

Micanopy Area Cooperative School

Town of Micanopy Planning &
Historic Preservation Board

July 15, 2025



Micanopy Area School

- Micanopy Area Cooperative School has been serving Alachua County and the Town of Micanopy for over 20 years!
- Micanopy Area Cooperative School is a free charter school offering Pre-K through 5th Grade! This project will allow the school to expand to 6th – 8th Grade!

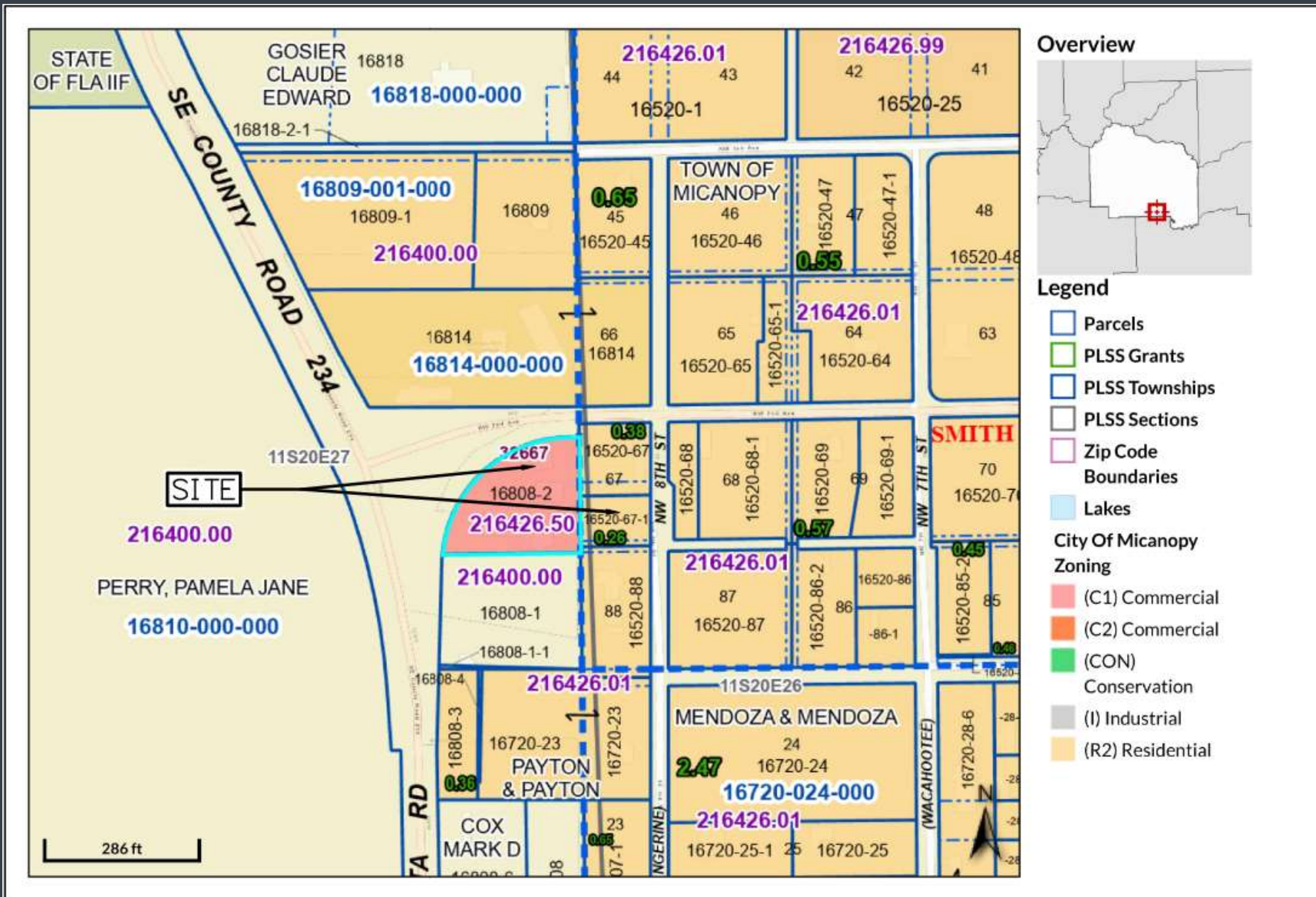


Project Background

- **Location:** 803 NW Seminary Ave, Micanopy, Florida 32667
- **Parcels:** 16808-002-000 & 16520-067-001
- **Acreage:** 1.18 AC
- **Zoning:** C-1 and R2



