



ALACHUA COUNTY, FL
Joint Alachua County BoCC /
Town of Micanopy Special Meeting
Meeting Agenda

June 16, 2025

6:00 PM

Micanopy Town Hall

706 NE Cholakka Boulevard, Micanopy, FL 32667

In-person **Public Comment** is taken after each non-ministerial motion A the conclusion of the meeting, **individuals** can also speak for up to 3 minutes about any matter during the **General Comment** period.

All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

If you have a disability and need an accommodation to participate in this meeting, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 at least 2 business days prior to the meeting. TTY users please call 711 (Florida Relay Service).

- A. Call To Order
- B. Welcome
- C. Introduction
 - 1. Jiana Williams, Mayor, Town of Micanopy
 - 2. Charles Chestnut, Chair, Alachua County Commission
- D. Adoption of the Agenda

Recommended Action:
To approve the Agenda.
- E. Items For Discussion
 - 1. Community Resource Center- Willie Mae Stokes Community Center - 25-00500 - 25-00500
 - 2. Annex Property Update
 - 3. Surtax Joint Partnership Projects - 25-00499
 - 4. Micanopy CRA Discussion
- F. Public Comment
- G. Commission General Comments and Information Discussion
 - 1. County Commission Comment
 - 2. Town Commission Comment
- H. Adjourn

Recommended Action:
To adjourn the meeting.



Agenda Item Summary

File #: 25-00500

Agenda Date: 6/16/2025

Agenda Item Name:

Enter Title Here

Community Resource Center- Willie Mae Stokes Community Center

Presenter:

Claudia Tuck, Community Support Services Director, (352) 231-0058
Satori Days, Community Stabilization Program Manager

Description:

Alachua County Community Support Services has identified the Willie Mae Stokes Community Center as a potential community resource center in support of improving access for social services to individuals who live in Micanopy and the surrounding rural communities. At the direction of the Alachua County Board of County Commissioners staff conducted a survey of the Willie Mae Stokes Community Center to learn more about services provided.

On December 10, 2024, On December 10, 2024, the Alachua County Board of County Commissioners (BoCC) held a discussion regarding community centers as it relates to financial difficulties. The Commissioners elected to have a broad discussion regarding community centers in Alachua County. Below is the Commission motion.

Motion: Commissioner Prizzia stated that she would like to discuss community centers in a broad conversation as several of them are struggling in the current economy rather than just discussing the need in High Springs. She would like to discuss this at a Policy Meeting. County Manager Lieberman stated that a Comprehensive discussion of Community Centers will be scheduled for March with the appropriate staff.

The Department of Community Support Services created a need-based survey to assess the status of community centers across the County. The Willie Mae Stokes Community Center completed the survey. On April 1, 2025, at the BoCC meeting, Community Support Services presented the findings of the survey of all respondents including the Willie Mae Stokes Community Center.

Commissioner Cornell moved the following:

- 1. That staff identify for the Commission of the list which of these entities are municipally run versus run by nonprofits and/or volunteers, 501c(3) and provide that back to the Commission by email is fine.*
- 2. Request any operating budgets that May or May not exist relating to these entities and provide that back to the Commission by email is fine.*

3. *That the Commission refer to staff to work with the Community Foundation and the Children's Trust and develop recommendations with regards to both the amount and a method or process for potential funding in fiscal year 2025-2026.*
4. *Staff be utilized to help these organizations gather that information.*
5. *Explore opportunities to utilize surplus and government access to resources and software for support of these centers.*
6. *Bring back recommendations for support of a community-wide resource guide that works.*

The motion carried 5-0.

Subsequently, on May 9, 2025, Community Support Services met with Bishop Chris Stokes of Willie Mae Community Center to discuss the center's survey response which will be included in an update to the BoCC. The center would like to expand its outreach and request unspecified funding to achieve its goals. At the current time, the center operates an afterschool program, summer programs, offers some assistance in the areas of financial assistance in paying rent and utilities, gently used clothing, food assistance, transportation assistance, and coordinates with UF Health and Mobile Bus to provide mobile health services.

Additional needs include at least three full-time staff, two vehicles (minibus and standard bus), and funding for building repairs and maintenance.

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Community Resource Center Name: The Willie Mae Stokes Community Center

Address: 355 NW 6th Ave Micanopy FL 32667

Entity Type: Non-Profit

Facility: Own

Days & Hours of Operation

Monday-Friday 10:00am-6:00pm

Zip Codes Served

Entire Alachua County

Community Center Partners

Not listed

Program Services

Food Assistance
Utility Assistance
Referral Services to Other Organizations
Afterschool Programs
Community Education/Workshops
Healthcare Support
Transportation Assistance

Staffing Detail

Full-Time: 5
Part-Time: 0
Volunteers: 5

Success Stories

Not listed

Annual Center Budget

\$150,000

Community Impact

1500 individuals served last program year

Target Population

Children, Adults, Senior Citizens, Veterans

Areas of Need

More staff, Vehicles, Funding, Other



Community Resource Center

Willie Mae Stokes Community Center

Claudia Tuck, Community Support Services Director

Satori Days, Community Stabilization Program Manager

June 16, 2025

BoCC Motion/Discussion

December 10, 2024: To discuss community centers in a broad conversation as several of them are struggling in the current economy

Community Resource Center Definition

A public location where members of a community gather for group activities, social support, public information, and other purposes. They may be open for the whole community or for a specialized subgroup within the greater community. Community centers can be religious in nature, such as Christian churches, Islamic mosques, Jewish synagogues, Hindu temples, or Buddhist temples; though they can also be secular and in some cases government-run, such as youth clubs or senior centers.

Community Resource Centers Surveyed

- City of Alachua Recreation and Culture Department- Hathcock Community Center
- City of Archer-Ollie Mae Robinson Senior Center
- City of Newberry-Martin Luther King Community Center
- City of Waldo Community Center
- Community Impact Corporation
- Deeper Purpose Community Church, Inc
- Hawthorne Area Resource Center, Inc.
- Partnership for Strong Families- Library Partnership
- Partnership for Strong Families-Southwest Advocacy Group (SWAG) Resource Center
- Pleasant Street Civil Rights and Cultural Arts Center Inc-One Community Family Resource Center
- The Willie Mae Stokes Community Center



