

FLORIDA MAIN STREET & FLORIDA TRUST FOR HISTORIC PRESERVATION PRESENT



Session Teaser

The Battle for Micanopy: The Unlikely Defeat of a Dollar General

Speakers:

Jeffrey Forbes and Aaron Weber

Wednesday, July 19, 11:30 a.m. - 12:30 p.m.

Hilton Garden Inn Ocala Downtown



ENTERING
Alachua
COUNTY

Where Nature
and
Culture Meet







Bartram and
Cowkeeper by
Merianne
Lerbs

May 1774

"Ahaya -
The Cow
Keeper"

"Puc Puggy -
The Flower
Hunter"

Painting in the
Casa de Marco
Hotel, St.
Augustine





ALACHUA COUNTY LAND DEVELOPMENT APPLICATION

CRS Micanopy

#20200160101

Project Name

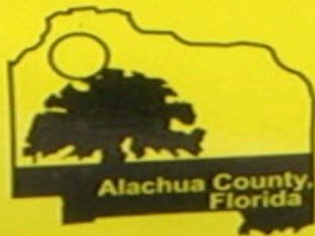
CRS Micanopy - ± 9,100 sf commercial retail store with associated parking,

Type of Application / Description of Proposal

stormwater management facility and utilities.

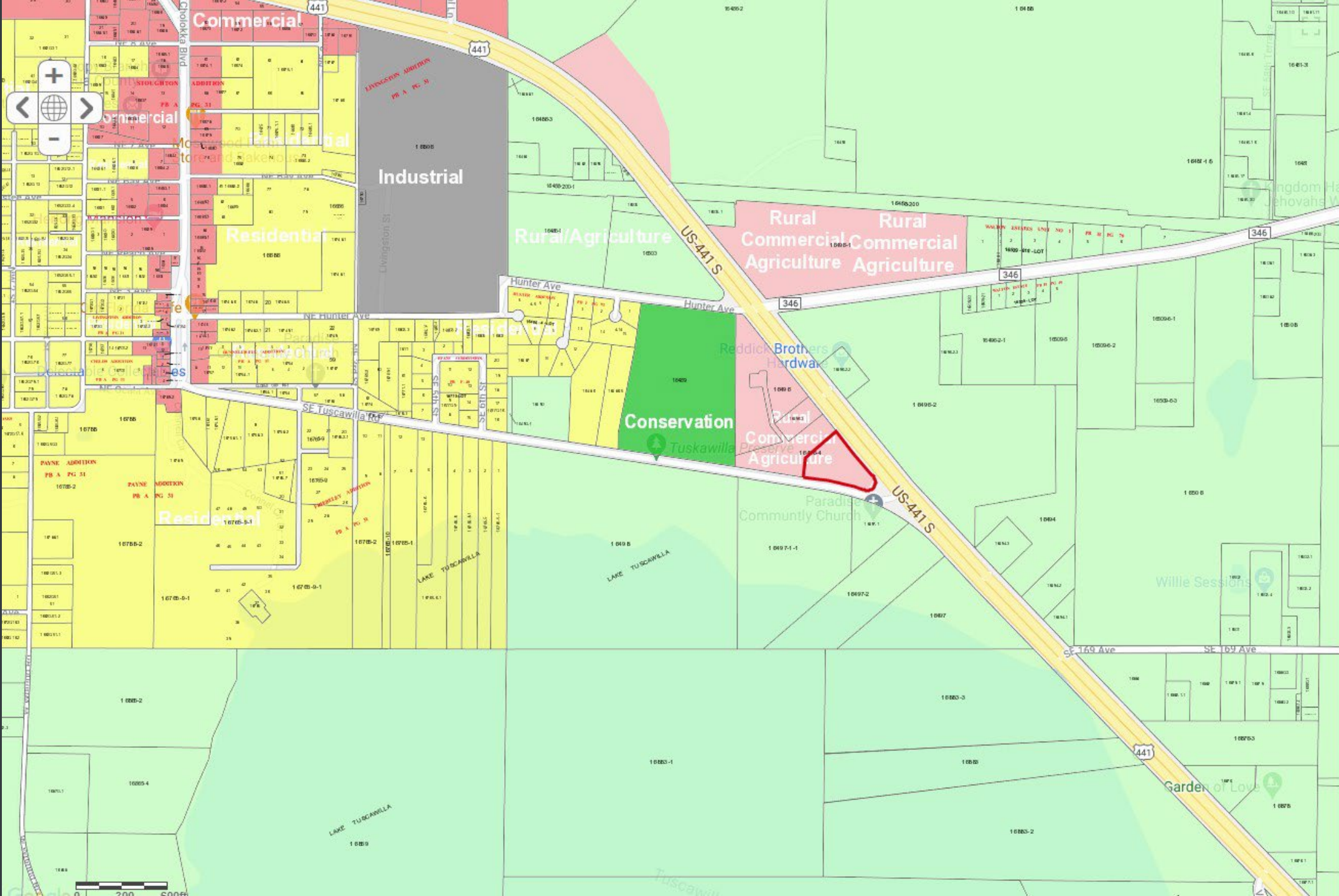
Project Agent and Telephone Number

CHW (352) 331-1976



GROWTH MANAGEMENT DEPARTMENT
(352) 374-5249

http://growth-management.alachuacounty.us/development_review/