Adjacent Properties Zoning



LOCATION MAP

SCALE: 1" = 300'

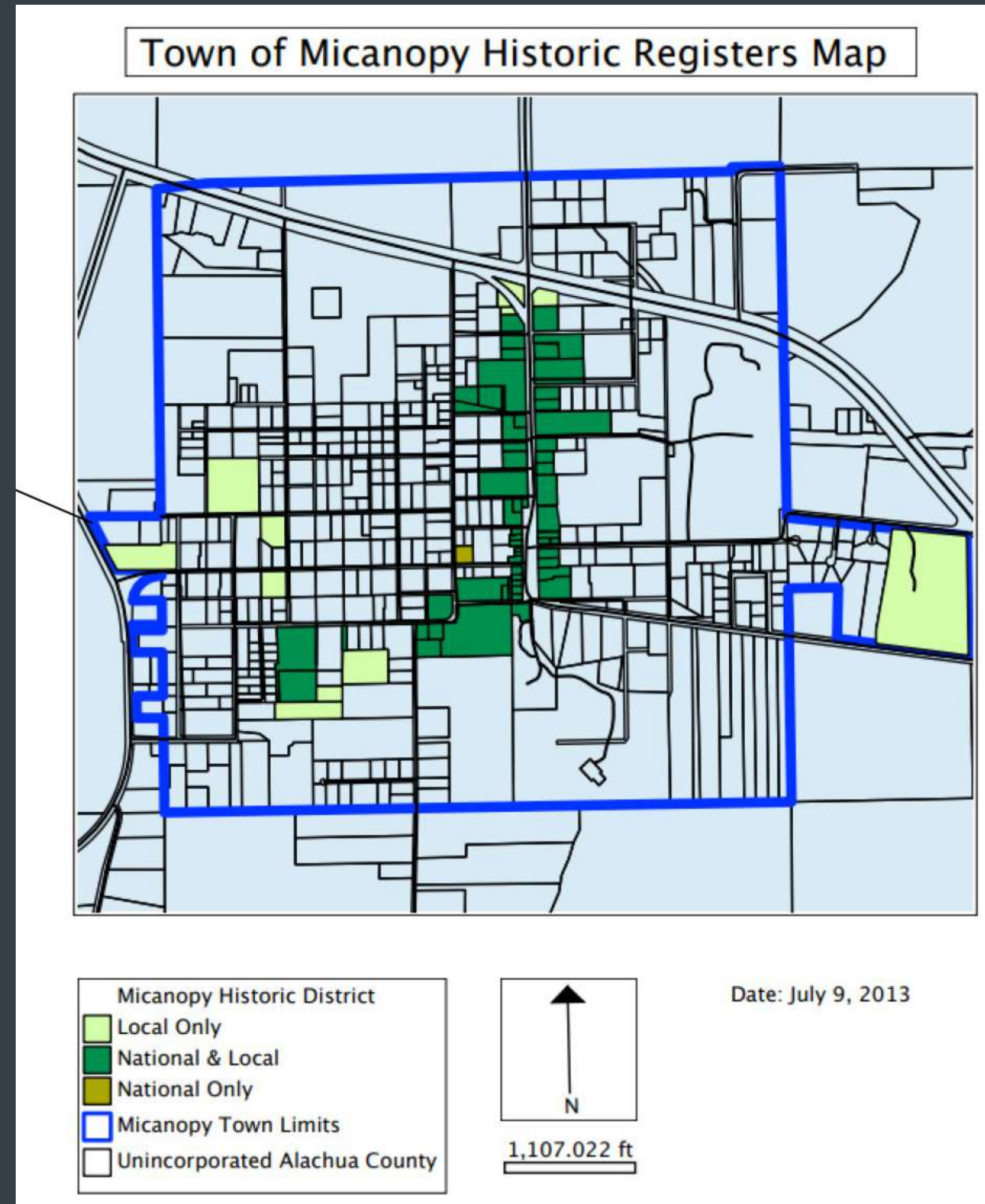
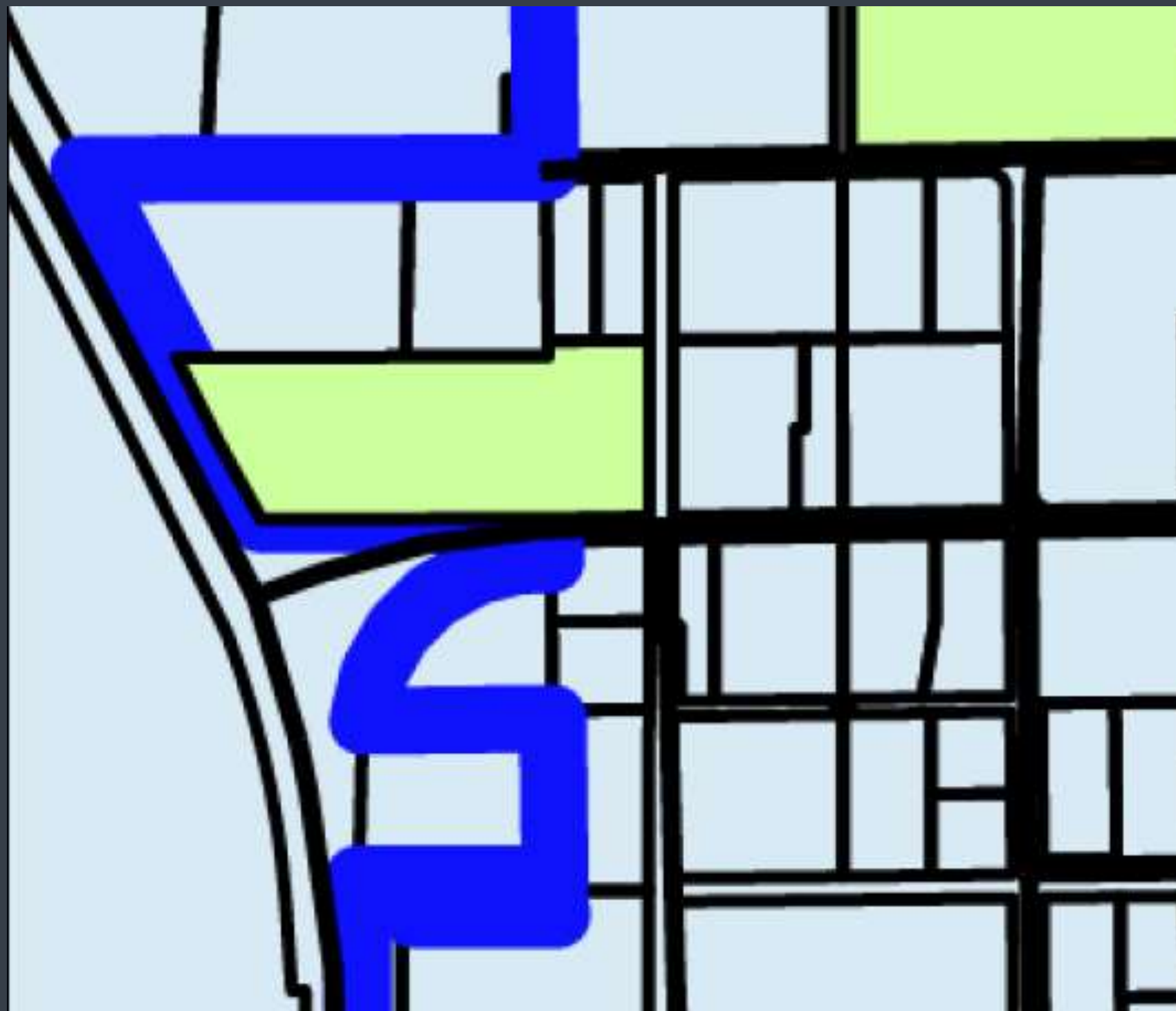
C-1 Zoning

- Per the Town of Micanopy Land Development Code, Section 2.02.04 the C-1 zoning district allows the following uses by right:
 - Public and private schools
 - Hotels and motels
 - Retail stores/outlets
 - Multi-family residential complexes (Apartments)
 - Public buildings and facilities
 - Professional and Business Offices



