



Application for Land Use Approval

Date: 04/25/2025

Application Number: _____

Requested Approval

Certificate of Appropriateness ☐

Lot Split ☐

Variance ☐

Re-Zoning ☐

Site Plan Review ☒

Sign ☐

Fence ☐

Tree Removal ☐

Other ☐ _____

Property Owner Name: Micanopy Area Cooperative School Inc.

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

Applicant (if other than property owner): JBPRO

Applicant Mailing Address: 3530 NW 43rd Street, Gainesville, FL 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, FL 32667

Requested/Proposed Action: To permit the construction of a new building for Micanopy Area Co-Op School along with stormwater and utility infrastructure.

Reason/Justification for this Application: The proposed building will be about 8,422 sq. ft. and will require a stormwater basin and septic tank.

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

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

BOARD MEMBERS

Lee Deaderich
Joshua Finch
Cary Gallop
Sandra Johnson
Jim Walkup



School DIRECTOR
Brenda Maynard

April 25th, 2025

Sara Samario
Micanopy Code Enforcement Officer
Town of Micanopy
706 NE Cholakka Blvd., PO Box 137
Micanopy, FL 32667

Re. MACS Pre-K Building Expansion Project

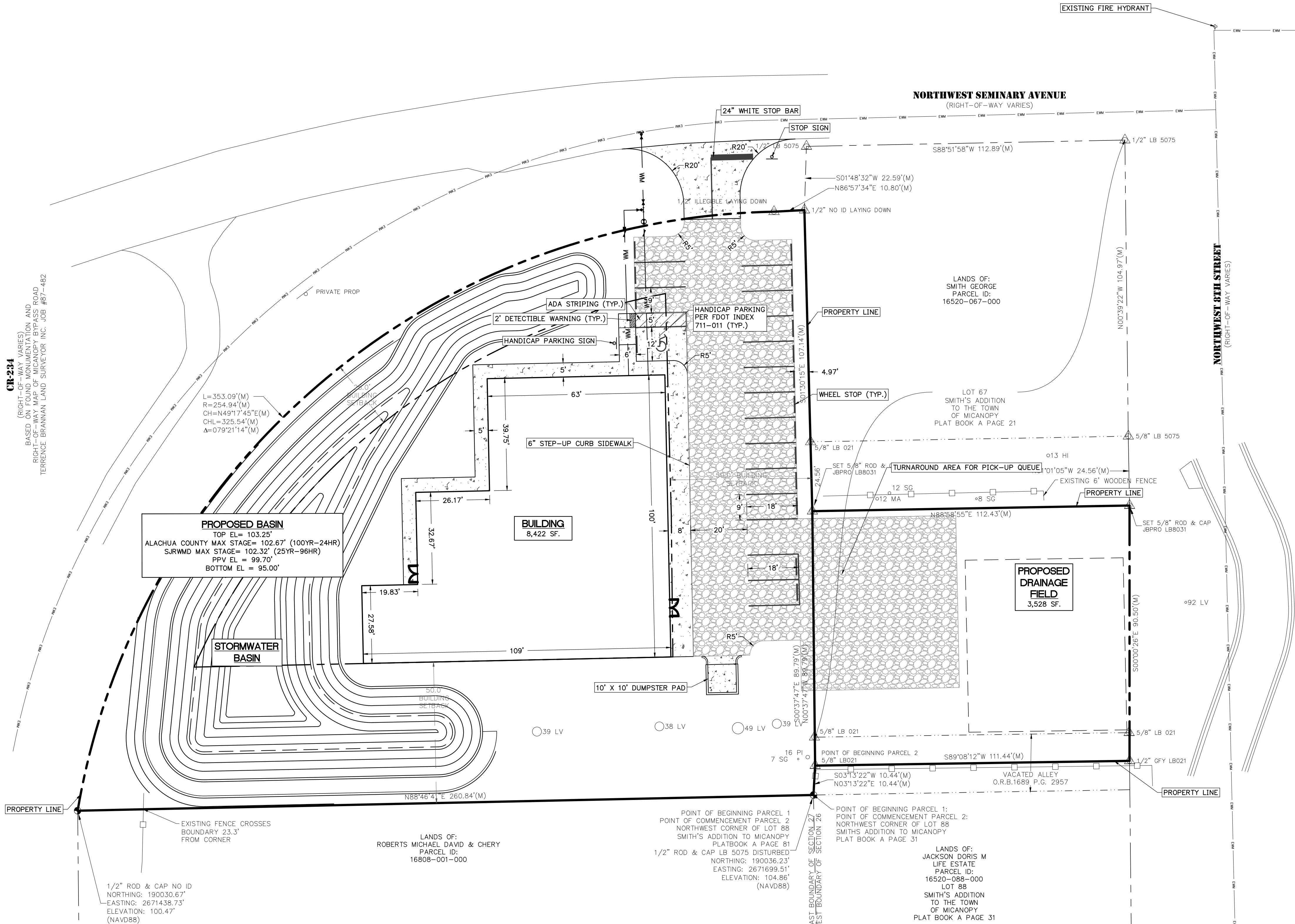
To Whom It May Concern,

As the owner of Tax Parcels 16808-002-000 & 16520-067001 in the Town of Micanopy, Alachua County, Florida, which are the properties being planned for the Micanopy Area Co-Operative School building expansion development, please accept this letter as authorization for JBPro. to act on our behalf in filing any other required submittals, applications, permits with the Town of Micanopy, or any other State of Florida or Federal Agencies, as required to completely permit this project on our property as needed for development.

