



### 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 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.



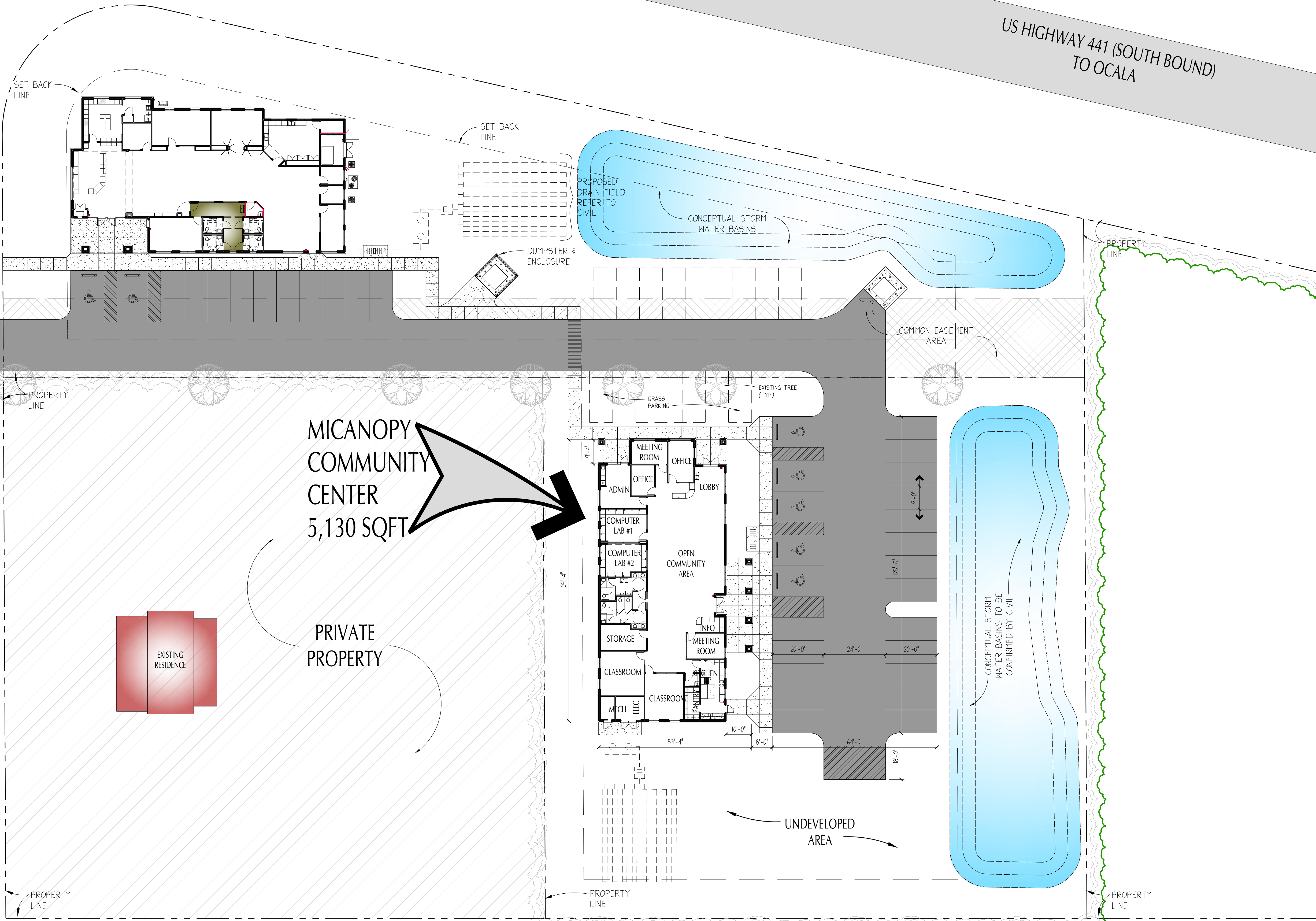
ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.

