



Planning and Historic Preservation Board Regular Meeting Agenda

Tuesday, February 25, 2025 at 7:00 PM

706 NE Chokolka BLVD

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

ROLL CALL

CONSENT AGENDA

1. Agenda Approval
2. Regular Meeting Minutes of December 17, 2024

CITIZEN'S FORUM

Public Comment (public comments limited to 2 minutes per speaker, please)

PUBLIC HEARINGS

NEW BUSINESS

3. Variance Request - 16720-001-000 (2 parcels)

UNFINISHED BUSINESS

BOARD MEMBER COMMENTS

4. Troy Blakely (Seat 1)
5. Mike Davis (Seat 2)
6. Sandy Tyson (Seat 3)
7. Stephen Elder (Seat 5)

CHAIR FRO WARREN (SEAT 4) REPORT

ADJOURN

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN TOWN MEETINGS SHOULD CONTACT THE TOWN ADMINISTRATOR, 706 NE CHOLOKKA BLVD., MICANOPY, FLORIDA 32667-0137, TELEPHONE (352) 466-3121.

Town of Micanopy, FL

Special Called Planning & Historic Preservation Board

Minutes

Thursday, January 2, 2025 at 5:00 pm

1. Call to Order

Minutes:

Chair Fro Warren called the meeting to order 5:02 pm

2. Invocation & Pledge of Allegiance to Flag

3. Roll Call

Minutes:

- Board Members
- Chair Fro Warren, present
- Vice Chair Stephen Elder, present
- Troy Blakely, present
- Mike Davis, absent
- Sandy Tyson, present
- Town Staff Present
- Town Attorney Derek Folds
- Town Administrator Sara Samario
- Deputy Town Clerk Patty Polk

4. Consent Agenda

Minutes:

Motion made and seconded (Tyson/Blakely) to approve the consent agenda as amended, without the December 17, 2024 meeting minutes; passed 4-0

a. Agenda Approval

b. Regular meeting minutes - December 17, 2024 - Unavailable

5. Public Hearing:

a. Town of Micanopy - Certificate of Appropriateness - Replacement Gazebo

Parcel 16695-000-000

Minutes:

- 1. The board has jurisdiction over the matter - Yes
- 2. The board shall, if necessary, state whether they have a conflict of interest or must otherwise disqualify themselves from hearing the case. None
- 3. Members of the board shall disclose and place on the record any ex parte contacts relating to the matter before the board. None
- Attorney A Derek Folds swore in the witnesses.
- 4. Introduction of Petition by the Town. Administrator Sara Samario presented the Town's desire to replace the gazebo with a new one, Amish built, and a generous donor has offered to pay for the new construction.
- 5. Presentation of Applicant's Case - The Town is the applicant.
- 6. Presentation of Staff's case - Already presented.
- 7. Presentation of Affected Party's case. None

- 8. Rebuttal by Applicant. None
- 9. Rebuttal by Staff. None
- 10. Rebuttal by Affected Parties. None
- 11. Public Input. Discussion ensued at length.
- 12. Deliberation and Vote of Board. Discussion ensued at length.
- Motion made and seconded (Elder/Tyson) to build a gazebo in the same style as the previous gazebo, same foot print, brick paver floor, ash gray or pewter galvalume roof, without copula if possible, simplified triangulation, and a ramp; passed 4-0
- Administrator Samario stated that we have a donor who has agreed to pay for the new gazebo . Chair Warren would like benches that are not attached to the gazebo. Discussion ensued.
- **1. Preparation of Final Order.**
- **1. Approval of Final Order.**

6. Adjourn:

Minutes:

Chair Fro Warren adjourned the meeting 5:40 pm



DRAFT

Planning & Historic Preservation Board Regularly Scheduled Meeting

Minutes

Tuesday, December 17, 2024 at 7:00 pm

1. Call to Order

Minutes:

Chair Fro Warren called the meeting to order 7:06 pm

2. Roll Call

Minutes:

- Board Members
- Chair Fro Warren, present
- Vice Chair Stephen Elder, absent with notice
- Troy Blakely, present
- Mike Davis, present
- Sandy Tyson, present
- Staff Members
- Attorney A. Derek Ballou, absent with notice
- Town Administrator Sara Owen, present
- Deputy Town Clerk Patty Polk, present

3. Consent Agenda

Minutes:

Motion made and seconded (Blakely/Davis) to approve the consent agenda as submitted; passed 5-0

- a. Agenda Approval
- b. Minutes of Regular Meeting of November 19, 2024

4. Citizen's Forum

Minutes:

Public comment: Everyone who spoke is in favor of the new library building and location.

