



Application for Land Use Approval

Date: 02/03/2025

Application Number: _____

Requested Approval

- Certificate of Appropriateness
 Lot Split
 Variance
 Re-Zoning
 Site Plan Review
 Sign
 Fence
 Tree Removal
 Other _____

Property Owner Name: ESTEBAN GIRALDO

Property Owner Mailing Address: 8 NW 36TH TER, GAINESVILLE, FL 32607

Applicant (if other than property owner): CHRISTIAN GIRALDO

Applicant Mailing Address: 5200 W NEWBERRY RD SUITE D6, GAINESVILLE, FL 32607

Owner/Applicant Telephone: 973-615-1397 Email CHRISTIAN@KINGSINTERIORDESIGN.COM

Property Tax Parcel Number: 16720-001-000 Current Zoning: R2

Property Street Address: n/a

Requested/Proposed Action: _____

Requesting a variance to allow development of two single-family residences on two landlocked lots that currently lack road frontage. We also own Parcel 16854-001-001, which is located in unincorporated Alachua County and connects these lots to two public roads. We will establish an easement through this parcel to provide access from the landlocked lots to County Road 234. The lots in question are Lot 1 and the east 3/4 of Lot 2 of Childs Addition, Smith Survey of the Town of Micanopy, as recorded in Plat Book A, Page 31, of the Alachua County Public Records.

Reason/Justification for this Application: _____

The subject lots are legally platted but non-conforming due to their landlocked status, lacking direct road frontage. Granting this variance would allow for reasonable use of the property in alignment with the surrounding residential character of Micanopy. We own Parcel 16854-001-001 in unincorporated Alachua County, which connects these lots to public roads, and we are establishing an easement to provide legal access to County Road 234. Approving this variance supports responsible development while ensuring access and compliance with local regulations.