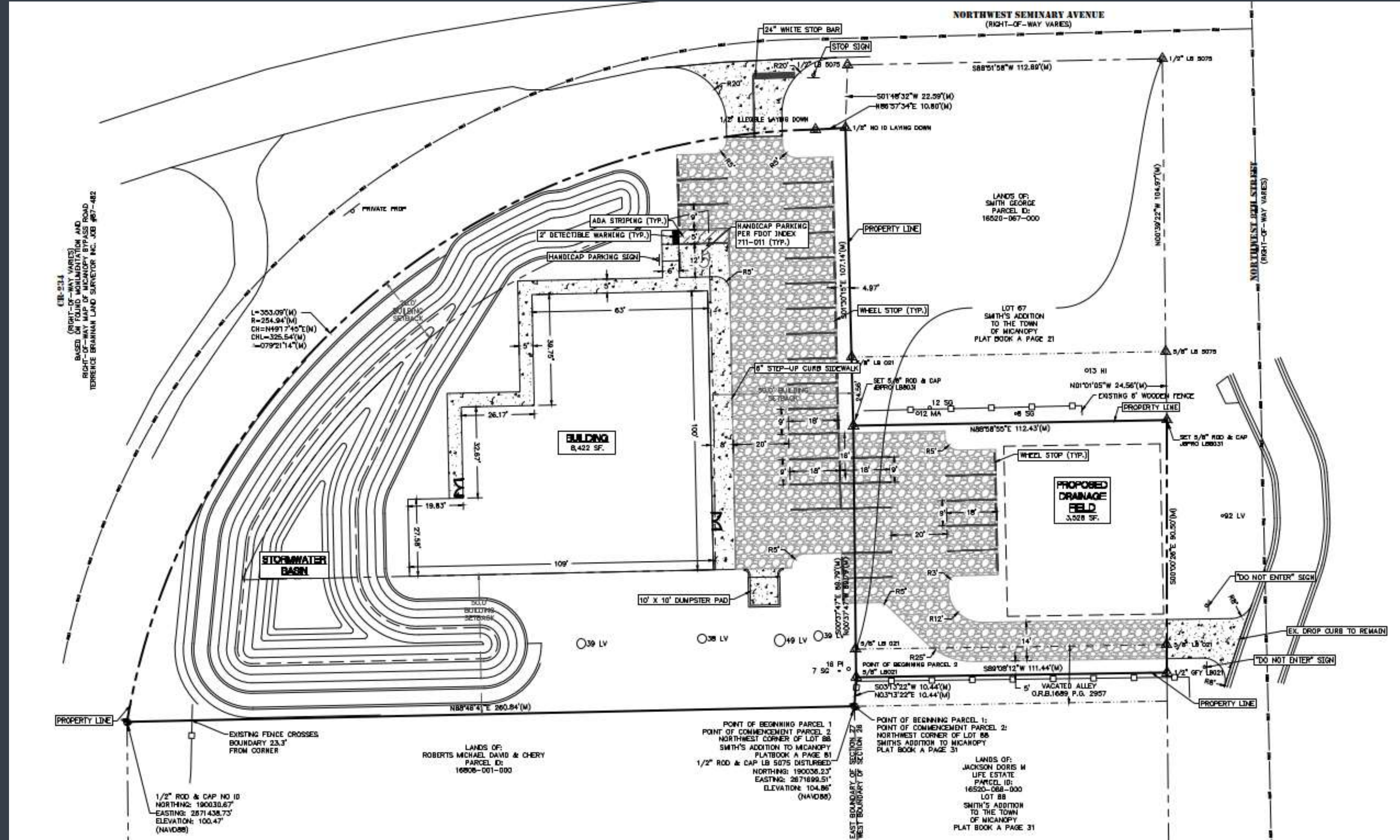
Town of Micanopy Historical Register Map

- The new site is not a part of the Town of Micanopy Historical Boundary. The existing school is a part of the Local Historical District.



