



# Community Redevelopment in Micanopy



A Case Study of the West  
Side of Main Street



Presented by: Jiana  
Williams & Sara Samario



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# Micanopy's Identity

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## 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

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## 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

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## 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)

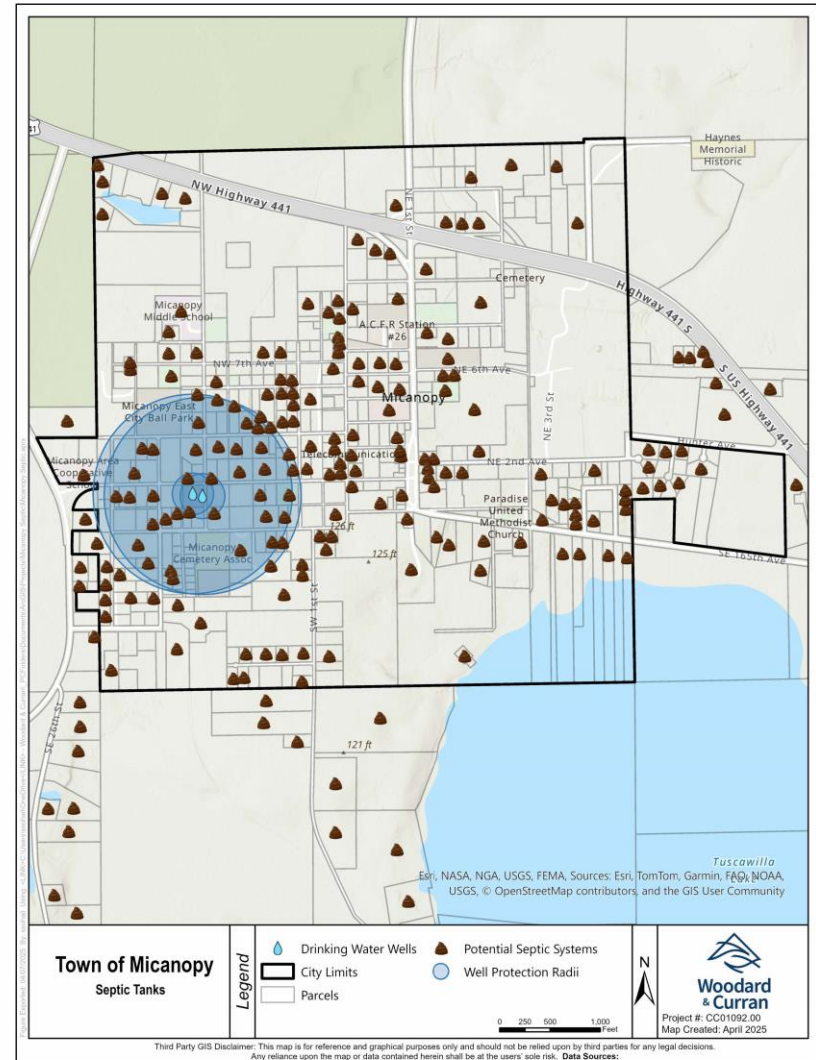
# CRA Designation: Potential and Considerations

## Why CRA Might Be Appropriate:

- Area meets criteria: aging infrastructure, environmental challenges
- CRA could help fund sewer expansion, stormwater projects, and historic preservation
- Supports the town's goals of resilience, accessibility, and sustainability

## Key Planning Needs:

- Stormwater management systems
- Sewer and utility upgrades
- Context-sensitive infill or revitalization
- Zoning and preservation compatibility





# 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