The Willie Mae Stokes Community Center

355 NW 6th Ave, Micanopy, FL 32667

Monday- Friday 10:00am to 6:00pm

Target Population

Children, Adults, Senior Citizens, Veterans

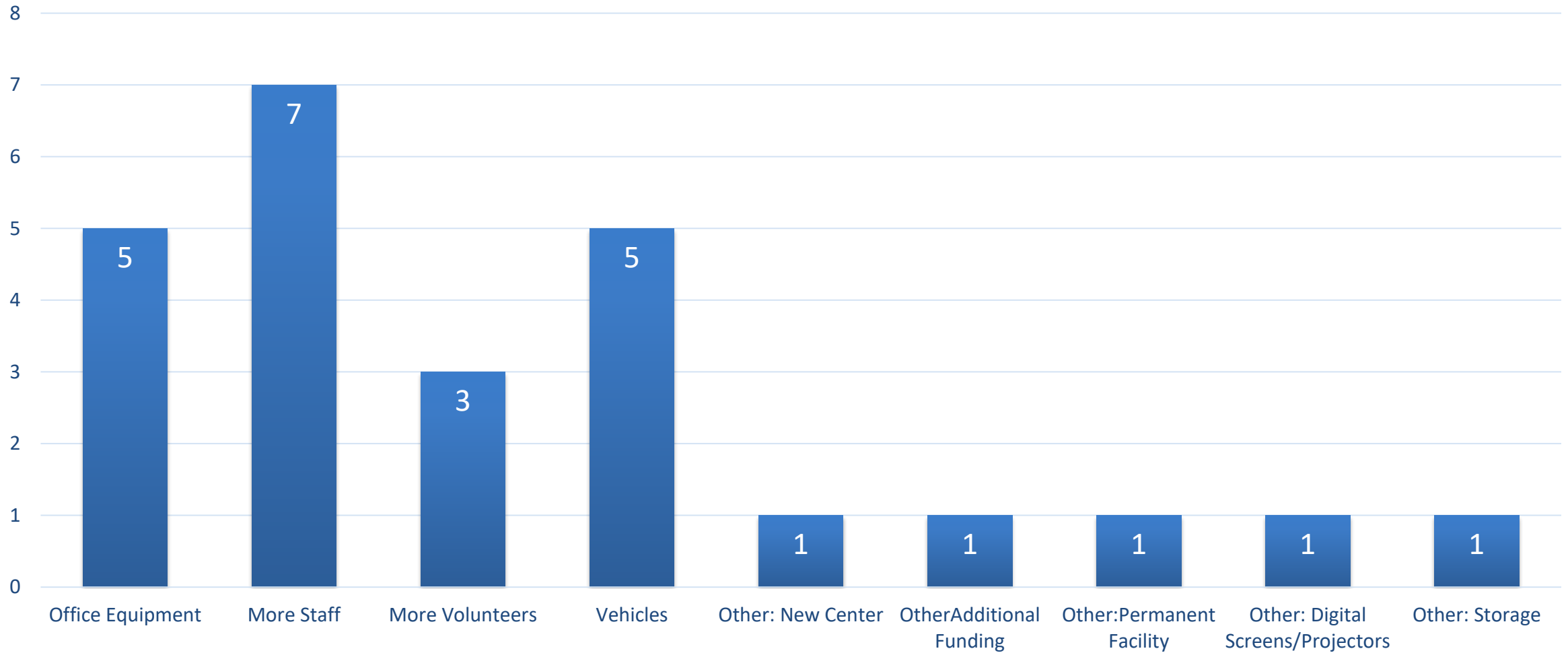
Program Service Highlights

Food Assistance, Utility Assistance,
Referral Services to Other Organizations,
Afterschool Programs, Community
Education/Workshops, Healthcare Support,
Transportation Assistance

Areas of Need

Funding for rental/utility assistance, New programs/services, More staff, Vehicles, Building repairs

Community Resource Center Needs



Community Resource Guides

- United Way 211
- FindHelp.org
- Bread of the Mighty “Find a Food Pantry” Site
- Alachua County’s Housing Resources Virtual Map

April 1, 2025 Board Motion

1. That staff identify for the Commission of the list which of these entities are municipally run versus run by nonprofits and/or volunteers, 501c(3) and provide that back to the Commission by email is fine.
2. Request any operating budgets that May or May not exist relating to these entities and provide that back to the Commission by email is fine.
3. That the Commission refer to staff to work with the Community Foundation and the Children's Trust and develop recommendations with regards to both the amount and a method or process for potential funding in fiscal year 2025-2026.
4. Staff be utilized to help these organizations gather that information.
5. Explore opportunities to utilize surplus and government access to resources and software for support of these centers.
6. Bring back recommendations for support of a community wide resource guide that works.



Micanopy Happenings



Current Town Projects at a Glance



Water System Upgrades



Park Improvements – equipment upgrades, lighting, etc



Historic District Preservation



Updating Comprehensive Plan & Land Development Code



Expansion of MNAHP

Current Town Projects at a Glance



Advanced Metering Infrastructure (AMI)



Community Resource Center



Community Redevelopment Agency (CRA) Case Study



Recent Accomplishments

- ♦ Mold Remediation
- ♦ Gazebo Replacement
- ♦ Town Entry Signs
- ♦ Annexation of County Property
- ♦ Park Upgrades
- ♦ Equipment Upgrades
- ♦ Community Visioning



Strengthening Community Through Partnership

Community Resource Center

Grant Evolvement

- ♦ Original grant application was submitted in December 2021 for Community-Wide Broadband
- ♦ In October 2023, we requested an amendment for a Community Resource Center



CDBG-CV

- Rehabilitation of a facility/building for testing, diagnosis, vaccinating or treatment of Covid-19
- Acquire and rehabilitate, or construct, a group living facility that may be used to centralize patients undergoing treatment
- Installation of wiring, fiber optic cables and permanently affixed equipment such as receivers for areas to receive broadband internet access
- ~~Rehabilitate a senior center, community center or homeless shelter by replacing the HVAC system and/or installing an air purification system~~
- Acquisition and/or rehabilitation of a building to expand capacity of homeless shelters to accommodate social distancing and isolation
- Reconstruction of sidewalks (expansion) to allow for social distancing
- Installation of wi-fi routers/extenders in affordable housing buildings and/or communities which contain at least 51% low to moderate income residents
- Provide testing, diagnose or other services at a fixed or mobile location
- Provide equipment, supplies and materials necessary to carry-out a public service (i.e. childcare for working parents with distance learning facilities for school aged children)
- Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities



Willie Mae Stokes Community Center

- ♦ *Educational Programs*
- ♦ *Youth Development Programs*
- ♦ *Family Programs & Community Resources*
- ♦ *Employment Services*

A Collaborative Vision

- The Town of Micanopy is investing in community infrastructure.
- WMSCC will lease and operate the facility long-term.
- Focus on youth programs, job training, wellness, and cultural activities.
- Partnership promotes sustainable, locally-led programming.