Commercial

441

Industrial

Rural/Agriculture

Rural Commercial
Rural Commercial
Agriculture Agriculture

Hunter Ave

Hunter Ave

346

Conservation

Rural
Commercial
Agriculture

US-441 S

Residential

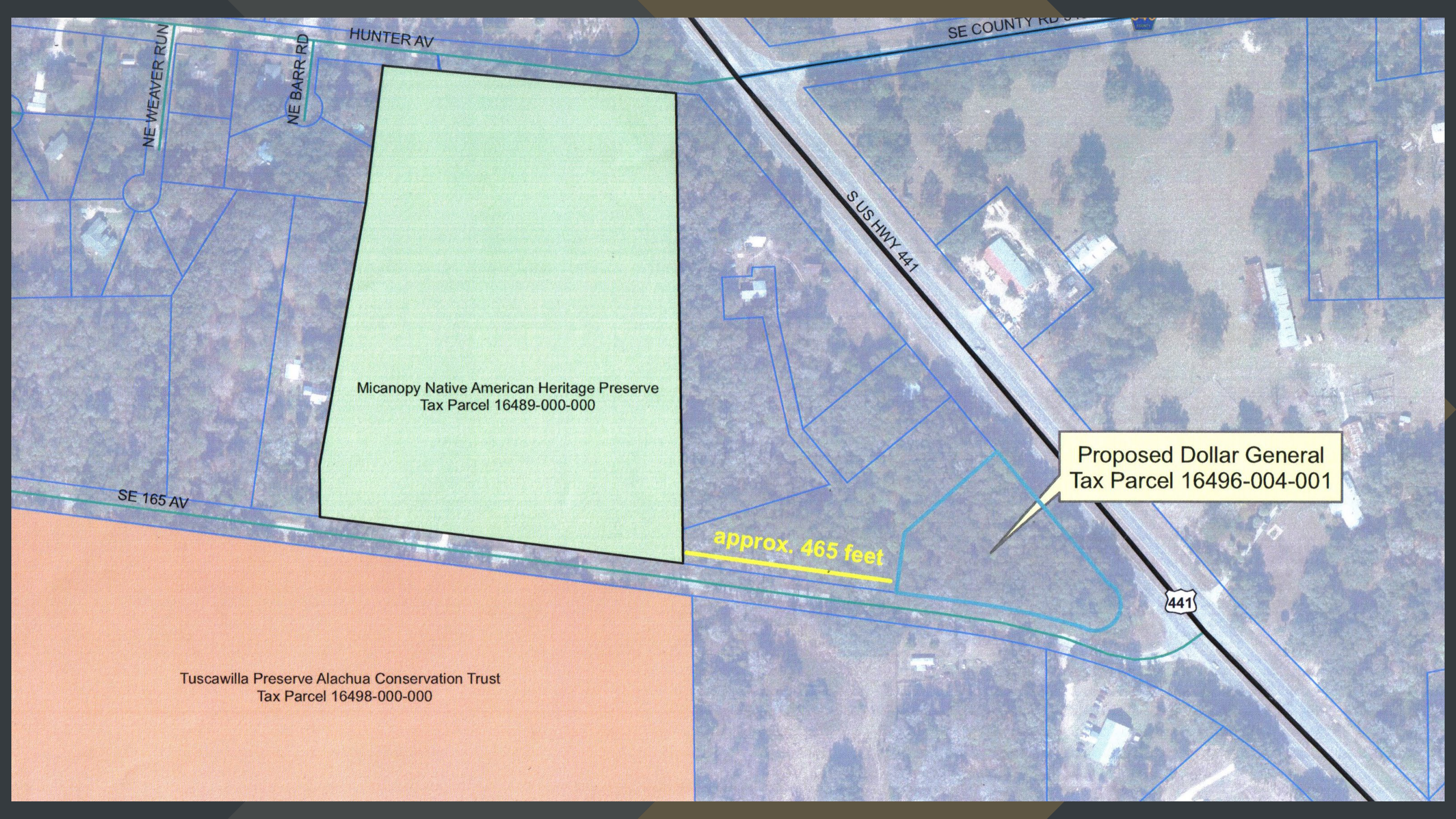
SE 169 Ave

SE 169 Ave

441

Garden of Love

0 200 500ft



NE WEAVER RUN

NE BARR RD

HUNTER AV

SE COUNTY RD 51

S US HWY 441

Micanopy Native American Heritage Preserve
Tax Parcel 16489-000-000

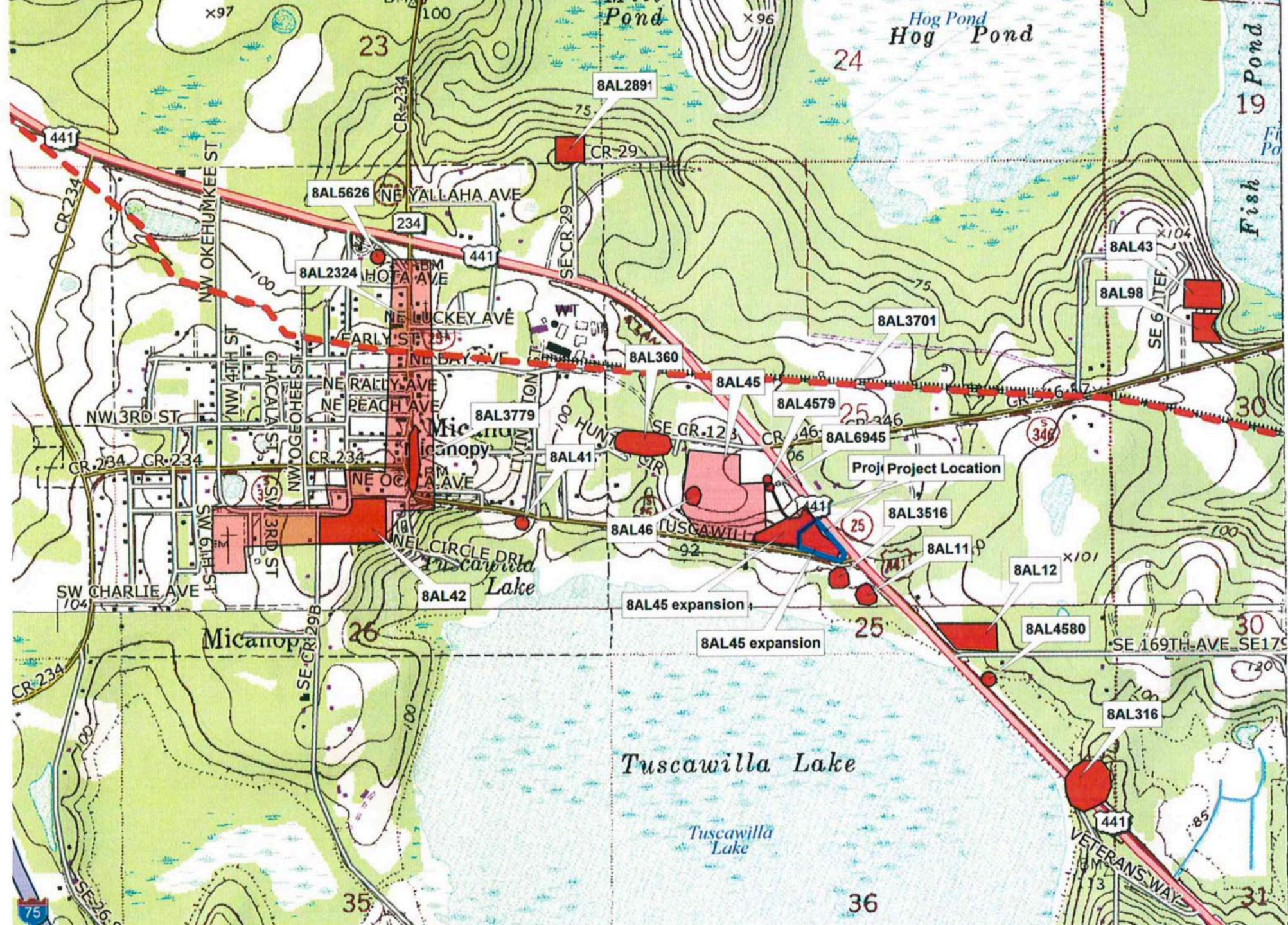
SE 165 AV

Proposed Dollar General
Tax Parcel 16496-004-001

approx. 465 feet

441

Tusawilla Preserve Alachua Conservation Trust
Tax Parcel 16498-000-000





16496

16496-2-2

16496-2-3

16496-2

16496-3

16496-4

16497-1-1

16497-1-1

16494-3






**DOLLAR
GENERAL**



conceptcompanies.net/projects/dollar-general/



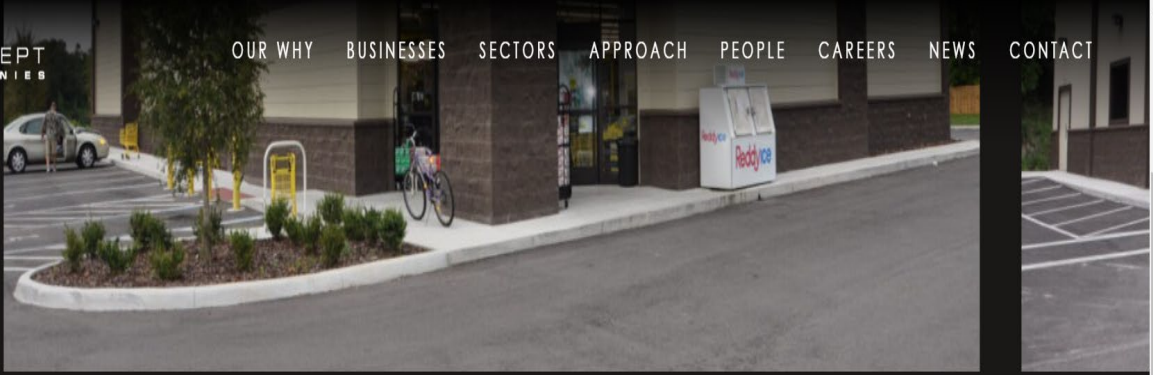
OUR WHY BUSINESSSES SECTORS APPROACH PEOPLE CAREERS NEWS CONTACT

WELCOME +

Creating environments that enhance, empower and inspire.