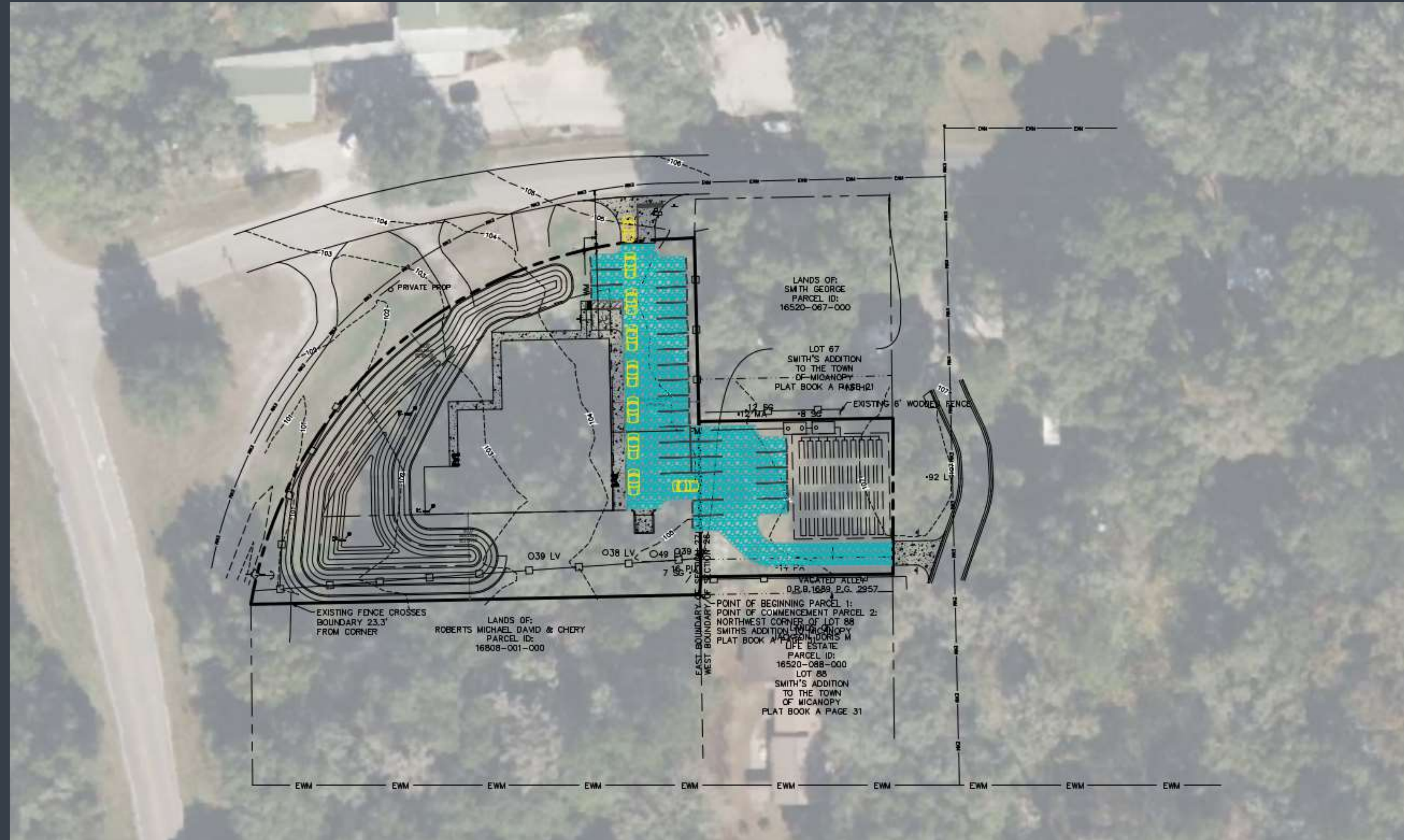
Proposed Site Plan

- 8,422+/- SF Building
- 27 Parking Spaces
- On-Site Stormwater Retention
- 50' building setback
- Main access on NW Seminary Ave across from existing school.
- Secondary "exit-only" access on NW 8th Street