NE 8TH AVENUE

NE CHOLOKKA BLVD  
(NE 1ST STREET)

TO DOWNTOWN  
MICANOPY

REFER TO CIVIL SERIES DRAWINGS FOR EXTENT OF SIDEWALK



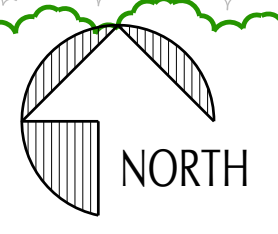
MICANOPY  
COMMUNITY  
CENTER  
5,130 SQFT

PRIVATE  
PROPERTY

EXISTING  
RESIDENCE

PROPOSED ARCHITECTURAL SITE PLAN

1" = 20'-0"



US HIGHWAY 441 (NORTH BOUND)  
TO GAINESVILLE

US HIGHWAY 441 (SOUTH BOUND)  
TO Ocala

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|                      |               |              |
|----------------------|---------------|--------------|
| DRAWN BY:<br>KC, JMA | DATE:<br>2025 | PROJECT NO.: |
|                      |               | 25-860       |

PAUL STRESING ASSOCIATES, INC.

14617 MAIN STREET  
ALACHUA, FLORIDA 32615  
E-MAIL: [psa@paulstresingassociates.com](mailto:psa@paulstresingassociates.com)  
PHONE: 352-463-0400  
REGISTRATION NO. AR0013985 - CA. NO. AA0003977

ALACHUA COUNTY  
NEW COMMUNITY CENTER  
MICANOPY, FLORIDA

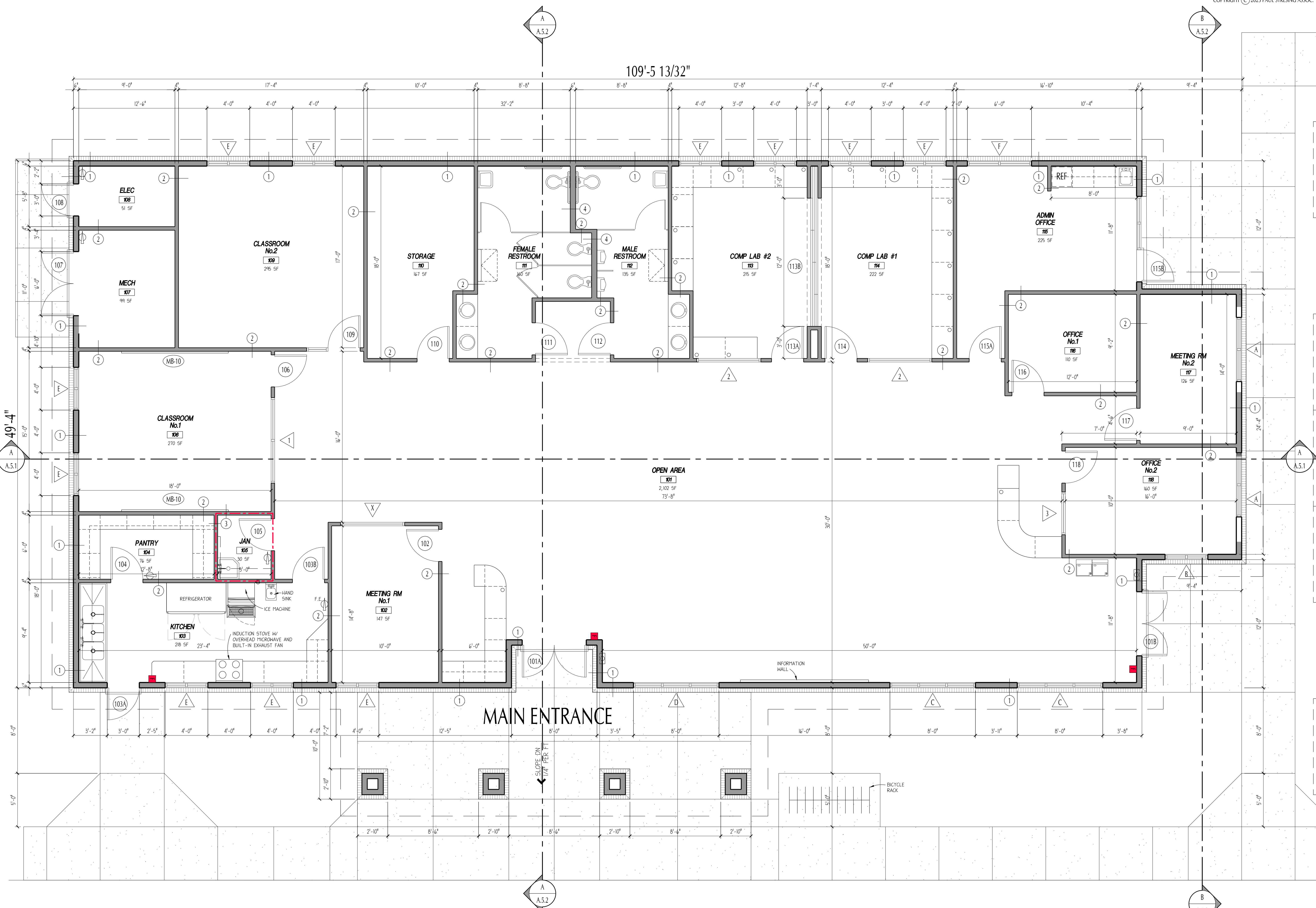
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| REVISIONS<br>ITEM: |  |
| DATE:              |  |
| ARCHITECT'S SEAL   |  |