5. Public Hearings

6. New Business

a. Concept Review - New Library Building

Corner of Cholokka Blvd/Hwy 441, Micanopy

Minutes:

- Administrator Sara Owen opened the discussion of the site plan for the New Library

Building. Discussion ensued at length.

- Consensus - Planning & Historic Preservation Board is in favor of the library concept review. Citizens are in favor of the new library building.

7. Unfinished Business

Minutes:

Administrator Sara Owen discussed the Gazebo design. Gazebo will be discussed at a Special called Planning & Historic Preservation Board meeting on January 2, 2025 - 5:00 pm.

8. Board Member Comments

a. Troy Blakely (Seat 1)

Minutes:

Troy Blakely likes the advancement of a new library and community center. The town residents will love it.

b. Mike Davis (Seat 2)

Minutes:

Mike Davis has nothing to report.

c. Sandy Tyson (Seat 3)

Minutes:

Sandy Tyson wishes everyone a Merry Christmas and Happy New Year.

d. Stephen Elder (Seat 5)

Minutes:

Steve Elder absent with notice

9. Chair Fro Warren (Seat 4) Report

Minutes:

- Chair Fro Warren noticed the new sign Town of Micanopy sign on the corner of Seminary Ave/234 is in place and looks great. The other Town of Micanopy sign is in place on Hwy 441/Cholokka Blvd and looks like it is in the process of being built.
- Thanked our host, Willie Mae Stokes Community Center is hosting us while we are displaced from Town Hall.
- Administrator Sara Owen gave an update of the mold remediation at Town Hall. We have hired ServPro and they are in the process and we should be back in Town Hall after the 1st of the year.

10. Adjournment

Minutes:

Chair Fro Warren adjourned the meeting 7:56 pm

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE

TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN TOWN MEETINGS SHOULD CONTACT THE TOWN ADMINISTRATOR, 706 NE CHOLOKKA BLVD., MICANOPY, FLORIDA 32667-0137, TELEPHONE (352) 466-3121.

Contact: Sara Owen (townhall@micanopytown.com 352-466-3121) | Minutes published on 02/21/2025 at 8:53 AM

This Quit-Claim Deed, Executed this 30th day of May, 2001 A. D. by ANNA LATSON, Heirs (see Attached) first party, to JOAN LATSON

whose postoffice address is 707 S.W. 1st Avenue Micanopy, Florida 32667-0704

(Whoever uses herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 0 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, place or parcel of land, situate, lying and being in the County of Alachua State of Florida to-wit:

Childs ADDN PB A-31 Smith SURVE + E3/4 OR LOT 2 DB 302/159 + OR 1641/1834

PARCEL Number 16720-001-000

RECORDED IN OFFICIAL RECORDS INSTRUMENT # 1821599 3 PGS 2002 MAR 12 12:27 PM BK 2427 PG 1942 J. K. "BUDDY" IRBY CLERK OF CIRCUIT COURT ALACHUA COUNTY, FLORIDA CLERK3 Receipt#086000

~~Stiputation~~ All HEIRS agree that no mortgage shall be taken out on said property. By: [Signature] D.C. Doc Stamp-Deed: 0.70

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

[Signature] Sheron S. Stewart

Algerine Latson [Signature] [Signature]

STATE OF FLORIDA, COUNTY OF Alachua }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Algerine Latson to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of May A. D. 2001. [Signature]

Daniel A. Wick, Jr. MY COMMISSION # CC984241 EXPIRES March 11, 2005 BONDED THRU TROY FAH INSURANCE INC

DANIEL A. WICK JR.