Sincerely,

A handwritten signature in blue ink that reads "Brenda Maynard".

Brenda Maynard
Director - Micanopy Area Co-Operative School
802 NW Seminary Avenue
Micanopy, FL 32667



CR-234
(SOUTH-TO-NORTH)
BASED ON FOUND MONUMENTATION AND
RIGHT-OF-WAY MAP OF MICANOPY BYPASS ROAD
TERRENCE BRANNAN LAND SURVEYOR INC. JOB #57-482

LEGEND

 PROPOSED
CONCRETE
SIDEWALK

- DIMENSION NOTES**
- BOUNDARY INFORMATION SHOWN IS BASED ON THE PROJECT SURVEY CONDUCTED BY JBPRO. ON 12-19-2024.
 - CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
 - ALL STRIPING SHALL CONFORM TO FDOT STANDARD INDEX 711-001.
 - ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.

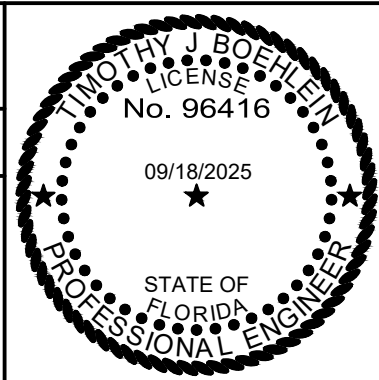
- SITE DATA:**
- TAX PARCEL NO.: 16808-002-000 & 16520-067-001
 - FUTURE LAND USE: COMMERCIAL AND RESIDENTIAL
 - ZONING: R-2 AND C-1
 - TOTAL SITE AREA: 1.18± ACRES
 - GROSS FLOOR AREA: 8,422± SF.
 - PROPOSED DEVELOPMENT AREA: 1.18± ACRES
 - SETBACKS: FRONT/ SIDE/ REAR: 25' / 50' / 50'
 - PARKING: 17 SPACES
 - DEVELOPMENT DATA:

A. TOTAL SITE AREA	± 51,441 SF.	± 1.18 AC.	= 16%
B. TOTAL BUILDING AREA	= 8,422 SF.	= 0.19 AC.	= 16%
C. TOTAL IMPERVIOUS AREA	= 12,830 SF.	= 0.29 AC.	= 25%
D. OPEN AREA	= 19,957 SF.	= 0.46 AC.	= 38%
E. TOTAL STORMWATER AREA	= 10,876 SF.	= 0.25 AC.	= 21%

SCALE 1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	DRWN APPR

ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
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CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:	DIMENSION PLAN	
CLIENT:	MICANOPY AREA COOPERATIVE SCHOOL INC. MICANOPY, FL	

PROJECT:	MACS PRE-K BUILDING EXPANSION	
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DATE:	SEPTEMBER 2025
PROJECT NO:	0802-24-001
SHEET NO:	C2.00



DATE:	OCTOBER 2025
PROJECT NO:	0802-24-001
SHEET NO:	C2.00