Concept Companies is devoted to enriching people's lives by developing spaces and places that cultivate a healthier tomorrow.

↓



OUR WHY BUSINESSSES SECTORS APPROACH PEOPLE CAREERS NEWS CONTACT

ONGOING

Dollar General

For over 10 years, Concept Companies has been a preferred developer for Dollar General across 24 counties in Florida, developing over 200 locations. Our long-lasting relationship demonstrates our proven developmental process and ability to finish on time and on budget.

RETURN TO SECTORS

Dollar General - C...html planetphilanthrop...pdf receipt_201206393...pdf Jeffrey & Megan.jpg Show all

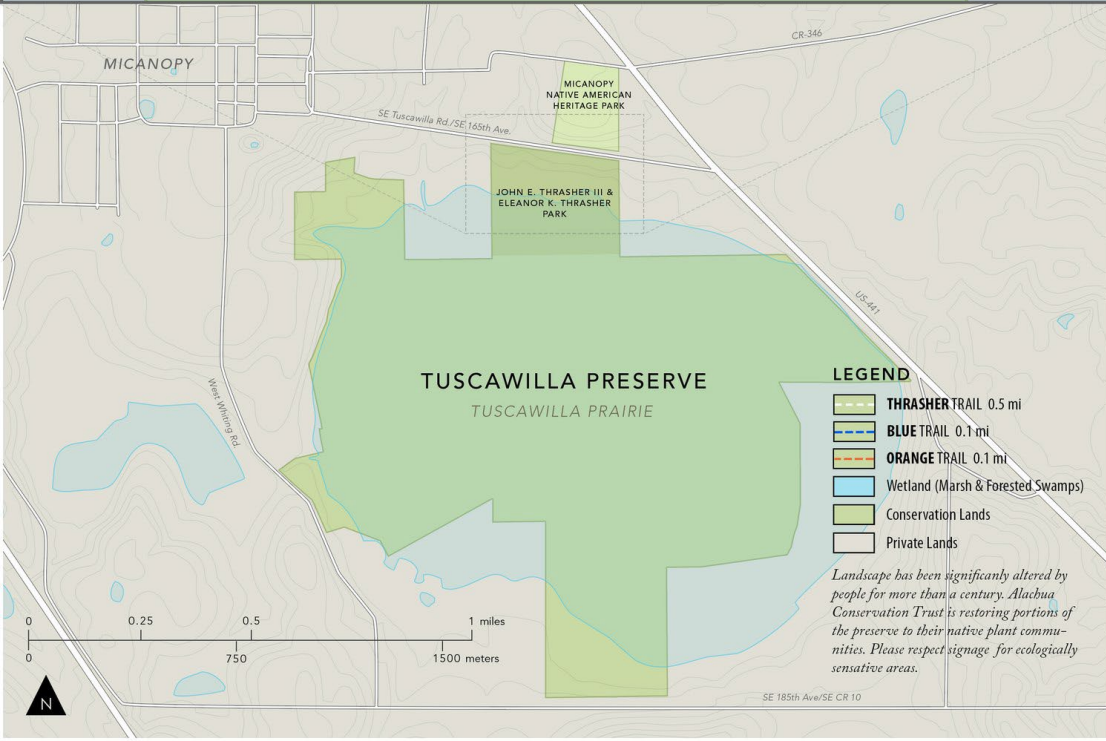
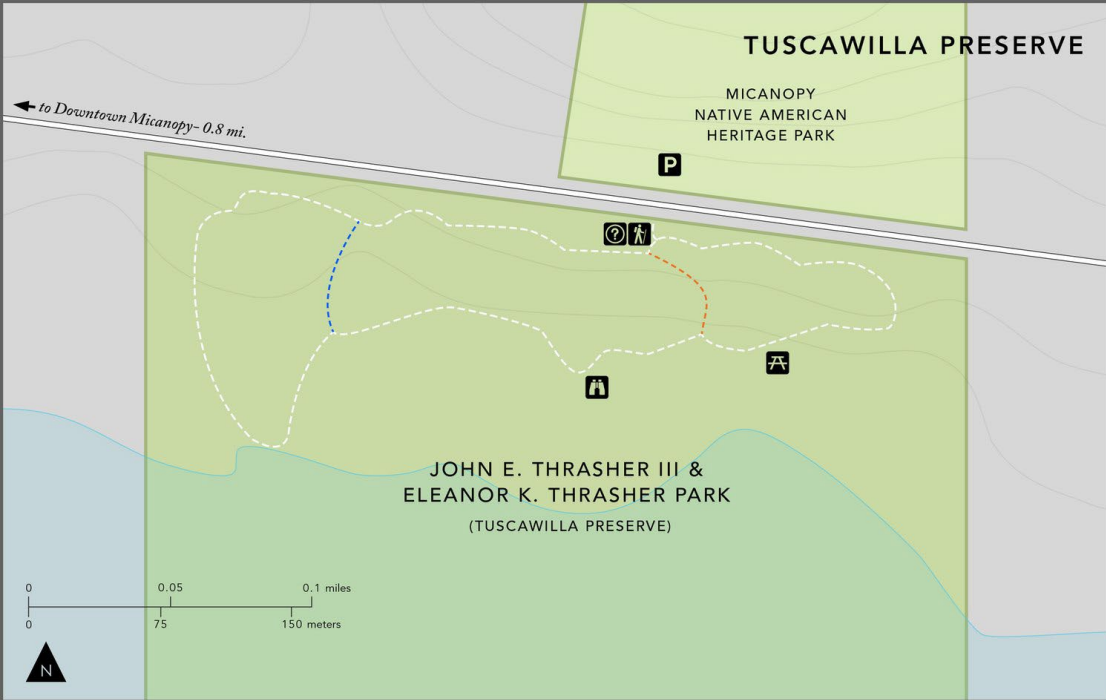
83°F Partly sunny 3:44 PM 6/1/2023

83°F Partly sunny 3:38 PM 6/1/2023













WILDLIFE
CROSSING
AREA



WILDLIFE
CROSSING
AREA

WILDLIFE
CROSSING
AREA

Fort Defiance/Fort Micanopy and the Opening Battles of the Second Seminole War 1835-36, Historic and Archeological Study

National Park Service
American Battlefield Protection Program Grant
GA 2255-10-009



"Charge With Every Man" Jackson Walker, 2011

2010-2011

Seminole Heritage In Micanopy

Seminoles In Florida

Between 1716 and 1763, under pressure from the colonial powers of Britain and Spain, two groups of Creek Indians from more northerly regions of Spanish La Florida (see map) arrived in the area of present-day Micanopy and Tallahassee. During this period, Ahaya ("Cowkeeper"), a warrior with a fierce reputation who boasted that he had slayed eighty-four Spaniards during his lifetime, founded the proto-Seminole town of Cuscowilla (present Micanopy). He took possession of the feral cattle left after the Spanish abandoned their rancho operations on the Alachua Savannah (Paines Prairie) and established the foundation of a lucrative cattle industry. Prior to Cuscowilla, a different Lower Creek band headed by the pro-Spanish Secoffee (Simpukasse), a son of the Creek micco (chief), Emperor Brim, established a village in the Red Hills district near present Tallahassee as well as a group of associated villages near Lake Miccosukee. These "Miccosukees" later fought with the Alachua Seminoles during the war.