LIC. NO: AR0013985

SHEET NO.  
A.2

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



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 DATE: 2025  
 PROJECT NO: 25-860

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 14617 MAIN STREET  
 ALACHUA, FLORIDA 32615  
 E-MAIL: ps@paulstresingassociates.com  
 REGISTRATION NO. AR0013985 - FLA. REG. NO. AA0003977

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

REVISIONS  
 ITEM: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ARCHITECT'S SEAL

**PSA**  
 LIC. NO. AR0013985

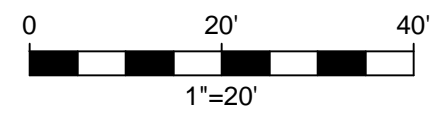
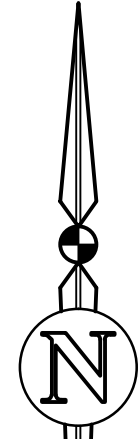
SHEET NO. **A.3**

# 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

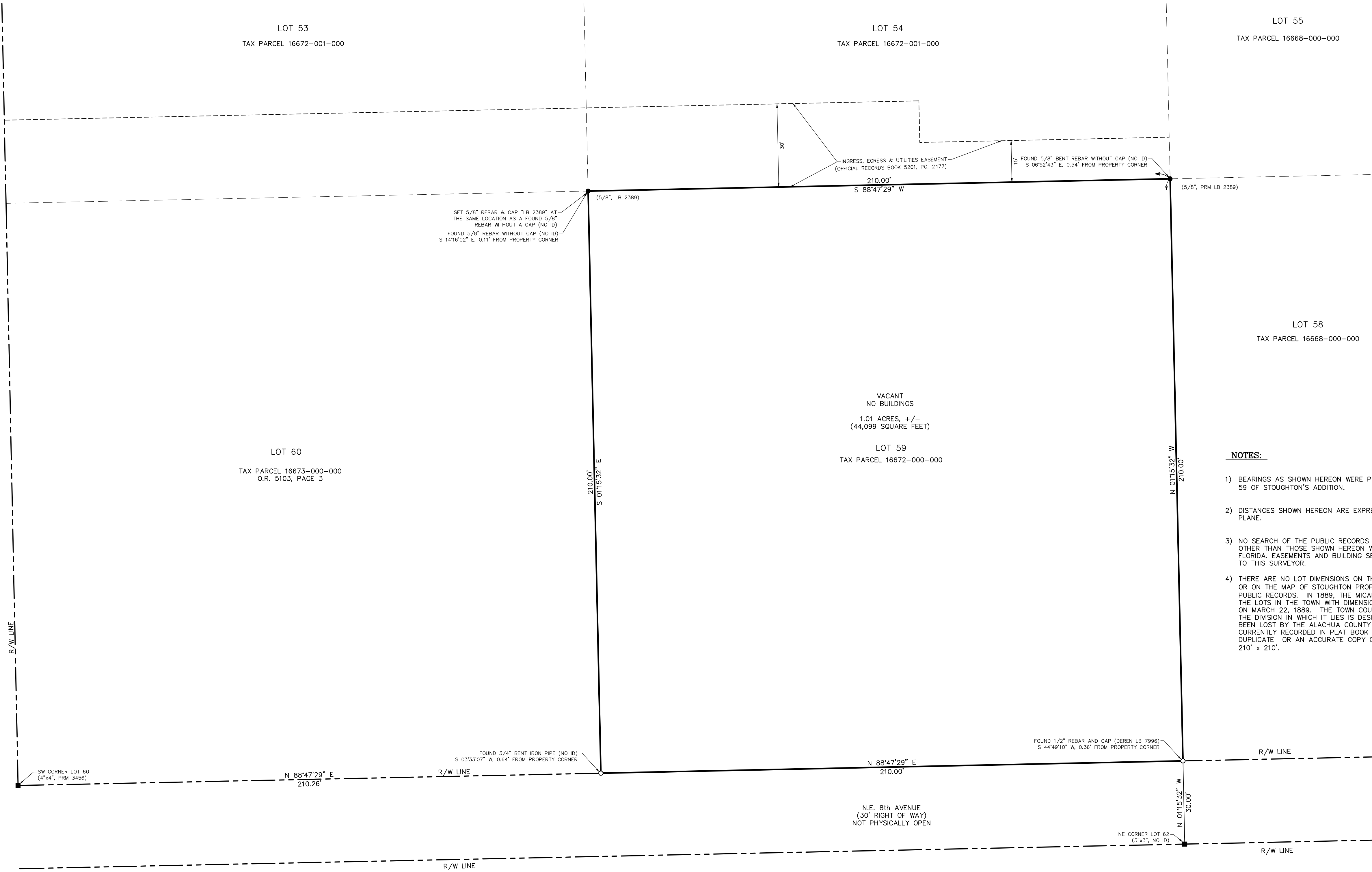
### LEGAL DESCRIPTION:

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)



### 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'.

**FLOOD INSURANCE RATE MAP STATEMENT**  
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD INSURANCE RATE MAP DESIGNATED 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 (UNSHAD) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

|             |              |                             |                      |
|-------------|--------------|-----------------------------|----------------------|
| Project No. | 2025-062-500 | Project Name                | eda consultants inc. |
| Check       | B.G.         | Drawn                       | ROBERT W. GRAVER     |
| Scale       | P.S.M.       | Corporate Authorization No. | LB 2389              |

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS OTHERWISE NOTED. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 4/29/2025. CHAPTER 51-17.02, FLORIDA ADMINISTRATIVE CODE, COPYRIGHT © 2025

|                                   |       |             |                   |
|-----------------------------------|-------|-------------|-------------------|
| 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 51-17.02(4) OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2024), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 4/29/2025.