This Photo by Unknown Author is licensed under [CC BY-ND](#)

Empowering the Micanopy Community

- ♦ Safe, inclusive space for residents of all ages
- ♦ Programs include job readiness, afterschool tutoring, and community events
- ♦ Cultural enrichment and civic engagement activities
- ♦ Enhances quality of life and community pride



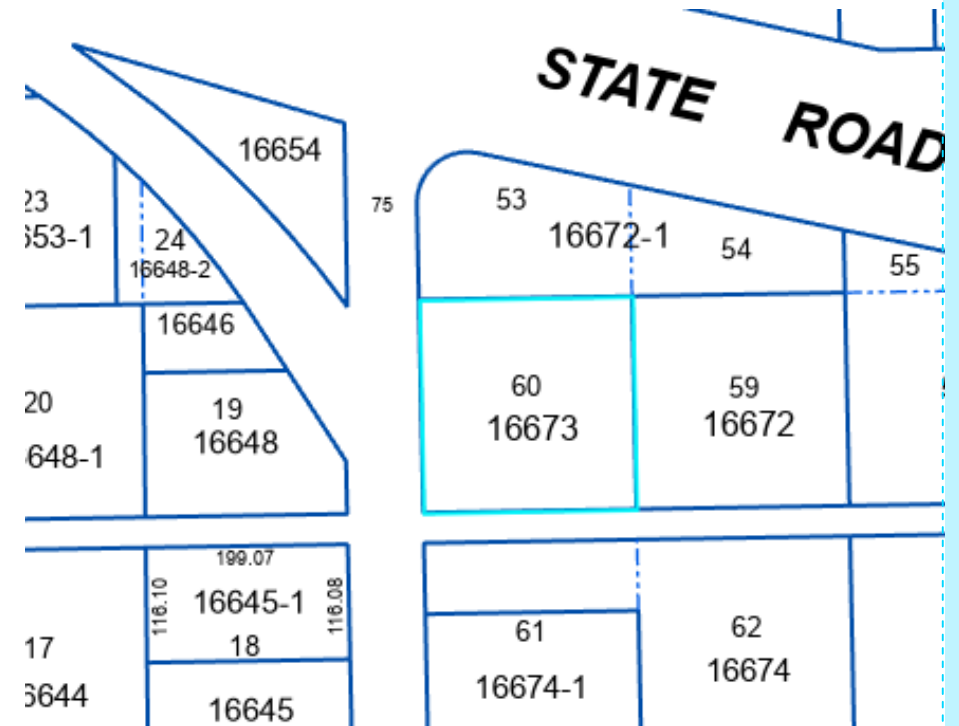
Investing in People. Strengthening Place.

- ♦ The Town–WMSCC partnership is a model for collaborative community investment.
- ♦ This project demonstrates Micanopy's commitment to equity and access.



Where are we in the process

- Working with Paul Stressing and Associates on building design
- First appraisal of land is complete
- Working on review appraisal
- Next steps – contract with the landowner for the property
- Apply for site plan approval and secure a contractor



Annex Property Update

Expansion of the Micanopy
Native American Heritage
Preserve

Progress

- ♦ Renovations to the residential structure have commenced
- ♦ Installed fence connecting the property to the existing MNAHP
- ♦ Communicating with Alachua Conservation Trust on partnership opportunities



Progress

Next Steps



TRAIL
DEVELOPMENT



SIGNAGE



CARETAKER
RESIDENCE

Surtax Joint Partnership Projects

Annex Renovation & Site Improvements
Micanopy Water Quality Improvement



Install fencing to establish a secure, defined property boundary



Renovations to structure include termite treatment, flooring removal, replacing damaged wood, window installation, debris removal, and any necessary repairs.

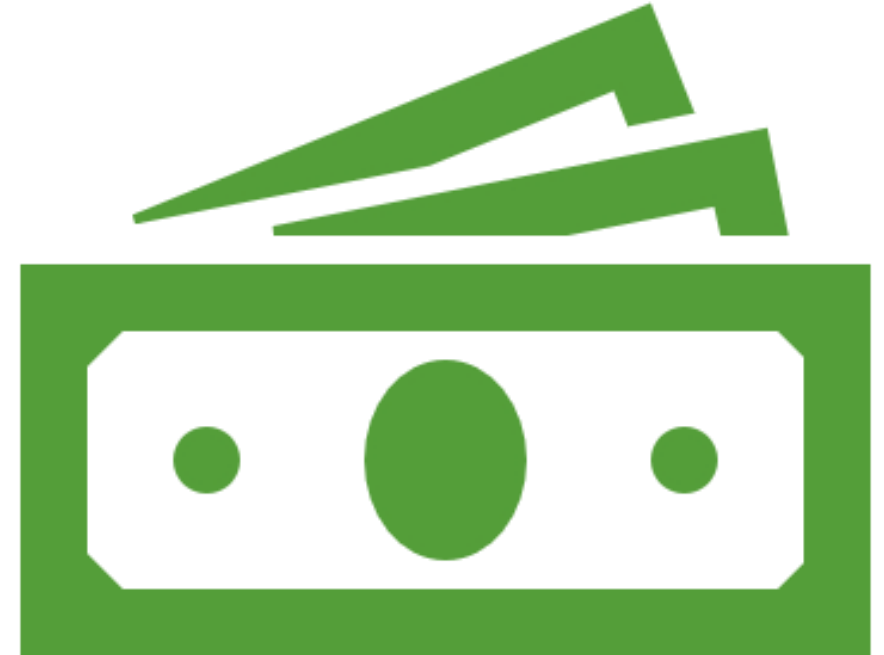


Property Signage

Annex Site

Project Cost

- ♦ Approximately \$35,000
 - ♦ Residential Structure Repairs
 - ♦ Demolition and Disposal
 - ♦ Fence Installation
 - ♦ Signage
 - ♦ Trail Development





Water Quality – Filtration System

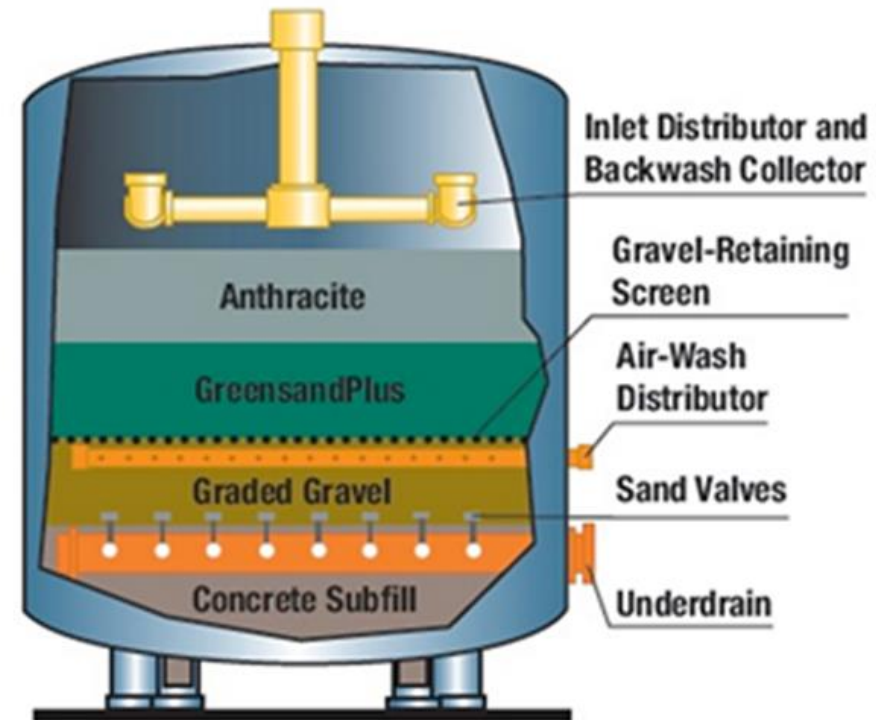
Granular Activated Carbon

- Pressure filtration to remove common water contaminants (iron, manganese, arsenic).
- Utilize formation of insoluble form of undesired contaminant, which is physically separated from the water by the Greensand.