Eventually all the Native people in Florida, a population that included Muskogean groups and remnants of the Timucua and Apalachee who survived the epidemics brought on by the Spanish, as well as later Red Stick Creeks who found safety within the new borders of Spanish Florida, formed an original Seminole identity – a political act of independence that delineated themselves from all others, Seminoles or "Seminoles." As the British recorded the name in 1765 was the Native pronunciation of the Spanish Cimaronnes which referred to a wild or free-spirited people. This name was first applied to Ahaya's Alachua tribe but was then later used to identify all the Florida bands who fought during the Second Seminole War.



La Florida, Robert de Vaugondy's Map of the Divisions of Florida and Carolinas, 1718

Micanopy



George Catlin rendering of Chief Micanopy

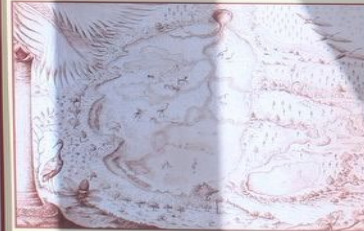
Micanopy ascended to the position of chief of the Alachua Seminoles after the death of his maternal uncle Bowlegs (aka, Bolek) in 1819. Following the Patriot War (1812-1814) and the First Seminole War (1818-1819) Micanopy's band moved to the south (Okahumpka and Pelakikaha) in order to avoid future U. S. incursions. The chief maintained a considerable number of cattle and was reported to have owned one hundred slaves. After the United States assumed jurisdiction of Florida, he steadfastly resisted immigration to the West and supported the anti-removal faction of the tribe. During the war, Micanopy was captured by General Thomas Jesup in 1838 while he was under a white flag of truce and then was eventually sent to the Arkansas Territory (present Oklahoma) where he again assumed a leadership role. He died on January 2, 1849 after convincing the government of the need for an independent Seminole Nation.



Seminole town plan from the early 18th century with log cabins and meeting house

Cuscowilla: Cowkeeper's Town

The verdant hammocks, lush prairies and abundant wetlands of the Paines Prairie region and south to Lake Tusculawilla (Micanopy) fostered Seminole settlement in what would become their homeland for over a century before U. S. Settlement began in the early part of the 19th century. No strangers to warfare, the Alachua Seminoles were quite adept at protecting themselves using an effective combination of traditional native warfare and modern weaponry. But for the most part the inhabitants of Cuscowilla flourished in peace by selling cattle to Spanish St. Augustine and trading deer skins and other items for valued trade goods, a veritable golden-age for the Seminoles.



William Bartram's 1774 illustration of the Alachua Prairie and the Town of Cuscowilla

"The town stands on the most pleasant situation that could well be imagined or desired, in an inland country, upon a high, swelling ridge of sand hills, within three or four hundred yards of a large and beautiful lake, the circular shore of which continually washes a sandy beach, under a moderately high sloping bank terminated on one side by extensive forests, consisting of orange groves, over topped with grand Magnolias, Palms, Poplar, Tilia, Live Oak and others... At present the ground betwixt the town and the lake is adorned by an open grove of very tall pine trees."

William Bartram's 1774 description of the Town of Cuscowilla





Seminole Heritage in Micanopy

Seminoles in Florida
The Seminole people have lived in Florida for over 200 years. They are known for their resistance to removal to the West. The Seminole people were the last Native American group to live in Florida. They were forced to leave their homes in 1832 and were sent to the Seminole Reservation in Oklahoma. Many Seminole people died during the journey. The Seminole people are now living in Oklahoma and Florida.

Micanopy
Micanopy is a small town in Florida. It was founded by the Seminole people. It was one of the largest Seminole towns in Florida. It was destroyed by the U.S. Army in 1832. The town was rebuilt and is now a small town with a few houses and a school.

Shell: Cowkeeper's Town
Shell is a small town in Florida. It was founded by the Seminole people. It was one of the largest Seminole towns in Florida. It was destroyed by the U.S. Army in 1832. The town was rebuilt and is now a small town with a few houses and a school.

Battle of Micanopy

The Battle of Micanopy
The Battle of Micanopy was fought on September 30, 1832. It was a battle between the Seminole people and the U.S. Army. The Seminole people were led by Chief Cowkeeper. The U.S. Army was led by General Taylor. The battle was a tactical draw, but it was a major victory for the U.S. Army. It marked the end of the Seminole resistance to removal to the West.

Historical Context
The Battle of Micanopy was part of the Second Seminole War. The war was fought between the Seminole people and the U.S. Army from 1817 to 1832. The war was the longest and bloodiest of the three Seminole Wars. It resulted in the removal of the Seminole people to the West.

Second Seminole War

War on the Frontier
The Second Seminole War was fought on the frontier of Florida. It was a battle between the Seminole people and the U.S. Army. The Seminole people were led by Chief Cowkeeper. The U.S. Army was led by General Taylor. The war was a tactical draw, but it was a major victory for the U.S. Army. It marked the end of the Seminole resistance to removal to the West.

The War Comes to Micanopy
The war came to Micanopy in 1832. The U.S. Army destroyed the town. The Seminole people were forced to leave their homes and were sent to the Seminole Reservation in Oklahoma. Many Seminole people died during the journey. The Seminole people are now living in Oklahoma and Florida.

The Cost of War
The war was a major victory for the U.S. Army, but it was a major loss for the Seminole people. The war resulted in the removal of the Seminole people to the West. Many Seminole people died during the journey. The Seminole people are now living in Oklahoma and Florida.

Seminole Heritage In Micanopy

Seminoles In Florida



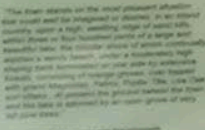
Between 1716 and 1763, under pressure from the colonial powers of Britain and Spain, two groups of Creek Indians from more northerly regions of Spanish La Florida (see maps) moved to the area of present-day Micanopy and Tallahassee. During this period, Abaya ("Cowkeeper"), a warrior with a Seminole reputation who boasted that he had stayed eighty-four Seminoles during his lifetime, founded the proto-Seminole town of Cuscowilla (present Micanopy). He took possession of the herd cattle left after the Spanish abandoned their fur-trading operations on the Alachua Savannah (Palms Prairie) and established the foundation of a lucrative cattle industry. Prior to Cuscowilla, a different Lower Creek band headed by the pro-Spanish Seminoles (Shompokee, a son of the Creek minor chief), Empaneo Rizo, established a village in the Red 16th district near present Tallahassee as well as a group of associated villages near Lake Miccosukee. These "Miccosukees" later fought with the Alachua Seminoles during the war.

Eventually all the Native people in Florida, a population that included Muskogean groups and remnants of the Timucua and Apalachee who survived the epidemics brought on by the Spanish, as well as later Red Stick Creeks who found safety within the new borders of Spanish Florida, formed an original Seminole identity, a product of interactions that influenced themselves from all others. Seminoles or "Seminolees." As the British recaptured the name in 1782 was the Native pronunciation of the Spanish *Criolitos* which referred to a wild or free-spoken people. This name was first applied to Abaya's Alachua tribe but was then later used to identify all the Florida Seminoles who fought during the Second Seminole War.

Micanopy



Micanopy ascended to the position of chief of the Alachua Seminoles after the death of the maternal uncle Bontaga (aka, Bontah) in 1818. Following the Palmist War (1812-1814) and the First Seminole War (1818-1820) Micanopy's band moved to the south (Chattahoochee and Pensacola) in order to avoid future U. S. incursions. The chief maintained a considerable number of cattle and was reported to have owned one hundred slaves. After the United States assumed jurisdiction of Florida, the Seminoles resisted immigration to the West and supported the settlement efforts of the white. During the war, Micanopy was captured by General Thomas Armes in 1835 while he was under a white flag of truce and then was eventually sent to the Arkansas Territory (present Oklahoma) where he again assumed a leadership role. He died on January 3, 1848 after contracting the gonorrhea of the need for an independent Seminole Nation.



