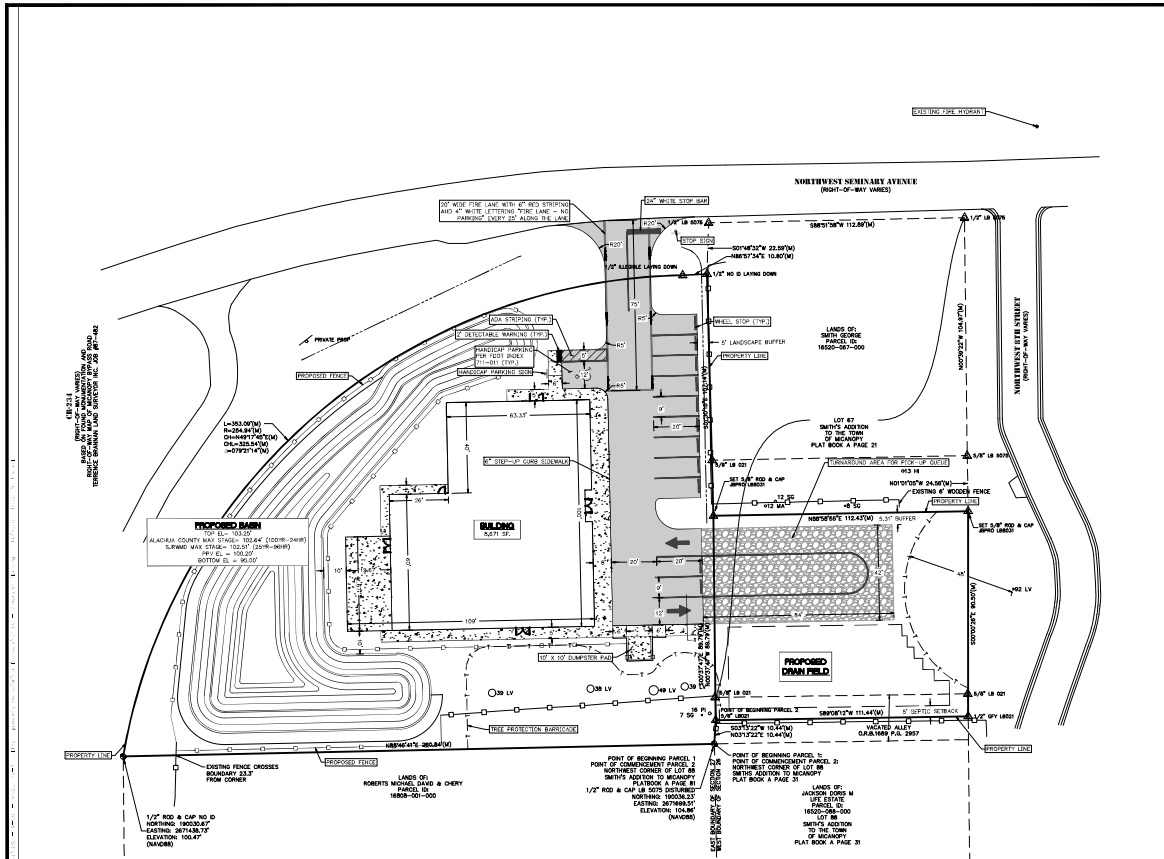
Property Street Address: 803 NW Seminary Ave, Micanopy, FI 32667

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.





**LEGEND**

- PROPOSED CONCRETE DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRAVEL
- PROPOSED ASPHALT

**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 APARENT DISCREPANCIES OR OMISSIONS, PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
- ALL SETBACKS SHALL CONFORM TO 2024 STANDARD INDEX ZILL-001.
- ALL DIMENSIONS TO BE VERIFIED SHALL CONFORM TO MUTED REQUIREMENTS, 2008 (VERSION N) REV. NO. 148, ACCURACIES 2012.

**SITE DATA:**

- SCALE: 1" = 20'
- DATE: 11/15/2024
- PROJECT: MACS BUILDING EXPANSION
- CLIENT: MICANOPY AREA COOPERATIVE SCHOOL INC.
- ENGINEER: J. B. PRO

**AREA DATA:**

A. TOTAL MACS SITE AREA	= 5.40 AC.
B. TOTAL PROJECT AREA	= 1.18 AC.
C. TOTAL RESIDUAL AREA	= 4.22 AC. = 178'
D. TOTAL IMPERVIOUS AREA	= 0.36 AC. = 158'
E. TOTAL PAVED AREA	= 0.44 AC. = 192'
F. TOTAL STORMWATER AREA	= 0.23 AC. = 98'

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHECKED

**PROPOSED BARRIERS**

ALACHUA COUNTY ROAD 10000' (200R-340R)  
 SLOPE MAX GRADE = 10.5% (20.9'-80.9')  
 AREA = 100.00'  
 BOTTOM CL. = 90.00'

**PROPOSED DRIVE FIELD**

POINT OF BEGINNING PARCEL 1: POINT OF COMMENCEMENT PARCEL 1; NORTHWEST CORNER OF LOT 81; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 2: POINT OF COMMENCEMENT PARCEL 2; NORTHWEST CORNER OF LOT 82; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 3: POINT OF COMMENCEMENT PARCEL 3; NORTHWEST CORNER OF LOT 83; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 4: POINT OF COMMENCEMENT PARCEL 4; NORTHWEST CORNER OF LOT 84; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 5: POINT OF COMMENCEMENT PARCEL 5; NORTHWEST CORNER OF LOT 85; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 6: POINT OF COMMENCEMENT PARCEL 6; NORTHWEST CORNER OF LOT 86; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 7: POINT OF COMMENCEMENT PARCEL 7; NORTHWEST CORNER OF LOT 87; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 8: POINT OF COMMENCEMENT PARCEL 8; NORTHWEST CORNER OF LOT 88; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 9: POINT OF COMMENCEMENT PARCEL 9; NORTHWEST CORNER OF LOT 89; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 10: POINT OF COMMENCEMENT PARCEL 10; NORTHWEST CORNER OF LOT 90; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 11: POINT OF COMMENCEMENT PARCEL 11; NORTHWEST CORNER OF LOT 91; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 12: POINT OF COMMENCEMENT PARCEL 12; NORTHWEST CORNER OF LOT 92; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 13: POINT OF COMMENCEMENT PARCEL 13; NORTHWEST CORNER OF LOT 93; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 14: POINT OF COMMENCEMENT PARCEL 14; NORTHWEST CORNER OF LOT 94; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 15: POINT OF COMMENCEMENT PARCEL 15; NORTHWEST CORNER OF LOT 95; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 16: POINT OF COMMENCEMENT PARCEL 16; NORTHWEST CORNER OF LOT 96; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 17: POINT OF COMMENCEMENT PARCEL 17; NORTHWEST CORNER OF LOT 97; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 18: POINT OF COMMENCEMENT PARCEL 18; NORTHWEST CORNER OF LOT 98; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 19: POINT OF COMMENCEMENT PARCEL 19; NORTHWEST CORNER OF LOT 99; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31

POINT OF BEGINNING PARCEL 20: POINT OF COMMENCEMENT PARCEL 20; NORTHWEST CORNER OF LOT 100; SW 1/4 SECTION 10, T28N, R10E, S1E; PLAT BOOK 4 PAGE 31