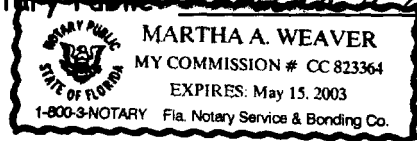
This instrument prepared by: Algerine Latson Address 1100 NW 107 St. Miami, FLA. 33168

Heirs:

Warren Latson, Jr.

Warren Latson, Jr.
730 NW 16th Court
Ocala, Florida
(352) 732-7806

WITNESS: Am. Star
WITNESS: Martha A. Weaver
Notary Public: Martha A. Weaver



Richard Latson

Richard Latson
1461 NW 91 Street
Miami, Florida 33147
(305) 691-8258

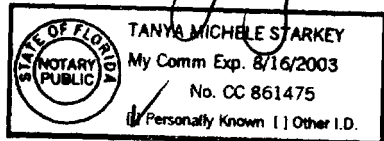
WITNESS: Ronald Latson
WITNESS: Kethie K. Daniels
Notary Public: Kethie K. Daniels

KETLIE K. DANIELS
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC873977
EXPIRES 9/23/2003
BONDED THRU ASA 1-888-NOTARY1

Janie Davis

Janie Davis
289 NW 195 Terrace
Miami, Florida 33169
(305) 652-3783

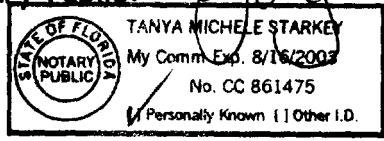
WITNESS: Jamara Davis
WITNESS: Bonnie A. Daines
Notary Public: D. Starkey



Christopher L. Latson

Christopher Lee Latson
1100 NW 107 Street
Miami, Florida 33168
(305) 693-3653

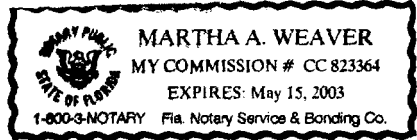
WITNESS: Algerine Latson
WITNESS: Sue Johnson
Notary Public: D. Starkey



Henry Latson

Henry Latson
Post Office Box 268
Reddick, Florida 32686
(305) 591-2476

WITNESS: Frank Barber
WITNESS: Chris Sikes
Notary Public: Martha A. Weaver



Cora M. Mitchell

Cora M. Mitchell
Post Office Box 17
Micanopy, Florida 32667
(352) 466-3782

Algerine Latson

Algerine Latson
1100 NW 107 Street
Miami, Florida 33168
(305) 693-3653

Ralph Latson

Ralph Latson
Post Office Box 17
Micanopy, Florida 32667
(352) 466-3211

Hamp L. Latson

Hamp Leroy Latson
Post Office Box 17
Micanopy, Florida 32667
(352) 466-3211

Angie Laura Coward

Angie Laura Coward
10430 Gravelly Lake Drive S.W.
Condo 23
Tacoma, Washington 98499
(253) 582-5147