Photograph of the site of the Seminole Nation, Florida, showing the ruins of the old town of Micanopy.

Cuscowilla: Cowkeeper's Town

The vibrant hammocks, lush prairie and abundant wetlands of the Panther Prairie region and south to Lake Toxaway (Micanopy) formed Seminole settlement in what would become their homeland for over a century before U. S. Settlement Seminoles were quite adept at growing themselves using an effective combination of traditional native warfare and modern weaponry. But for the most part the inhabitants of Cuscowilla flourished in peace by selling cattle to Spanish U. S. Arguing and trading deer skins and other skins for valued trade goods, a profitable golden age for the Seminoles.

Battle of Micanopy



The Battle of Micanopy

The Battle of Micanopy took place on the morning of June 8, 1835. Seventy-five troops under the command of Major J. T. H. H. engaged a larger Seminole force headed by Osame, numbering about 200 warriors. The battle was a tactical success for the Seminoles, who were able to inflict a heavy defeat on the Army. The Seminoles were able to capture a number of the Army's horses and other supplies. The battle was a significant event in the Second Seminole War.

After one hour and twenty minutes, the Seminoles retreated. The Army suffered one death and several wounded while Native American losses are unknown. Osame was captured by U. S. Colonel by order of President Andrew Jackson, but died of malaria shortly thereafter. The battle boosted Army morale during the opening of the Second Seminole War, a period characterized by a series of military reverses. Native Seminoles were the only source of military success.

"The morale of the Indians at Micanopy," noted the Army & Navy Chronicle, "has displayed the pluck that was pressing upon our arms" and merited "praise upon the gallant & brave."

Historical Context

Following the withdrawal of most of General Winfield Scott's "great army" of 5,000 troops one month prior to the battle, the Seminoles in the East Florida interior were authorized to attack. The victory at Micanopy then earned the Seminoles the title of "great army" and the Seminoles were able to maintain their position in the region. The Seminoles were able to maintain their position in the region and were able to maintain their position in the region.

Second Seminole War

War on the Frontier...

The opening of the Second Seminole War began during the first week of December 1835. Seminoles, along with their Black allies, attacked and burned hundreds of farms and settlements in the Panther Prairie region, the center of white settlement in the wilderness interior and the site of the former Seminole homeland. With the majority of Seminoles in agreement to resist removal, Osame and the other war leaders launched several key assaults to settle one account and end a strategy of containment.

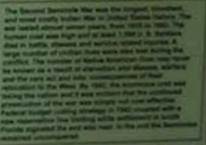


Early 1836 Campaign Map shows the early Seminoles' route.

The War Comes to Micanopy

The Cost of War...

The Second Seminole War was the longest, bloodiest, and most costly Indian War in United States history. The war lasted almost seven years, from 1835 to 1842. The Seminoles could not be driven out of their land in Florida. The Seminoles were able to maintain their position in the region and were able to maintain their position in the region.



Map of the Battle of Black Point, December 28, 1835.



Map of the Battle of Micanopy and Lake Toxaway, June 9, 1835.



Portrait of a Seminole warrior.

The Seminoles were able to maintain their position in the region and were able to maintain their position in the region. The Seminoles were able to maintain their position in the region and were able to maintain their position in the region.

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The Seminole ambush on an Army wagon train of supplies for Ft. Defiance at Black Point on December 18th, 1835 was a glimpse of things to come on the Florida frontier. During the attack 8 Militia troops are killed and 6 wounded. The survivors flee to Ft. Defiance as the doomed wasgon train is sacked.

Battle of Black Point, December 18, 1835

Black Point

Ft. Defiance

Battle of Welika Pond, July 19, 1836

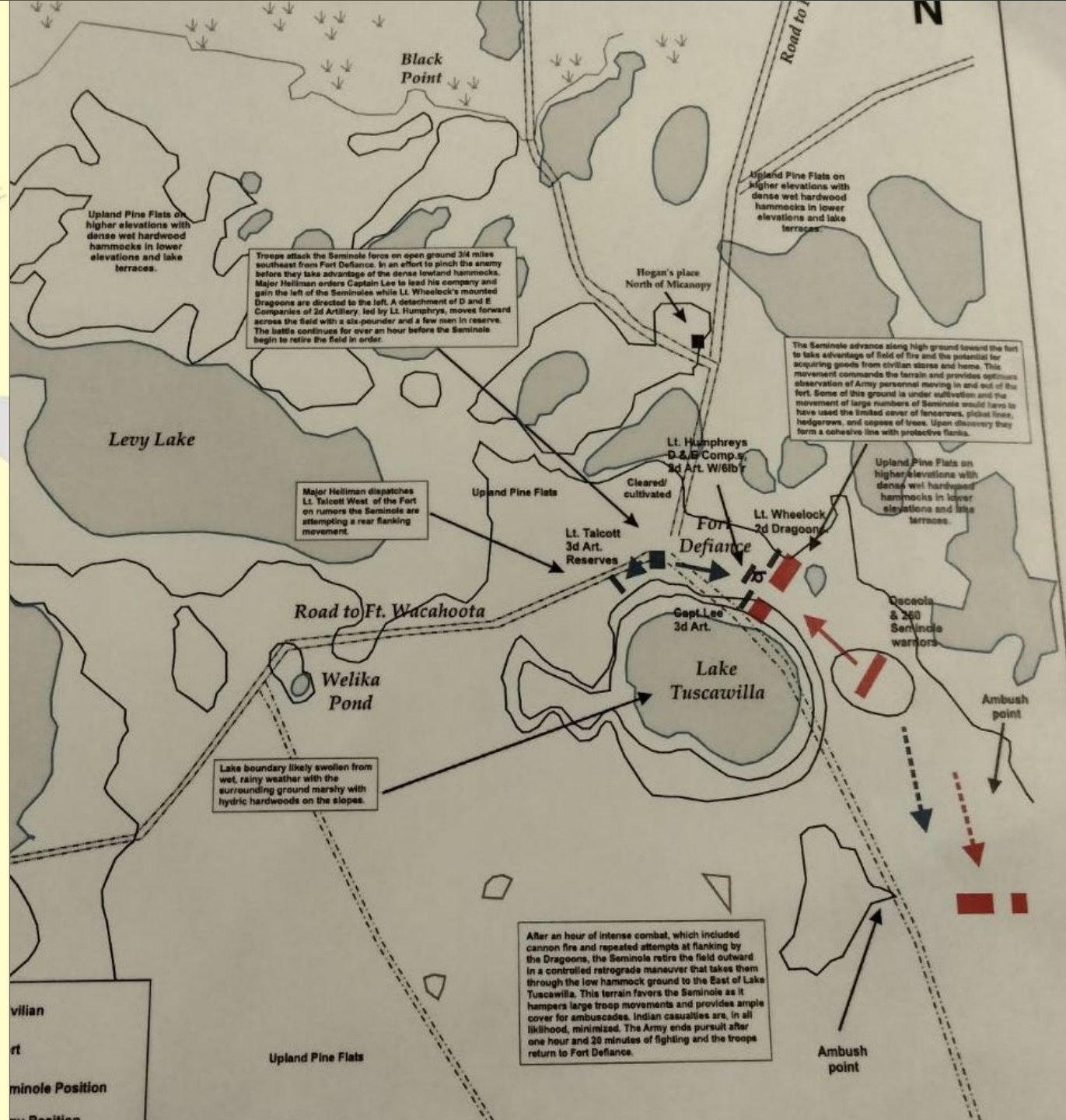
Welika Pond

Battle of Micanopy and Lake Tuscawilla, June 9, 1836

Road to Ft. Drane & Auld Lang Syne Plantation

Road to Ft. King & Tampa Bay

	Fort
	Seminole Position
	Army Position
	Army Movement
	Seminole Movement
	Army Pursuit
	Seminole Withdrawal



Town of Micanopy Planning and Design Guidelines

8.54 Building Envelopes

All new construction shall be of similar scale and massing as existing buildings along Cholakka Boulevard.