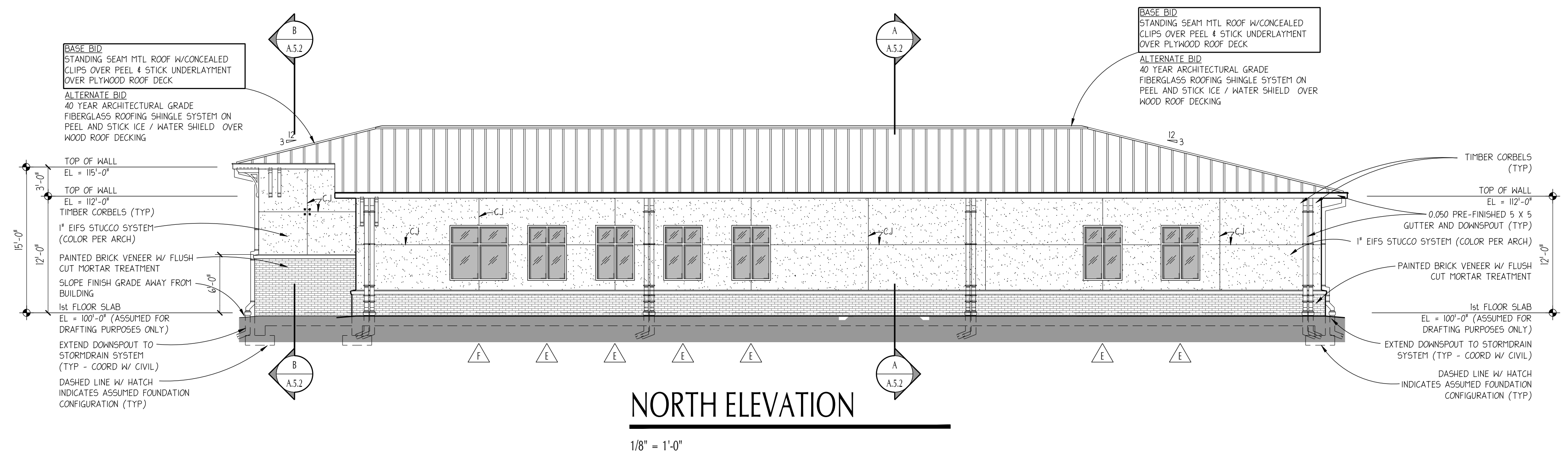
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