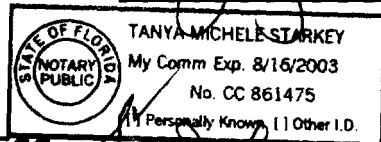
Joan Latson

Joan Latson
707 SW 1 Avenue
Micanopy, Florida 32667
(352) 466-3211

WITNESS: Algerine Latson

WITNESS: Joan Latson

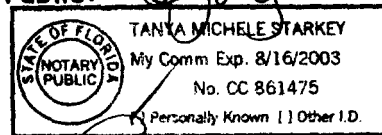
Notary Public: Tanya Michele Starkey



WITNESS: Joan Latson

WITNESS: Ralph Latson

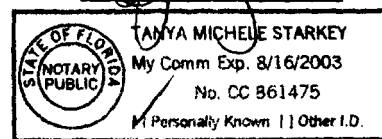
Notary Public: Tanya Michele Starkey



WITNESS: Algerine Latson

WITNESS: Joan Latson

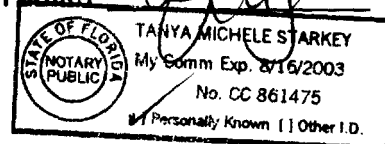
Notary Public: Tanya Michele Starkey



WITNESS: Algerine Latson

WITNESS: Joan Latson

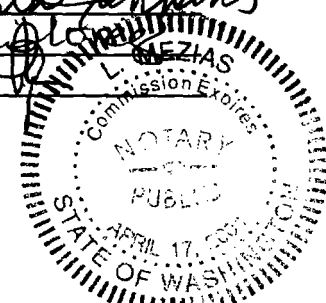
Notary Public: Tanya Michele Starkey



WITNESS: Maria Jenkins

WITNESS: Hedra Jenkins

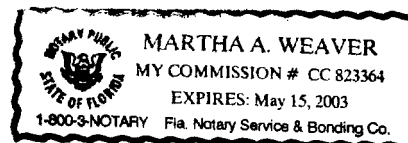
Notary Public: Martha A. Weaver



WITNESS: Frank Jenkins

WITNESS: Chris Dilas

Notary Public: Martha A. Weaver



5.00
12.00

This Warranty Deed Made the 23rd day of September A. D. 1985

THOMAS LATSON, WARREN LATSON JR., CORA LATSON, ALGERIUS LATSON,
RICHARD LATSON, HENRY LATSON, AMIE LATSON, JANN DAVIS, ANNA WILCOX, HENNETH LATSON
(RALPH LATSON), (JEAN LATSON), HENRY LATSON, CHRISTOPHER LATSON,
hereinafter called the grantor, to James R. Stewart and Gloria Stewart, husband and wife

whose post-office address is P.O. Box 191, Micanopy, Florida 32667
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Alachua
County, Florida, viz:

The East 3/4 of lot 3, Child's Addition to the Town of Micanopy, Smith's Survey,
Plat Book "A", Page 31, of the Public Records of Alachua County, Florida.

REC-001 23 PM 3 16

RECORDED

PROPERTY IS NOT THE HOMESTEAD OF GRANTOR OR GRANTEEES

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1985

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

Thomas Latson
WITNESS

Jane Davis
WITNESS

STATE OF FLORIDA
COUNTY OF ALACHUA

Thomas Latson, Warren Latson Jr., Cora Latson, Algerius Latson, Richard Latson, Henry Latson, Amie Latson, Jann Davis, Anna Wilcox, Hennesh Latson, Ralph Latson, Jean Latson, Henry Latson, Christopher Latson

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared *Thomas, Warren
Cora, Algeri, Richard, Henry, Amie, Jann
Anna, Hennesh, Ralph, Jean, Henry, Christopher*
known to me to be the persons described in and who executed the
foregoing instrument and have acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 27 day of

Sept. 27, A.D. 1985

DOC. ST. - AMT \$0.50

A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - FL

James R. Stewart

808161

This instrument prepared by: James R. Stewart
P.O. Box 191, Micanopy, Florida 32667
Address

1641 PAGE 1837

RECORDED
OFFICIAL RECORDS

84 NOV 6 PM 4 37

THIS INSTRUMENT PREPARED BY
MITZI COORELL AUSTIN
P. O. DRAWER C
GAINESVILLE, FLORIDA 32602

Item # 3.

CLERK OF CIRCUIT COURT
ALACHUA COUNTY FL

DOC. ST. - AMT \$ 9.00
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by *Janet Collins*

WARRANTY DEED

THIS INDENTURE made and entered into on this 6 day of November, 1984, between THERESA C. FIELDS, CELESTINE WASHINGTON, LUCILLE SINGLETON, JAMES WILLIAMS, EUGENE BELL, and EUGENIA STEWART, as all of the heirs of Solomon Preston Deceased, of the County of Duval and the State of Florida, hereinafter referred to as Grantors and ALGERINE LATSON, 6007 N. W. 7th Avenue, Miami, Florida, 33127, hereinafter referred to as Grantee,

WITNESSETH:

That for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS, and other good and valuable considerations, paid by the Grantee, the receipt of which is herein and hereby acknowledged by the Grantors, the Grantors have granted, bargained, sold, aliened and conveyed, and does by these presents herein and hereby grant, bargain, sell, alien, and convey unto the Grantee, and to Grantee's legal representatives and assigns, in fee simple absolute forever, all of the following described lots, tracts, pieces, and parcels of land, situate, lying and being in the County of Alachua, State of Florida, and more particularly known and distinguished as follows, to-wit:

West 1/4 of Lot 2, CHILD'S ADDITION, to the Town of Micanopy, SMITH'S SURVEY, Plat Book "A", Page 31, of the Public Records of Alachua County, Florida.

