

RESOLUTION NO. 2025-03

A RESOLUTION OF THE PLANNING AND HISTORIC PRESERVATION BOARD OF THE TOWN OF MICANOPY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE TOWN OF MICANOPY, FLORIDA, RECOMMENDING TO THE TOWN COMMISSION OF THE TOWN OF MICANOPY, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING MAP OF THE TOWN OF MICANOPY LAND DEVELOPMENT CODE, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR CHANGING THE ZONING DISTRICT FROM COUNTY, RURAL COMMERCIAL AGRICULTURE TO TOWN CONSERVATION OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE TOWN OF MICANOPY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Micanopy Land Development Code, as amended, hereinafter referred to as the Land Development Code, empowers the Planning and Historic Preservation Board of the Town of Micanopy, Florida, hereinafter referred to as the Planning and Historic Preservation Board, to make a recommendation to the Town Commission of the Town of Micanopy, Florida, hereinafter referred to as the Town Commission, on said application;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the Town of Micanopy, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Town Commission approval or denial of amendments to the Land Development Code, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the Town;

WHEREAS, the Planning and Historic Preservation Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Code and Section 163.3174, Florida Statutes, as amended, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the applicant has shown that the proposed zoning map amendment is consistent with the comprehensive plan of the Town; and

WHEREAS, it is in the public interest to recommend approval of said proposed zoning map amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND HISTORIC PRESERVATION BOARD OF THE TOWN OF MICANOPY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE TOWN OF MICANOPY, FLORIDA, THAT:

Section 1. Pursuant to an application, Z 25-01, by the Town Commission, to amend the Official Zoning Map of the Land Development Code by changing the zoning district on certain lands, the Planning and Historic Preservation Board, serving also as the Local Planning Agency, recommends to the Town Commission that the zoning district be changed from COUNTY, RURAL COMMERCIAL AGRICULTURE to TOWN CONSERVATION on property described, as follows:

A parcel of land lying in Section 25, Township 11 South, Range 20 East, Alachua County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 25; thence East, along the North line of said Section 25, a distance of 1,518.00 feet; thence South 01°14'18" East 3,119.32 feet to the centerline of Hunter Avenue; thence South 01°14'28" East 969.51 feet to the Point of Beginning; thence South 01°24'14" East 73.97 feet to the North right-of-way line of Southeast 165th Avenue; thence South 82°39'48" East, along the North right-of-way line of said Southeast 165th Avenue, 613.64 feet to the beginning of a curve concave to the Southwest, having a radius of 1,533.05 feet and being subtended by a chord bearing and distance of South 76°54'48" East, 281.45 feet; thence Southeasterly, along the North right-of-way line of said Southeast 165th Avenue and along the arc of said curve, through a central angle of 10°32'01", and an arc length of 281.84 feet to a reverse curve concave to the Northwest, having a radius of 50.00 feet and being subtended by a chord bearing and distance of North 29°33'40" East, 100.00 feet; thence Northeasterly, along the North right-of-way line of said Southeast 165th Avenue and along the arc of said curve, through a central angle of 180°00'00" and an arc length of 157.08 feet to the Southwesterly right-of-way line of U.S. Highway 441 (State Road 25) and to a reverse curve concave to the Northeast, having a radius of 17,188.74 feet and being subtended by a chord bearing and distance of North 40°44'26" West 467.74 feet; thence Northwesterly, along the Southwesterly right-of-way line of said U.S. Highway 441 (State Road 25) and along the arc of said curve, through a central angle of 01°33'33" and an arc length of 467.75 feet to the end of said curve; thence North 40°01'58" West, along the Southwesterly right-of-way line of said U.S. Highway 441 (State Road 25), a distance of 81.46 feet; thence South 49°57'20" West 290.35 feet; thence North 40°03'58" West 150.09 feet; thence the following eight (8) courses; (1) thence North 12°51'16" West 248.96 feet; (2) thence North 03°58'40" West 107.90 feet; (3) thence South 86°20'35" West 48.75 feet; (4) thence South 03°39'06" East 17.70 feet; (5) thence South 86°20'28" West 64.17 feet; (6) thence South 03°39'11" East 90.16 feet; (7) thence North 86°21'26" East 83.18 feet; (8) thence South 12°52'22" East 261.11 feet; thence South 40°00'09" East 137.34 feet; thence South 73°04'30" West 332.54 feet to the Point of Beginning.

Containing 5.59 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Historic Preservation Board, serving also as the Local Planning Agency, this 25th day of March 2025.

Attest:

PLANNING AND HISTORIC PRESERVATION BOARD  
OF THE TOWN OF MICANOPY, FLORIDA  
SERVING ALSO AS THE  
LOCAL PLANNING AGENCY  
OF THE TOWN OF MICANOPY, FLORIDA

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Sara S. Owen, Town Administrator

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Fro Warren, Chair