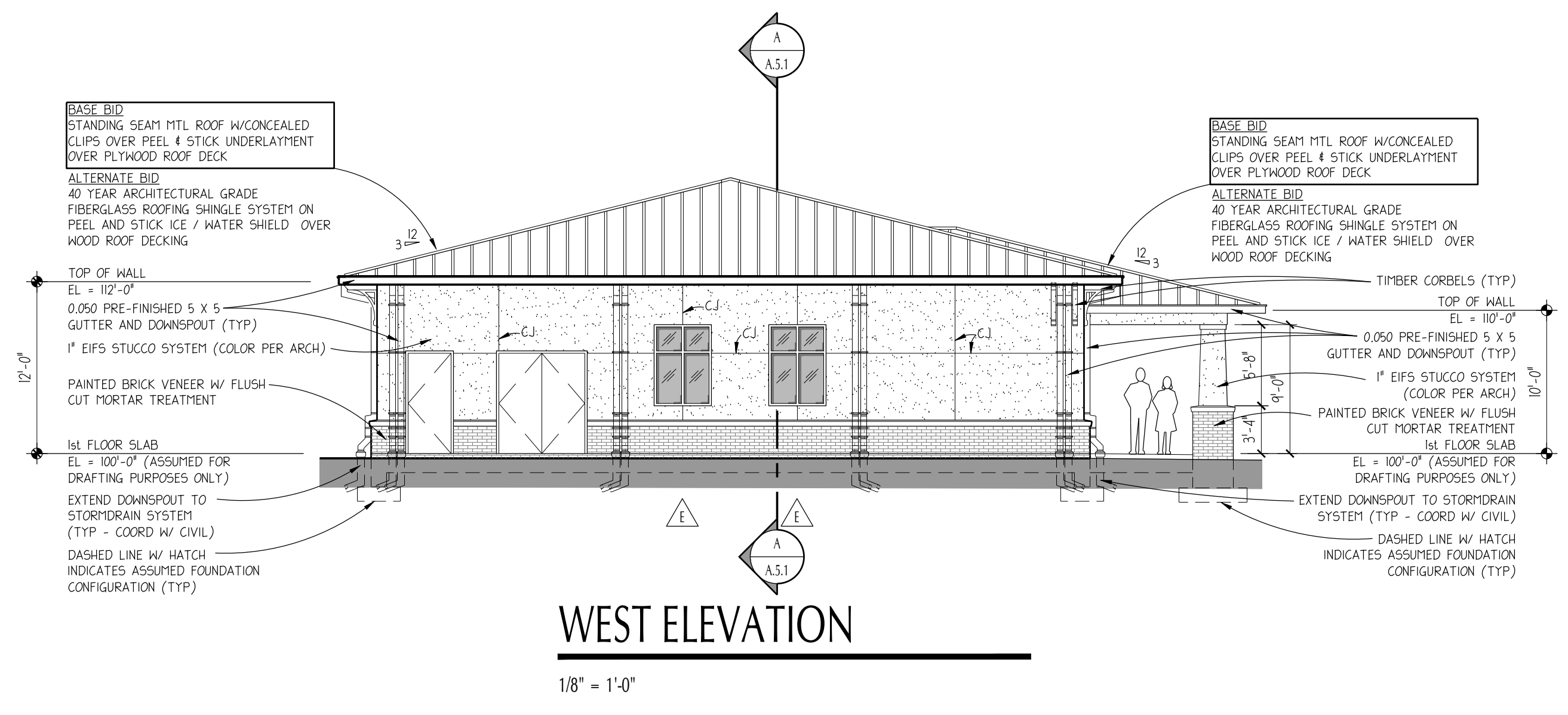
TOWN OF MICANOPY  
NEW COMMUNITY CENTER  