The Grantors herein do by this instrument, convey all of the entire interest of Solomon Preston, deceased, in the property described herein, said Grantors further, by this instrument warranting that they are all of the heirs of the said Solomon Preston, deceased.

SUBJECT to taxes and special assessments for the year 1984 and subsequent years.

TOGETHER WITH all and singular the rights, hereditaments and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted and described property, and each and every part and parcel thereof, unto the Grantee and to Grantee's heirs, legal representatives, successors and assigns, forever, in fee simple absolute.

AND the said Grantors do herein and hereby fully warrant the title to the above described property and each and every part and parcel thereof and will forever defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Mary E. ...
John A. Washington
As to TCF

Theresa C. Fields
THERESA C. FIELDS

Maud E. Coville

Celestine W. Washington
CELESTINE WASHINGTON

Maud E. Coville
As to CW

Lucille Singleton
LUCILLE SINGLETON

Maud E. Coville

John A. Washington
As to LS

James Williams
JAMES WILLIAMS

Maud E. Coville

John A. Washington
As to JW

Maud E. Coville

Eugene Bell
EUGENE BELL

John A. Washington

John A. Washington
As to ED

Eugenia Stewart
EUGENIA STEWART

Robert G. Carrady
As to ES

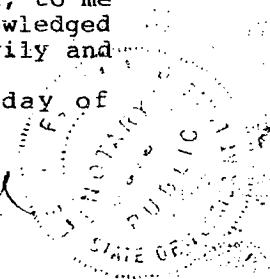
STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that before me, an officer duly authorized in the State of Florida to administer oaths and take acknowledgments, personally appeared THERESA C. FIELDS, as one of the heirs of Solomon Preston, Deceased, to me known to be the person described in and who acknowledged before me that she executed the foregoing voluntarily and for the purposes therein expressed.

WITNESS my hand and seal on this 11th day of August 1984.

Leslie F. Black
NOTARY PUBLIC

My Commission Expires:



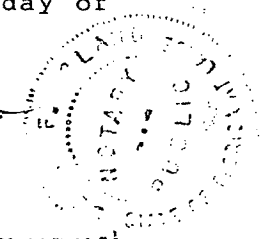
STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that before me, an officer duly authorized in the State of Florida to administer oaths and take acknowledgments, personally appeared CELESTINE WASHINGTON, as one of the heirs of Solomon Preston, Deceased, to me known to be the person described in and who acknowledged before me that she executed the foregoing voluntarily and for the purposes therein expressed.

WITNESS my hand and seal on this 11th day of August 1984.

Leslie F. Black
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 13 1987
BONDED THIRD GENERAL INSURANCE UND

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that before me, an officer duly authorized in the State of Florida to administer oaths and take acknowledgments, personally appeared LUCILLE SINGLETON, as one of the heirs of Solomon Preston, Deceased, to me known to be the person described in and who acknowledged before me that she executed the foregoing voluntarily and for the purposes therein expressed.

WITNESS my hand and seal on this 11th day of August 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:



STATE OF FLORIDA
COUNTY OF DUVAL

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 18 1987
BONDED THRU GENERAL INSURANCE UND

I HEREBY CERTIFY that before me, an officer duly authorized in the State of Florida to administer oaths and take acknowledgments, personally appeared JAMES WILLIAMS, as one of the heirs of Solomon Preston, Deceased, to me known to be the person described in and who acknowledged before me that he executed the foregoing voluntarily and for the purposes therein expressed.

WITNESS my hand and seal on this 11th day of August 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:



STATE OF FLORIDA
COUNTY OF DUVAL

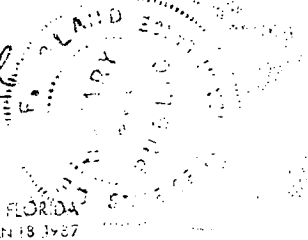
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 18 1987
BONDED THRU GENERAL INSURANCE UND

I HEREBY CERTIFY that before me, an officer duly authorized in the State of Florida to administer oaths and take acknowledgments, personally appeared EUGENE BELL, as one of the heirs of Solomon Preston, Deceased, to me known to be the person described in and who acknowledged before me that he executed the foregoing voluntarily and for the purposes therein expressed.