8.54.1 Maximum Building Envelope. Except as provided in Section 8.54.9, the building envelope of new and remodeled commercial buildings shall not exceed 4,000 square feet if the building is single story or 6,000 square feet if the building is two or more stories. To be allowed a building envelope larger than 4,000 square feet, upper stories shall contain at least 50% of the square footage of the ground floor in habitable space.

8.54.2 Primary Entrance. The primary entrance to a building must face US 441, an internal drive, or a public intersecting street. The design of entrances must comply with all applicable requirements within these guidelines.

8.54.3 Secondary Entrance. A secondary pedestrian entrance may be provided in the back or side of the building to provide direct access to the building from parking areas. If no second entrance is provided, a walkway shall be provided to link the parking and the primary entrance as needed. The intention of these guidelines is not to allow for commonality of entrances. The design of entrances must comply with all applicable requirements within these guidelines.

8.54.4 Primary Frontage. Placement of the primary entrance determines the primary frontage. If an entrance is placed on a corner, either adjacent side may be identified as the primary frontage (also referred to herein as the "storefront").

8.54.5 US 441 Frontages. All building faces on US 441 that aren't chosen as primary frontages will be defined as a US 441 frontage.

8.54.6 Maximum Linear Frontage. The primary frontage or the US 441 frontage of any building shall not exceed 75 linear feet. Design of facades shall comply with the guidelines in Sections 8.67.3, 8.67.4, 8.67.5 and any other applicable standards.

8.54.7 Maximum Building Height. The maximum building height is the lower of 3 stories or 42 feet measured from the highest point of finished grade to the top of the wall plate on buildings with a pitched roof or the top of the roof deck on buildings with a flat roof. Buildings designed with both flat and pitched roofs shall measure this distance from the finished grade to the top plate or roof deck, whichever is higher. Required protrusions such as elevator shafts, HVAC equipment, and stairs are excluded from this height restriction. Multiple stories are encouraged. For purposes of this Article VIII.A, a finished grade is defined as the highest elevation of altered or existing grade directly abutting the primary building foundation.

8.54.8 Distance Between Buildings. A minimum distance of 15 feet is required between any two buildings not joined by a common wall. This space is defined as an interstitial space and must conform to the standards of Section 8.67.6, including subsections 8.67.6.1 through 8.67.6.4.

8.54.9 Common Walls. Common walls are permitted provided that there are sufficient facade breaks as required in Sections 8.67.3, 8.67.4 and 8.67.5. Common walls may not be penetrated. A maximum of two common walls may occur. Where common walls are used, the maximum combined building envelope of all buildings joined by common walls is 12,000 square feet, provided that (a) no building's ground floor shall exceed 6,000 square feet, and (b) all buildings with a ground floor in excess of 4,000 square feet must be multiple storied, and (c) all upper stories of the buildings shall contain at least 50% of the square footage of the ground floor in habitable space.

Navigation sidebar with icons for chat, list, grid, page number (17, 37), and search.



AL2340-THRASHER STORE-507 NE 1ST STREET



AL2353-SMITH BUILDING-302 NE 1ST STREET



AL2354-MOTT-MAY BUILDING-216 NE 1ST STREET



AL2358-FEASTER BUILDING-202 NE 1ST STREET




AL2356-DAILEY DRUGSTORE-210 NE 1ST STREET

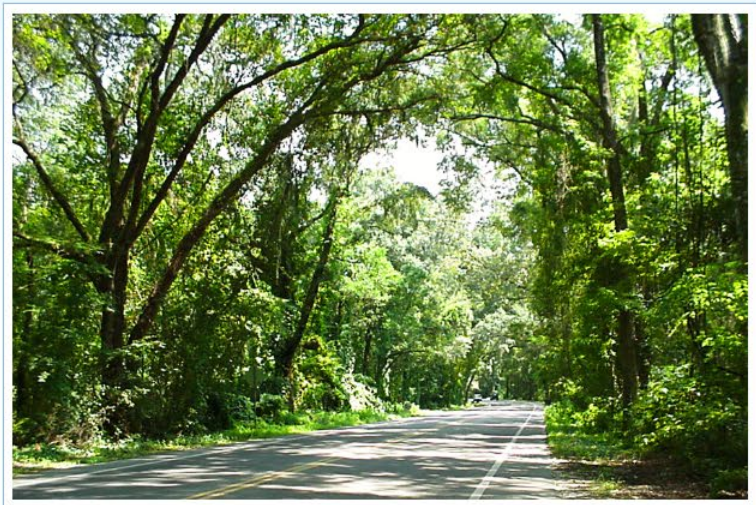


AL 2360-OLD BANK-112 NE 1ST STREET





Comprehensive Plan Amendments	Public Comment
Special Exceptions	New Development Software
Special Use Permits	
Planned Developments	



Scenic Roads

The Scenic Road Ordinance was established in 1980. The ordinance creates a protected area along designated roadways. The protected area extends 100 feet from the right-of-way line. There are currently portions of six roads designated as scenic roads.

- In 1980, **(1)Old Bellamy Road, (2)Millhopper Road** and **(3)Crown Road** were designated as scenic roads.
- In 1987, **(4)Fort Clarke Church Road** was designated as a Scenic Road.
- In 2004, **(5)Dusty Trail** was designated as a Scenic Road.
- In 2021, **(6)Tuscawilla Road** was designated as Scenic Road.

BOCC Designates Scenic Road - Criteria

ARTICLE IX. - SCENIC ROAD CORRIDORS OVERLAY

Sec. 405.34. - Objectives of article.

The objectives of this article are as follows:

- (a) To promote the convenience and enjoyment of public travel on the highways, roadways, and other travel corridors of the county.
- (b) To protect the natural and cultural heritage scenic road corridors of the county and to enhance their resource values for the enjoyment of future generations.
- (c) To protect the public investment in scenic road corridors from activities, land uses, signs, etc., which impair both the integrity of the corridor, its capacity for traffic, and its visual qualities.
- (d) To provide safe facilities for leisure driving, hiking, and biking.
- (e) To provide access to and protect outstanding visual experiences representative of the county's variety of landscape resources and cultural attractions.
- (f) To contribute to the environmental and historical appreciation of the county and education of the residents and visitors.
- (g) To attract visitors to the county by preserving natural beauty along the scenic road corridors.
- (h) To expose scenic views and vistas along the travel corridor.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.35. - Guidelines for designation.




To measure the significance of the scenic, historical, and cultural value of scenic road corridors, the following guidelines shall apply:

- (a) The quality of its scenic, historic, or cultural resources is unique and/or of sufficient magnitude to merit regional or county recognition;
- (b) A variety and diversity of visual experience created by land form, changes in terrain, natural vegetation, type of landscape and/or land use activity is provided;
- (c) Access between or to recreation areas or points of scenic, cultural, historical, or scientific interest occur as part of the system;
- (d) The immediate roadside or corridor is relatively free of commercial or other development restrictive of scenic quality; and
- (e) The scenic road corridor's natural, scenic, and cultural resources are not damaged beyond their recognition and it is relatively easy to restore their initial resource value.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.36. - Specific criteria for designation.