Granular Activated Carbon

- Removes a wide range of contaminants, including organic compounds.
- Reduces disinfection byproducts formed during chlorination of water.
- Requires minimal maintenance.



Project Cost

- ♦ Capital Cost: \$1,565,000
- ♦ Estimated Completion: 2029
- ♦ Anticipated funding through:
 - ♦ FDEP State Revolving Fund
 - ♦ Legislative Appropriations
 - ♦ Other Infrastructure Surtax Partnership Funds





Agenda Item Summary

File #: 25-00499

Agenda Date: 6/16/2025

Agenda Item Name:

Surtax Joint Partnership Projects

Presenter:

Gina Peebles – Assistant County Manager – Chief of Staff

Recommendation:

FOR DISCUSSION ONLY. The Board should take no action regarding these applications until additional information is provided by Micanopy regarding the scope/deliverables of each project for which grant funding is being requested and the amount of grant funding being requested for each project.

Description:

The Town of Micanopy has submitted the three attached surtax joint partnership project applications for consideration. The applications are incomplete and appear to contain one or more substantial errors (e.g., one application states that the estimated project cost is \$1,500 but staff has been informed that the actual estimated project cost may be \$1,500,000).

OMB Notes:

- It is unclear what the priorities are, as the total amount requests exceed the grant funding available to Micanopy. There is nominal background and explanation on the requests compared to what other cities have provided; it is difficult to determine exactly what is being requested and what it includes.
- There is no fiscal impact section: the county set aside up to \$333,333 to the City of Micanopy for both portions of the infrastructure sales tax funding: infrastructure and wild spaces, public places (WSPP).
 - The account number for the infrastructure side is: 142.00.0000.541.81.47
 - The account number for the Wild Spaces Public Places side is: 140.00.0000.572.81.47



For staff use only

Date Received: _____

Date Approved: _____

Joint Infrastructure Surtax Projects Application

Please complete one form for each proposed project. Please check one:



Wild Spaces & Public Places (not to exceed \$333,333)



Infrastructure (not to exceed \$333,333)

Municipality: Town of Micanopy

Primary Contact First/Last Name: Sara Samario

Primary Contact Daytime Phone Number: 352-466-3121

Primary Contact Email Address: SSamario@MicanopyTown.com

Name of Project: Annex Renovation & Site Improvements – Native American Heritage Preserve

Project Address/Location: Annex Property, Adjacent to Native American Heritage Preserve, Micanopy, FL

Estimated Project Cost: \$ 31,000

Estimated Start Date: June 2025 Estimated Completion Date: September 2025

Who will benefit from the project:

Residents and visitors to the Native American Heritage Preserve; Town staff responsible for managing the annex; the broader community through expanded cultural and recreational opportunities.

Local Significance of Project to your Municipality:

The annex property is critical to expanding the Native American Heritage Preserve and supporting the Town's cultural and historical initiatives. Repairs will stabilize the structure and improve safety and usability, while fencing will define boundaries and protect the site. These improvements enable future programming and protect a space of local and historical importance.

County-Wide Significance of Project (optional – attach plans/drawings/maps):

The Native American Heritage Preserve represents a significant cultural asset not only for Micanopy but for the entire region. Restoring and activating this space will support heritage tourism, educational outreach, and regional cultural preservation efforts. The project aligns with countywide goals for equity, cultural inclusion, and stewardship of Indigenous history.



For staff use only

Date Received: _____

Date Approved: _____

Joint Infrastructure Surtax Projects Application

Please complete one form for each proposed project. Please check one:

☐

Wild Spaces & Public Places (not to exceed \$333,333)

☒

Infrastructure (not to exceed \$333,333)

Municipality: Town of Micanopy

Primary Contact First/Last Name: Sara Samario

Primary Contact Daytime Phone Number: 352-466-3121

Primary Contact Email Address: SSamario@MicanopyTown.com

Name of Project: Fire Station Bay Door Replacement

Project Address/Location: 704 NE Cholakka Blvd, Micanopy, FL 32667

Estimated Project Cost: \$ 86,600

Estimated Start Date: March 2024 Estimated Completion Date: April 2024

Who will benefit from the project:

This project benefits first responders and the public by ensuring the fire station is secure and fully operational. It enhances emergency readiness, secures public assets, and supports continuous delivery of essential emergency services.

Local Significance of Project to your Municipality:

The original bay doors at the Micanopy Fire Station were compromised and posed a security risk. Their failure jeopardized emergency vehicle access and the safety of personnel and equipment. Due to the urgent nature of the need, the Town completed the replacement project as an emergency measure. The investment ensures reliable emergency operations and protects municipal infrastructure vital to public safety.

County-Wide Significance of Project (optional – attach plans/drawings/maps):

In October 2023, Alachua County Fire Rescue assumed operational responsibility for fire services within the Town of Micanopy. The bay door replacement project directly supports county operations by ensuring the facility is secure and functional for ACFR personnel and equipment. As a base of operations for county emergency response, the station plays a vital role in providing timely service to Micanopy residents and surrounding areas. Maintaining the integrity of this facility enhances regional emergency preparedness and interagency coordination.



For staff use only

Date Received: _____

Date Approved: _____

Joint Infrastructure Surtax Projects Application

Please complete one form for each proposed project. Please check one:

☐

Wild Spaces & Public Places (not to exceed \$333,333)

☒

Infrastructure (not to exceed \$333,333)

Municipality: Town of Micanopy

Primary Contact First/Last Name: Sara Samario

Primary Contact Daytime Phone Number: 352-466-3121

Primary Contact Email Address: SSamario@MicanopyTown.com

Name of Project: Water Quality - Filtration System

Project Address/Location: 704 NE Cholakka Blvd, Micanopy, FL 32667

Estimated Project Cost: \$ 1,500,00

Estimated Start Date: 2026 Estimated Completion Date: 2029

Who will benefit from the project:

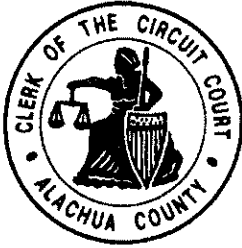
Town residents and businesses that rely on the municipal water system will benefit directly from this project. The filtration system will enhance water quality, ensure regulatory compliance, and improve overall public health outcomes for the Micanopy community.