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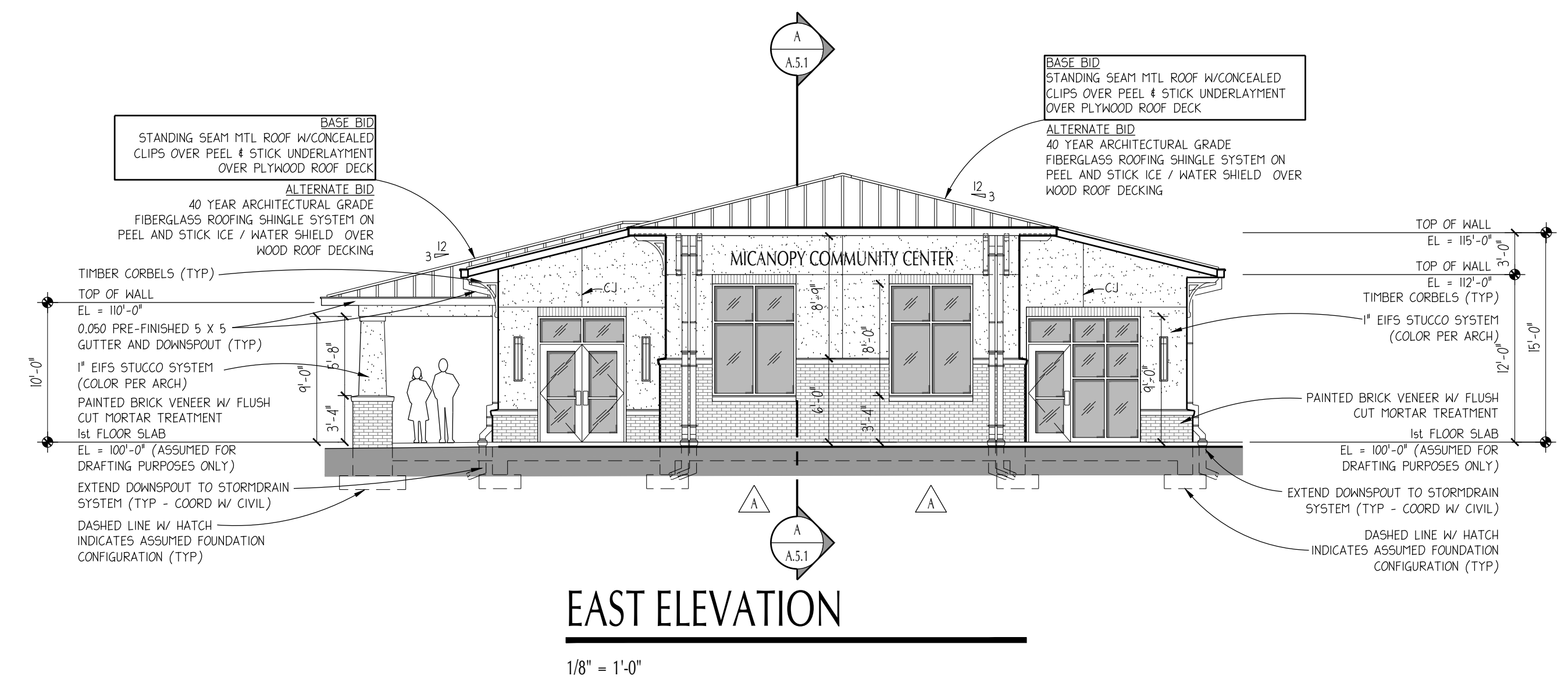
NORTH ELEVATION