To receive the designation of scenic road corridor, one or more of the following criteria must apply:

-  (a) *Scenic resource significance.*
 - (1) Interesting geomorphic formations.
 - (2) Type of natural vegetation.
 - (3) Presence or nearness of water bodies (by type).
 - (4) Overall landscape composition.
-  (b) *Archaeological resource significance.* Area of archaeological importance.
- (c) *Historical resource significance.*
 - (1) Road developed prior to era of interstate development.
 - (2) Sites of historical importance.
-  (d) *Cultural resource significance.*
 - (1) Unspoiled character of resource (no adverse land uses and structures).
 - (2) Amenability for multiple recreational uses for pedestrian, equestrian, or bicycle paths, and passive recreation.
- (e) *Priority of criteria.*
 - (1) Scenic quality.
 - (2) Variety of recreation experience.
 - (3) Compatibility with other corridor users.
 - (4) Harmony with other land use.
 - (5) Access to parks and other recreation.
 - (6) Popular demand.
 - (7) Degree of urgency if the corridor is to be protected.
 - (8) Protection of ecology.
 - (9) Suitability for use by other transportation modes (bus, pedestrian, equestrian, bicycles).
 - (10) Type of developmental possibilities.
 - (11) Resource vulnerability to incompatible land use.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.37. - Protected area along scenic road corridors.


The area within 100 feet of the right-of-way lines or the limits of the county's prescriptive use on any road designated as a scenic road corridor shall be the protected area of the corridor.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.38. - Restrictions along scenic road corridors.

BOCC - Restrictions on Scenic Road

The county commission may designate by resolution or ordinance scenic road corridors for purposes of preservation. In preserving a scenic road corridor, the county commission shall have the power to impose restrictions along the corridor, including, but not limited to, the following:

- 
- (a) Providing and erecting markers designating scenic road corridors.
 - (b) Prohibition of outdoor advertising signs within the protected area except small (7½-square-foot maximum) signs advertising residential development or homes for sale on lots or parcels of property immediately adjacent to the corridor and subdivision entryway signs constructed in accordance with [article 3 of chapter 407](#).
 - (c) The setting and posting of speed limits.
 - (d) The setting and posting of maximum weight limits and classes of vehicular travel.
 - (e) Prohibiting the removal of trees which have attained a diameter of eight inches or more at a point 4½ feet above average ground level within the protected area except under circumstances where trees have died or the over-grown trees have hindered sight lines and safety factors creating traffic hazards in accordance with the requirements of [section 406.12\(b\)](#) of this ULDC, or where no access to the property is available without removal of such trees.
 - (f) Providing for preservative maintenance to protect and enhance scenic quality in accordance with [section 405.05](#).
 - (g) Prohibiting structures within the protected area except for the following:
 - (1) Fences with opacity of not more than 50 percent when viewed along a line of sight perpendicular to the fence shall be permitted with an approved administrative permit.
 - (2) Traffic signals shall be permitted.
 - (3) Street lights shall be permitted within 25 feet of intersecting right-of-way lines.
 - (4) Subdivision entryway signs, decorative walls, and fences built as entryway features and permitted in accordance with this ULDC shall be permitted according to the following:
 - a. The line of sight is to be viewed as perpendicular to the centerline of the scenic roadway;
 - b. The entryway structure is not to exceed six feet in height except for columns and posts, which may not exceed eight feet in height. Structures may be allowed to extend to eight feet in height and columns and posts to ten feet in height at pedestrian and bicycle access points;
 - c. The width of the entryway structure is not to exceed 50 feet in a perpendicular direction from the entrance road edge of pavement;
 - d. The entryway structure shall be designed in a manner that is consistent with the intent of this chapter and blend with the natural surroundings and aesthetics of the scenic road corridor. Materials and colors utilized shall be in earth tones or natural woods;
 - e. Landscaping shall be provided and maintained along those areas that are visible from the scenic road corridor line of sight to "soften" the appearance of the entryway structure; and
 - f. The use of high-intensity lighting for any of these features is prohibited.

- (h) Prohibiting any commercial activity within the protected area.
- (i) Prohibiting overhead utilities within the protected area, except for the following:
 - (1) Utility drops may be installed to previously existing buildings within the protected area.
 - (2) Primary electrical transmission lines carrying 25,000 volts or more may be exempted from this restriction by the county commission after development plan approval when such transmission lines propose to cross the protected area perpendicular to the scenic road corridor.
 - (3) Utility lines carrying less than 25,000 volts shall be installed underground when making a perpendicular crossing to service new development; however, the installation of an attractively landscaped electric transformer to the buildings or structures in such new development from an underground electric connection shall be permitted within the protected area.
- (j) Providing for the mapping and description of all designated scenic road corridors in the comprehensive plan as part of the conservation and open space element.
- (k) Nothing herein shall be construed as otherwise denying the use of the protected area as yard space.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.39. - Maintenance of corridors and scenic quality.

The county engineer shall implement the following guidelines for scenic road corridor maintenance:

- (a) Conserve and restore the high quality of natural resources and unique features such as tree canopy, ground cover, animals and geological features in their natural state.
- (b) Preserve cultural and historical character.
- (c) Clear cutting of vegetation in the scenic road corridor right-of-way shall not be permitted, except as authorized in subsection (c) of this section, and except under such circumstances where the sight lines are obstructed and contributing to traffic hazards after fulfilling procedures in [section 405.41\(c\)\(3\)](#); provided, however, that one annual clear cutting shall be permitted, if necessary, to restore scenic vistas along a corridor.
- (d) Selective vegetation cutting may be permitted to open up and enhance views and vistas within the scenic road corridor right-of-way upon recommendation of the staff and approval of the county commission.
- (e) Where proper permits have been obtained controlled burning may be practiced where necessary to encourage vegetation growth and control insect and pest occurrence.
- (f) Mowing shall be permitted in drainage ditches to prevent clogging and overflow.
- (g) Trees and other vegetation damaged beyond the restoration stage, either by natural causes or accidents, should be removed. Attempts should be made to replant such areas to bring them to their original state.
- (h) In cases where recreation access and/or facilities (scenic overlook, picnic areas, multi-purpose trails, unpaved parking) are provided, they shall be maintained on a regular basis.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 09-01, § 2(Exh. A), 2-24-09)

Concept Co. Requests Variance – County Denies

Sec. 405.40. - Variances.



The county commission may grant variances from the terms of this chapter if serving the public interest and where, due to special conditions, a literal enforcement of the provisions would result in unnecessary and undue hardship or a safety hazard. Public notice shall be provided in accordance with article IV in chapter 402 of this ULDC. In granting variances, the county commission shall make a finding that:

- (a) Special conditions and circumstances exist which are peculiar to the land, such as size, shape or topography, which are not applicable to other lands in the protected area;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
- (d) The variance is necessary to promote public safety.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.41. - Procedure for designation.

(a) *Method of designation.*

- (1) Once a request has been received to designate a particular road as a scenic road corridor, staff will review the proposal and prepare a report and recommendation to be presented to the county commission.
- (2) Should staff's report be favorable, the county commission shall give public notice of a hearing to consider designation as a scenic road corridor, in accordance with the requirements of Article 4, Chapter 402 of this ULDC. The notice shall include the following:
 - a. Description and location of the corridor and popular name;
 - b. Maximum weight limit to be set, if any;
 - c. Speed limit to be set, if any;
 - d. Description of the protected area; and
 - e. Any other special limitation, restriction or use not covered above which may be imposed along the scenic road corridor.