Local Significance of Project to your Municipality:

The Town of Micanopy is undertaking this filtration project in response to persistent concerns about water quality. Installing a treatment and filtration system will allow the Town to meet or exceed water quality standards, improve taste and clarity, and maintain community trust in the water utility. This investment is essential for protecting public health and ensuring a sustainable, reliable drinking water source.

County-Wide Significance of Project (optional – attach plans/drawings/maps):

While the project serves the Town of Micanopy, improving water quality contributes to broader environmental and public health goals in Alachua County. Ensuring the reliability and safety of small municipal water systems supports regional resilience, economic stability, and long-term sustainability in rural communities.



CLERK OF THE CIRCUIT COURT

Finance and Accounting

201 East University Avenue

Gainesville, Florida 32601

Telephone (352) 374-3605 • Fax (352) 374-5265

J.K. "Jess" Irby, Esq.

www.alachuaclerk.org

Delivered by USPS Next Day Priority Mail

November 15, 2022

Florida Dept of Revenue

Revenue Accounting

PO Box 6609

Tallahassee, FL 32314

Dear Ms. Dennis:

Enclosed is a certified printed copy of Alachua County Ordinance 2022-08 (the "New Surtax Ordinance"). The New Surtax Ordinance levies a 1% local government infrastructure sales surtax pursuant to 212.055(2), F.S. The New Surtax Ordinance was previously electronically transmitted to DOR on April 4, 2022 in compliance with 212.054(7)(b), F.S., and again on November 9, 2022 in compliance with 212.054(7)(a), F.S.

As requested via email on November 15, 2022, we are transmitting a hard copy of the New Surtax Ordinance.

Please note the following with respect to the New Surtax Ordinance:

1. The New Surtax Ordinance was adopted by the Alachua County Board of County Commissioners on March 22, 2022 and approved by referendum on November 8, 2022.
2. The new Surtax will be effective commencing on January 1, 2023 and ending on December 31, 2032.
3. The new Surtax rate is 1%.
4. Alachua County's current local government infrastructure sales surtax with a rate of 0.5% (*i.e.*, Alachua County Ordinance 16-06), which went into effect January 1, 2017, is **repealed effective December 31, 2022**, as provided in section 7 of the New Surtax Ordinance.

Please contact me if you need additional information.

Sincerely,

Todd Hutchison
Finance Director

CC: Michele Lieberman, County Manager
Sylvia Torres, County Attorney

ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 2022-08

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, REPEALING ORDINANCE 16-06 OF THE BOARD OF COUNTY COMMISSIONER OF ALACHUA COUNTY, FLORIDA ("THE CURRENT 0.50 PERCENT LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX") EFFECTIVE DECEMBER 31, 2022, AND LEVYING A NEW 1.0 PERCENT LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX ON CERTAIN TRANSACTIONS OCCURRING WITHIN ALACHUA COUNTY FROM WHICH TAXES ARE PAYABLE TO THE STATE OF FLORIDA UNDER THE PROVISIONS OF CHAPTER 212, FLORIDA STATUTES, FOR A PERIOD OF TEN YEARS, BEGINNING JANUARY 1, 2023, AND ENDING DECEMBER 31, 2032 ("NEW SURTAX"); PROVIDING THAT THE LEVY OF THE NEW SURTAX, AND THE REPEAL OF THE CURRENT 0.50 PERCENT LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX, SHALL NOT BE EFFECTIVE UNLESS APPROVED AT A REFERENDUM ELECTION; PROVIDING FOR USE OF THE PROCEEDS OF THE NEW SURTAX; PROVIDING THAT 50.0 PERCENT OF THE PROCEEDS OF THE NEW SURTAX SHALL BE USED TO ACQUIRE AND IMPROVE LANDS FOR CONSERVATION, PROTECTION OF NATURAL RESOURCES, OR PUBLIC RECREATION, AND TO OPERATE AND MAINTAIN PARKS, RECREATIONAL PROGRAMS AND RECREATIONAL FACILITIES THROUGHOUT THE COUNTY ("WILD SPACES PUBLIC PLACES USES" OR "WSPP USES"); PROVIDING THAT 50.0 PERCENT OF THE PROCEEDS OF THE NEW SURTAX SHALL BE USED TO REPAIR ROADS AND IMPROVE ROAD SAFETY, CONSTRUCT OR RENOVATE FIRE STATIONS AND OTHER PUBLIC FACILITIES, ACQUIRE LANDS FOR AFFORDABLE HOUSING, AND FUND ECONOMIC DEVELOPMENT PROJECTS PURSUANT TO FLORIDA STATUTE 212.055(2)(d)(3), FLORIDA STATUTES ("NON-WSPP USES"); PROVIDING THAT NOT MORE THAN 15.0 PERCENT OF THE PROCEEDS OF THE NEW SURTAX MAY BE USED TO FUND ECONOMIC DEVELOPMENT PROJECTS PURSUANT TO FLORIDA STATUTE 212.055(2)(d)(3), FLORIDA STATUTES; PROVIDING FOR AUTHORIZATION AND LEGISLATIVE FINDINGS; PROVIDING FOR A REFERENDUM ELECTION ON NOVEMBER 8, 2022; PROVIDING BALLOT LANGUAGE; PROVIDING FOR DISTRIBUTION AMONG THE GOVERNMENTS OF ALACHUA COUNTY AND ELIGIBLE MUNICIPALITIES PURSUANT TO THE FORMULA PROVIDED IN SECTION 218.62, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, subsection 212.055(2), Florida Statutes, authorizes Alachua County to levy by ordinance a local government infrastructure surtax of 0.5 percent or 1.0 percent upon most taxable transactions occurring within Alachua County that are taxable under Chapter 212, Florida Statutes, subject to referendum approval; and

WHEREAS, the local government infrastructure surtax may be used to fund the various types of programs that are enumerated in subsection 212.055(2), Florida Statutes; and

WHEREAS, among other allowable uses, subsection 212.055(2), Florida Statutes, provides that surtax proceeds may be used to acquire any interest in land for public recreation, conservation, or protection of natural resources, to improve conservation lands, or to create, improve, maintain and operate the parks and recreational programs and facilities established with the proceeds of the surtax within Alachua County (hereinafter, **“Wild Spaces Public Places Uses”** or **“WSPP Uses”**); and