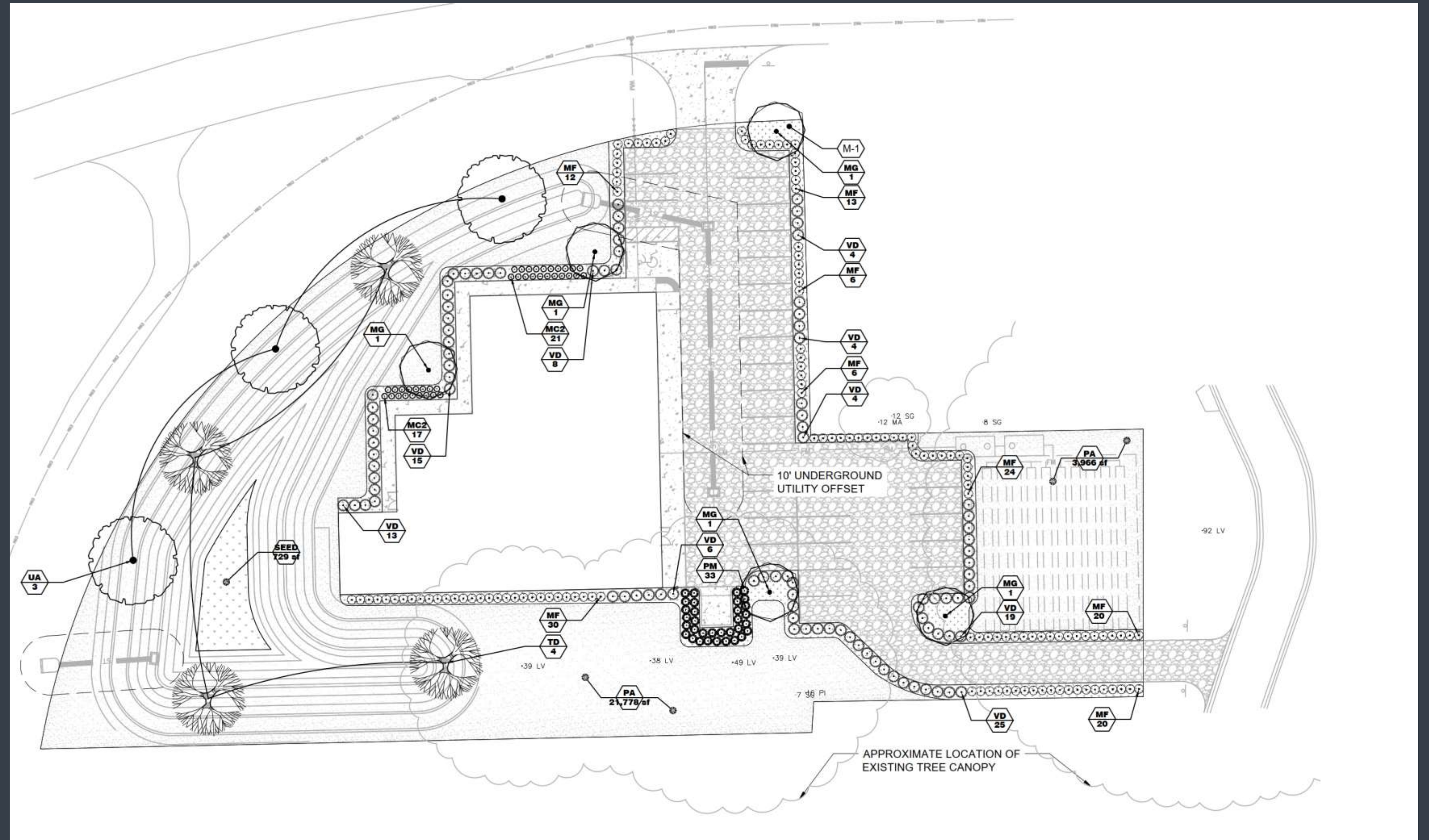
Proposed Traffic Patterns

- 8-10 cars can line-up on the property.
- 20 additional parking spots (not utilized for staff)
- New building will allow for new after-school programs which will significantly decrease the number of families in pick-up at once.
- Existing average pick-up delay on NW Seminary Ave: 9 minutes each afternoon (maximum 15 minutes during severe weather)



Landscape and Tree Preservation Plan

- **No trees shall be removed on-site.**
- **Additional plantings and shrubbery provided along all buffers.**



Thank you!

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The logo for JBPro, featuring the letters 'JB' in a dark blue, bold, sans-serif font, followed by 'Pro' in a lighter blue, bold, sans-serif font.