(b) *Modification or revocation of designation.*

- (1) *Addition of right-of-way width.* The addition of right-of-way width along a designated scenic road corridor shall have no effect upon the reservation and protection of the full designated protected area unless and until the county commission approves an improvement plan that encroaches into the full designated protected area and financing of construction for the reclassified designated scenic road corridor has been established. In such instance, the scenic nature of the road shall be preserved to the maximum extent possible. This may include replanting of similar types of vegetation, including native vegetation, if available.
- (2) *Change in character.* In the event of change in character of a designated scenic road corridor, whether

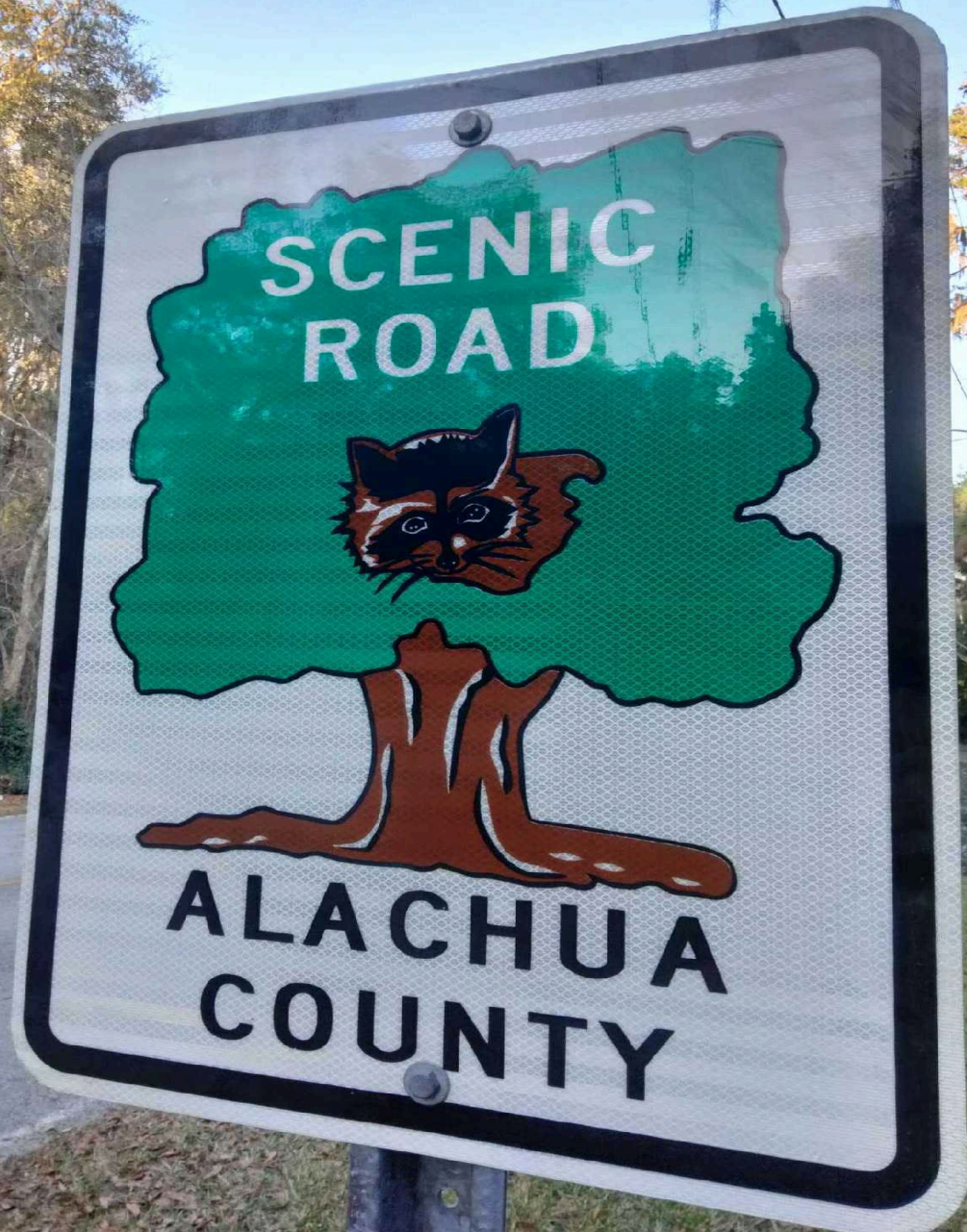
due to natural disaster or degradation, except for man-made disaster or degradation, the same procedure specified in subsection (b) (a) of this Section shall be utilized to consider continuing designation of the road as a scenic road corridor. In no case shall a change in character, where due to natural or man-made causes (such as incorporation in municipal limits), result in revocation unless a study report of the staff clearly shows that restoration to the original character of the scenic road corridor is impracticable. The same procedures specified in subsection (a) of this section shall be used to modify designated scenic road corridors.

- (3) *Revocation.* No designated scenic road corridor shall be revoked for any reason whatsoever except by the procedure specified in subsection (a) of this section. A designated scenic road corridor may be revoked by the procedures specified in subsection (a) of this section when:
 - a. Its character has been adversely altered by natural causes, rendering it irretrievable as a scenic road corridor; or
 - b. Imminent construction due to reclassification as provided in paragraph (1) above, when such construction irrevocably destroys the scenic character of the protected area.

(c) *Public hearing.*

- (1) At the time of hearing, the proof of publication of the required notice shall be filed with the county commission.
- (2) Mailed notice shall be provided to all property owners located along the proposed corridor no later than 15 days prior to the public hearing.
- (3) At the hearing, the county commission shall hear all interested parties and, should it determine that a road should be designated, modified, or revoked as a scenic road corridor, it shall adopt an appropriate resolution or ordinance stating the same.
- (4) Each such resolution or ordinance by the board of county commissioners shall have the effect of designating, modifying, or revoking, as the case may be, a road as a scenic road corridor.
- (5) Such designation, modification, or revocation as a scenic road corridor shall become effective when a certified copy of such resolution or ordinance has been filed by the board in the office of the clerk of the circuit court and duly recorded in the public records of the county.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 09-01, § 2(Exh. A), 2-24-09)



From: "Jeffrey L. Hays" <jhays@alachuacounty.us>
Date: January 12, 2022 at 9:37:17 AM EST
To: Corbin Hanson <cfhanson@alachuacounty.us>
Subject: Mediation Meeting Cancelled

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Interested Party,

This is to inform you that the mediation on January 13th between Alachua County and Concept Companies is cancelled due to a tentative settlement. At this time, the parties are still in the mediation process under chapter 71, Florida Statutes, and will reschedule the mediation to a later date, if needed.

County Staff does not have email or phone number contacts for the following "parties":

Micanopy Christian Fellowship
Betty Schmidt
Kenneth Reddick Trustee
Stephen and Jennifer Elder

If anyone has a contact information for these parties and would not mind sharing it with staff; we can make them aware that the meeting has been cancelled.

Thank you. -Jeff Hays



Jeffrey L. Hays, AICP
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Alachua County Commissioners buy the proposed Dollar General store land in Micanopy



By [Taylor Simpson](#)

Published: Mar. 23, 2022 at 10:14 PM EDT

**ALACHUA COUNTY
LAND DEVELOPMENT
APPLICATION**

CRS MICANOPY

± 9,100 SF COMMERCIAL RETAIL STORE

WITH ASSOCIATED PARKING, STORMWATER & UTILITIES

CHW - (352) 331-1976



GROWTH MANAGEMENT DEPARTMENT
(352) 374-5249

<http://growth-management.alachuacounty.us/development.html>