WHEREAS, subsection 212.055(2), Florida Statutes, provides that a county may levy a local government infrastructure surtax by ordinances, subject to referendum approval, that would authorize the use of the surtax proceeds for uses beyond just WSPP Uses, including but not limited to the following: land acquisition, land improvement, design, engineering costs, and all other processional and related cost to finance, plan, construct, reconstruct or improve public facilities that have a life expectancy of 5 years or more; land acquisition expenditures for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing; and up to 15 percent of the surtax may be allocated for funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development (collectively, **“Other Infrastructure Uses”**); and

WHEREAS, on May 10, 2016, the Board of County Commissioners of Alachua County, Florida, ("**Board**") adopted Ordinance 16-06 to levy a 0.5 percent surtax that may be used only for WSPP Uses (the "**WSPP Surtax**" or the "**WSPP Surtax Ordinance**"); and

WHEREAS, the WSPP Surtax Ordinance was approved by a majority of the electors voting in the referendum election held on November 8, 2016, became effective on January 1, 2017, and is scheduled to expire on December 31, 2024; and

WHEREAS, the Board now finds that there is a great need on the part of Alachua County and the municipalities within Alachua County to fund Other Infrastructure Use projects, including economic development projects that have a general public purpose of improving the local economy; and

WHEREAS, in 2016, the Florida Policy Institute released a report finding that insufficient affordable housing limits Florida's economic potential; and

WHEREAS, home prices rose 18.8% in 2021, according to the S&P CoreLogic Case-Shiller US National Home Price Index. All regions saw price gains last year, but increases were strongest in the South and the Southeast, each of which was up over 25%.; and

WHEREAS, while the lack of affordable housing is a national problem, Alachua County is particularly impacted due to its status as a college town. There is a large student housing market (approximately 12% of the renter pool in the City of Gainesville). Some students need affordable rental units, causing competition between local residents and incoming students. This competition contributes to increased rental rates in Alachua County; and

WHEREAS, HUD defines rent cost-burdened families as those who pay more than 30% of their income for housing and may have difficulty affording necessities such as food, clothing,

transportation, and medical care. According to Harvard University's Joint Center for Housing Studies, in 2017, Gainesville had the highest rent-cost burden rates of any metro area in the state of Florida. In Gainesville, 65 percent of the population are rent-cost burdened, and 42 percent have a severe rent-cost burden; and

WHEREAS, the National Income Housing Coalition has calculated that the "housing wage" for Alachua County (the amount required to afford a two-bedroom apartment comfortably) is \$20.83 per hour. Additionally, the cost of utilities in Alachua County exceeds that of the state and nation, further burdening low-income tenants; and

WHEREAS, the Center for Economic Forecasting and Analysis at Florida State University annually reviews the statewide economic impact of affordable housing programs administered by the Florida Housing Finance Corporation and, in 2020, estimated that it leveraged \$1.9 billion in affordable housing resources to create \$7.71 billion in economic activity and 55,719 full and part-time jobs; and

WHEREAS, in addition to the stimulative effect of its construction or rehabilitation, workforce housing can benefit a local economy by reducing housing costs to affordable levels, thus creating more room in the family budget for local purchases; and

WHEREAS, the Board finds that the use of the proceeds from the New Surtax to facilitate the creation of workforce housing will have a general public purpose of improving the local economy; and

WHEREAS, Florida law authorizes the Board to levy and have in effect only one local government infrastructure surtax at a time; and

WHEREAS, in order to comply with the legal prohibition against having two local government infrastructure surtaxes in effect at the same time, the Board desires to repeal the 0.5 percent WSPP Surtax Ordinance and replace it with a new 1.0 percent local government infrastructure surtax that would continue to authorize WSPP Uses, and also authorize Other Infrastructure Uses; and

WHEREAS, Subsection 212.055(2), Florida Statutes, requires voter approval in a referendum election prior to the imposition of the local government infrastructure sales surtax; and

WHEREAS, subsection 212.054(5), Florida Statutes, provides that no surtax shall terminate on any day other than December 31st; and

WHEREAS, subsection 212.054(5), Florida Statutes, provides that all new surtaxes must commence on January 1; and

WHEREAS, the Board of County Commissioners of Alachua County finds that it serves a public purpose and that it is in the public interest to repeal Ordinance 16-06 and to adopt this Ordinance to fund the types of projects described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

SECTION 1. Authorization and Legislative Findings. This Ordinance is authorized by Chapters 125 and 212, Florida Statutes, and other applicable laws. The Board of County Commissioners of Alachua County ("**Board**") finds and declares that all statements set forth in the preamble of this Ordinance are true and correct and are hereby incorporated by reference as legislative findings.

SECTION 2. Levy of Local Government Infrastructure Sales Surtax. Subject to approval by a majority of the electors of Alachua County voting in the referendum to be held for this purpose on November 8, 2022, there is hereby a levy of a local government infrastructure sales surtax throughout the incorporated and unincorporated areas of Alachua County on all transactions subject to the state sales tax imposed on transactions by Part I of Chapter 212, Florida Statutes ("Surtax"). The Surtax shall be at the rate of one percent (1%) of the sales price or actual value received and for each fractional part of \$1.00 of the sales price or actual value received. The Surtax shall be levied and imposed pursuant to sections 212.054 and 212.055(2), Florida Statutes, and the rules promulgated by the Florida Department of Revenue.

SECTION 3. Distribution of Surtax Proceeds. The proceeds of the Surtax levied pursuant to this Ordinance shall be distributed to Alachua County and the municipalities within Alachua County in accordance with subsection 212.055(2)(c)2., Florida Statutes, which provides for distribution according to the formula provided in section 218.62, Florida Statutes.

SECTION 4. Use of Surtax Proceeds. The proceeds of the Surtax levied by this Ordinance shall be used by Alachua County and the municipalities located within Alachua County only as follows:

- a. **WSPP Uses.** Fifty Percent (50%) of the Surtax proceeds shall be used for the following:
 - i. To acquire any interest in land for conservation, public recreation, and protection of natural resources, including but not limited to the protection of drinking water sources, water quality, and wildlife habitat; and

ii. To create, improve, operate and maintain parks and recreational facilities; and

iii. To finance, plan, construct and purchase infrastructure for conservation lands, parks, and recreational facilities.

b. **Other Infrastructure Uses.** Fifty Percent (50%) of the Surtax proceeds shall be used for the following:

i. To repair roads and improve road safety;

ii. To construct and renovate fire stations and other Public Facilities;

iii. For any land acquisition expenditures for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing. The local government or special district may enter into a ground lease with a public or private person or entity for nominal or other consideration for the construction of the residential housing project on land acquired pursuant to this subsection 4.b.iii; and

iv. To deposit into a trust fund within the county's accounts created for the purpose of funding economic development projects having a general public purpose of improving local economies within Alachua County, including the funding of operational costs and incentives related

to economic development. In accordance with section 212.055(2)(d)3., Florida Statutes, not more than 15 percent of the Surtax proceeds may be allocated to funding economic development projects.