1/8" = 1'-0"



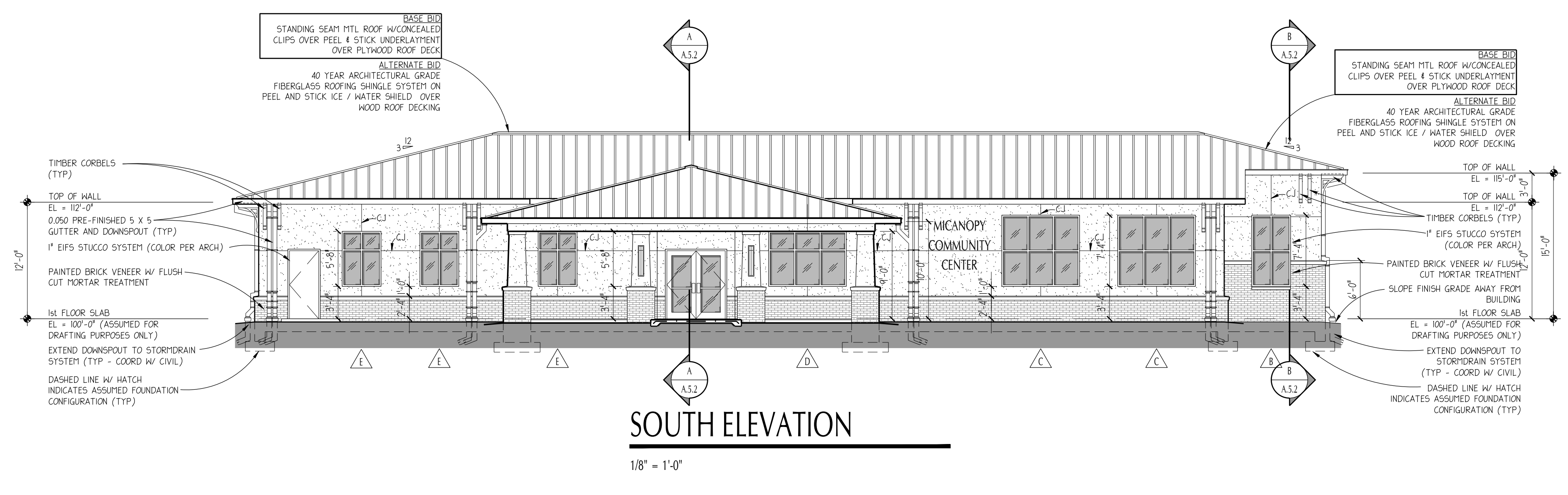
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"