SECTION 5. Alachua County's Non-Recurring Municipal Partnership Program. Alachua County shall allocate and award \$12,000,000.00 of its statutory formula share of the Surtax proceeds for municipal projects, as set forth in subsections 5.a. and 5.b., below. This is not an annual allocation but shall be a one-time allocation of \$12,000,000.00 by Alachua County.

a. Partnership Program for WSPP Uses:

i. The City of Gainesville. Alachua County shall allocate \$3,000,000.00 to the City of Gainesville ("Gainesville") for uses authorized by Section 4.a. of this Ordinance, that Alachua County finds, in its sole discretion, have countywide significance. Gainesville shall submit a detailed request to Alachua County for each project for which it is requesting grant funding. If approved, Alachua County and Gainesville shall enter into and execute a grant agreement. Gainesville shall be solely responsible for completion of the project, including all planning, design, procurement, construction, operation, maintenance and repairs needed during the life-cycle of the project. Gainesville shall acknowledge Alachua County's contribution by erecting a sign at the project site that

includes the following statement: "Jointly funded by Alachua County and the City of Gainesville." Upon achieving final completion of the project, Gainesville shall submit a written invoice to Alachua County in an amount that shall not exceed 50% of the allowable project costs actually incurred and paid by Gainesville for the project, up to an aggregate total of \$3,000,000.00 for all approved projects. Alachua County shall remit reimbursement to Gainesville within 60 days of Alachua County's receipt of an invoice that includes all receipts, statements or other records as Alachua County or the Clerk of Court may reasonably require to substantiate the cost of the project and the amount requested by Gainesville.

ii. All Nine Municipalities. Alachua County shall allocate \$3,000,000.00 to fund a grant program for Alachua County's nine municipalities (hereinafter collectively referred to as the "Municipalities", and individually as a "Municipality") for uses authorized by Section 4.a. of this Ordinance, that Alachua County finds, in its sole discretion, have countywide significance. Each Municipality shall submit a detailed request to Alachua County for each project for which it is requesting grant

funding. If approved, Alachua County and the Municipality shall enter into and execute a grant agreement. The Municipality shall be solely responsible for completing the project, including all planning, design, procurement, construction, operation, maintenance, and repairs needed during the project's life-cycle. The Municipality shall acknowledge Alachua County's contribution by erecting a sign at the project site that includes the following statement: "Jointly funded by Alachua County and [insert name of the Municipality]." Upon achieving final completion of the project, the Municipality shall submit a written invoice to Alachua County in an amount that shall not exceed 50% of the allowable project costs incurred and paid by the Municipality for the project. Alachua County shall remit reimbursement to the Municipality within 60 days of Alachua County's receipt of an invoice that includes all receipts, statements, or other records as Alachua County or the Clerk of Court may reasonably require to substantiate the cost of the project and the amount requested by the Municipality.

b. **Partnership Program for Other Infrastructure Uses:**

i. The City of Gainesville. Alachua County shall allocate \$3,000,000.00 to the City of Gainesville ("Gainesville") for uses authorized by Section 4.b. of this Ordinance, that Alachua County finds, in its sole discretion, have countywide significance. Gainesville shall submit a detailed request to Alachua County for each project for which it is requesting grant funding. If approved, Alachua County and Gainesville shall enter into and execute a grant agreement. Gainesville shall be solely responsible for completing the project, including all planning, design, procurement, construction, operation, maintenance, and repairs needed during the project's life-cycle. Gainesville shall acknowledge Alachua County's contribution by erecting a sign at the project site that includes the following statement: "Jointly funded by Alachua County and the City of Gainesville." Upon achieving final completion of the project, Gainesville shall submit a written invoice to Alachua County in an amount that shall not exceed 50% of the allowable project costs actually incurred and paid by Gainesville for the project, up to an aggregate total of \$3,000,000.00 for all approved projects.

Alachua County shall remit reimbursement to Gainesville within 60 days of Alachua County's receipt of an invoice that includes all receipts, statements, or other records as Alachua County or the Clerk of Court may reasonably require to substantiate the cost of the project and the amount requested by Gainesville.

ii. All Nine Municipalities. Alachua County shall allocate \$3,000,000.00 to fund a grant program for Alachua County's nine municipalities (hereinafter collectively referred to as the "Municipalities," and individually as a "Municipality") for uses authorized by Section 4.b. of this Ordinance, that Alachua County finds, in its sole discretion, have countywide significance. Each Municipality shall submit a detailed request to Alachua County for each project for which it is requesting grant funding. If approved, Alachua County and the Municipality enter into and execute a grant agreement. The Municipality shall be solely responsible for completing the project, including all planning, design, procurement, construction, operation, maintenance, and repairs needed during the project's life-cycle. The Municipality shall acknowledge Alachua County's contribution by erecting a

sign at the project site that includes the following statement: "Jointly funded by Alachua County and [insert name of the Municipality]." Upon achieving final completion of the project, the Municipality shall submit a written invoice to Alachua County in an amount that shall not exceed 50% of the allowable project costs actually incurred and paid by the Municipality for the project. Alachua County shall remit reimbursement to the Municipality within 60 days of Alachua County's receipt of an invoice that includes all receipts, statements, or other records as Alachua County or the Clerk of Court may reasonably require to substantiate the cost of the project and the amount requested by the Municipality.

SECTION 6. Effective Date and Duration of the Surtax. Subject to approval by a majority of the electors of Alachua County voting in the referendum to be held for this purpose on November 8, 2022, the Surtax levied pursuant to this Ordinance shall be levied and imposed for the period commencing January 1, 2023, and ending at midnight on December 31, 2032.

SECTION 7. Repeal of Ordinance 16-06. Ordinance 16-06 shall be repealed effective midnight December 31, 2022, if, and only if, the Surtax levied in Section 2 of this Ordinance is approved by a majority of the electors of Alachua County voting in the referendum to be held for that purpose on November 8, 2022. If the Surtax levied in Section 2 of this Ordinance is not approved by a majority of the electors voting in the referendum election to be held on

November 8, 2022, then Ordinance 16-06 shall remain in full force and effect until its expiration at midnight December 31, 2024.

SECTION 8. Referendum.

a. The Board hereby calls for a referendum election and directs the County Manager to request the Alachua County Supervisor of Elections to conduct such election on November 8, 2022, for the submission of a referendum question of the Surtax to the electors of Alachua County.

b. In accordance with sections 101.161 and 212.055(2), Florida Statutes, the following ballot title and ballot summary are approved for submission to the electors of Alachua County, Florida, at the election called in subsection 8.a. of this Ordinance:

Ballot Title: WILD SPACES PUBLIC PLACES, ROAD REPAIR, FIRE STATIONS,
AND AFFORDABLE HOUSING ONE PERCENT SALES TAX

Ballot Question: SHALL ALACHUA COUNTY: ACQUIRE AND IMPROVE LANDS FOR CONSERVATION, WILDLIFE HABITAT, WATER QUALITY, AND RECREATION; OPERATE AND MAINTAIN PARKS AND RECREATION FACILITIES; REPAIR ROADS AND IMPROVE ROAD SAFETY; CONSTRUCT AND RENOVATE FIRE STATIONS AND OTHER PUBLIC FACILITIES; ACQUIRE LANDS FOR AFFORDABLE HOUSING; FUND ECONOMIC DEVELOPMENT PROJECTS PURSUANT TO FLORIDA STATUTE 212.055(2)(D)(3); PROVIDE CITIZEN OVERSIGHT AND INDEPENDENT AUDIT; BY LEVYING A ONE PERCENT SALES SURTAX FOR TEN YEARS STARTING JANUARY 1, 2023?

[] FOR the one-cent sales tax.

[] AGAINST the one-cent sales tax.

c. The Board directs the County Manager to publish notices of the referendum in accordance with section 100.342, Florida Statutes, in the Gainesville Sun or by other means authorized by section 100.342, Florida Statutes.

SECTION 9. Effective Date of Ordinance.

- a. The Clerk of the Board is directed to file a certified copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners within 10 days after enactment by the Board of County Commissioners. This Ordinance shall take effect upon filing with the Department of State, but the levy of the Surtax set forth in Section 2 of this Ordinance shall not take effect unless it is approved by a majority of the electors of Alachua County voting in the referendum to be held for that purpose on November 8, 2022.
- b. The County Manager is directed to provide a copy of this Ordinance to the Office of Program Policy Analysis and Government Accountability at least 180 days before the November 8, 2022 referendum election and to comply with all other requirements of section 212.055(11), Florida Statutes.
- c. The Clerk of the Board is directed to provide the notice required by section 212.054(7)(b), Florida Statutes, to the Florida Department of Revenue by no later than October 1, 2022.

- d. If the referendum is approved at the November 8, 2022 election, then the Clerk of the Board is directed to notify the Florida Department of Revenue within 10 days of the referendum date as provided in section 212.054(7)(a), Florida Statutes, but no later than November 16, 2022.
- e. If the referendum is not approved at the November 8, 2022 election, this Ordinance shall automatically expire, and Ordinance 16-06 shall remain in full force and effect until its expiration at midnight December 31, 2024.

SECTION 10. Severability. It is the declared intent of the Board that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so constructed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

DULY ADOPTED in regular session this 22nd day of March, 2022.

ATTEST:



J.K. "Jess" Irby, Esq.
Clerk of Court

**BOARD OF COUNTY COMMISSIONERS
OF ALACHUA COUNTY, FLORIDA**

By: 

Marihelen Wheeler, Chair

APPROVED AS TO FORM




David Forziano (Mar 23, 2022 11:14 EDT)

County Attorney's Office



J. K. "Jess" Irby, Circuit and County Court Clerk, Alachua County, Florida, certifies this is a true copy of the document of record in this office, which may have been redacted as required by law. Witness my hand and seal on 11-15-2022

J. K. "Jess" Irby, Clerk of the Circuit Court

By: 
Deputy Clerk












ALA20220323_Ordinance2022_08

Final Audit Report

2022-03-29

Created:	2022-03-23
By:	Chucassia Miller (ctm@alachuaclerk.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOIT1IU1B6uR-dDYHD4124sq6gEI640d

"ALA20220323_Ordinance2022_08" History

-  Document created by Chucassia Miller (ctm@alachuaclerk.org)
2022-03-23 - 2:30:26 PM GMT
-  Document emailed to David Forziano (dforziano@alachuacounty.us) for signature
2022-03-23 - 2:31:23 PM GMT
-  Email viewed by David Forziano (dforziano@alachuacounty.us)
2022-03-23 - 3:01:08 PM GMT
-  Document e-signed by David Forziano (dforziano@alachuacounty.us)
Signature Date: 2022-03-23 - 3:14:39 PM GMT - Time Source: server
-  Document emailed to Marihelen Wheeler (bocccchairsignature@alachuacounty.us) for signature
2022-03-23 - 3:14:40 PM GMT
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2022-03-29 - 2:50:36 PM GMT
-  Document e-signed by Marihelen Wheeler (bocccchairsignature@alachuacounty.us)
Signature Date: 2022-03-29 - 2:53:06 PM GMT - Time Source: server
-  Document emailed to J.K. "Jess" Irby, Esq. (jki@alachuaclerk.org) for signature
2022-03-29 - 2:53:07 PM GMT
-  Email viewed by J.K. "Jess" Irby, Esq. (jki@alachuaclerk.org)
2022-03-29 - 2:54:20 PM GMT
-  Document e-signed by J.K. "Jess" Irby, Esq. (jki@alachuaclerk.org)
Signature Date: 2022-03-29 - 2:55:34 PM GMT - Time Source: server
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2022-03-29 - 2:55:34 PM GMT



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 30, 2022

Honorable J.K. "Jess" Irby, Esq.
Clerk of the Circuit Court
Alachua County
201 East University Avenue
Post Office Box 939
Gainesville, Florida 32602

Attn: Chucassia Miller

Dear Mr. Irby:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of the Alachua County Ordinance No. 2022-08, which was filed in this office on March 29, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

Community Redevelopment in Micanopy



A Case Study of the West
Side of Main Street



Presented by: Jiana
Williams & Sara Samario



Date: May 22, 2025

Micanopy's Identity

Our Community Vision:

- By 2050, Micanopy aims to be a thriving, accessible town that honors its rich history, promotes community pride, and fosters a sense of belonging.

Who We Are:

- Oldest inland town in Florida (est. 1821)
- Deep historic roots, artistic energy, and natural beauty
- Emphasis on quality of life, preservation, and environmental stewardship



Town Strengths & Challenges

Strengths

- Strong preservation ethic and engaged residents
- Historic district with tourism and cultural appeal
- Local commitment to smart growth and walkability

Challenges

- Areas lacking public infrastructure (e.g., sewer)
- Inadequate stormwater management in certain zones
- Maintaining historic district





Case Study Area Overview

Profile of the Area:

- East and West sides of Choloikka Blvd and residential areas west of Choloikka Blvd
- Downtown commerce
- Predominantly single-family residential
- No centralized sewer – fully reliant on septic systems
- Includes dispersed historic landmarks
- Subject to drainage issues and limited infrastructure

Redevelopment Opportunity:

- Possible eligibility as a Community Redevelopment Area (CRA)

Why This Case Study Matters

- Represents the intersection of infrastructure, equity, and preservation
- Illustrates how Micanopy's vision aligns with thoughtful redevelopment
- Reflects larger statewide issues facing historic small towns
- Encourages proactive planning despite legislative uncertainty