WITNESS my hand and seal on this 11th day of August 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:



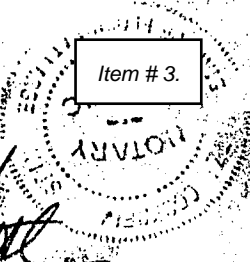
STATE OF FLORIDA
COUNTY OF DUVAL

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 18 1987
BONDED THRU GENERAL INSURANCE UND

I HEREBY CERTIFY that before me, an officer duly authorized in the State of Florida to administer oaths and take acknowledgments, personally appeared EUGENIA STEWART, as one of the heirs of Solomon Preston, Deceased, to me known to be the person described in and who acknowledged

before me that she executed the foregoing voluntarily and for the purposes therein expressed.

WITNESS my hand and seal on this 6th day of November, 1984.



[Handwritten Signature]
NOTARY PUBLIC

My commission expires: July 12, 1986



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

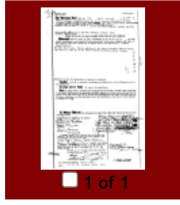
Requested/Proposed Action: _____

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.

Click checkbox to select page(s) for printing.



5:00
12:40
12:00

WARRANTY DEED
INDIVID TO INDIVID

RANCO FORM 01

This Warranty Deed Made the 23rd day of September A. D. 1986 by
THOMAS LATSON, WARREN LATSON JR., CORA LATSON, ALGERINE LATSON,
RICHARD LATSON, HENRY LATSON, ANGIE COLEMAN, JANN DAVIS, ANNA WALSH, KENNETH LATSON,
RALPH LATSON, JEAN LATSON, HENRY LATSON, CHRISTOPHER LATSON,
hereinafter called the grantor, to James R. Stewart and Gloria Stewart, husband and wife

whose post-office address is P.O. Box 191, Micanopy, Florida 32667
hereinafter called the grantee:

Wherever used herein the words "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

The East 3/4 of Lot 3, Child's Addition to the Town of Micanopy, Smith's Survey, Plat Book "A", Page 31, of the Public Records of Alachua County, Florida.

RECORDED
SEP 23 1986
12:29 PM '86
ALACHUA COUNTY
FLORIDA

808161

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Document Summary

Instrument Number: 808161
Party Name: LATSON ALGERINE
Assoc. Name: STEWART JAMES R GLORIA
Legal Description: E 3/4 LOT 2 CHILDS
ADD

Warranty Deed

Item # 3.

This Indenture, Made this 12th day of June, A. D. 1986
BETWEEN Algerine Latson Single Person

of the County of Dade and State of Florida

part Y of the first part, and James R. Stewart and Gloria Stewart (his wife)
P. O. Box 191, Micanopy, FL 32657

of the County of Alachua and State of Florida part ies of the
second part, WITNESSETH that the said part Y of the first part, for and in consideration of the sum of
Ten Dollars and 00/100 Dollars,

to have in and paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred,
and by these presents do es grant, bargain, sell and transfer unto the said part ies of the second part and their
heirs and assigns forever, all that certain parcel of land lying and being in the County of Alachua
and State of Florida more particularly described as follows:
West 1/2 of Lot 2, Child's Addition to the Town of Micanopy, Smith's Survey, Plat Book
"A", Page 31, of the Public Records of Alachua County, Florida

DOC. ST. AMT \$0.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County, FL
Spent Collins

RETURN TO
JIM WALTER HOMES, INC.
P. O. BOX 22601
TAMPA, FLORIDA 33622

Property is not the homestead of grantor or grantees
TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate,
dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND
TO HOLD the same in fee simple forever.

And the said part Y of the first part covenant with the said part ies of the second part that they
have lawfully seized of the said premises, that they are free from all encumbrances.

they have good right and lawful authority to sell the same; and that the said part Y of the first part
do es hereby fully warrant the title to the said land, and will defend the same against the lawful claims all persons
whosoever.

IN WITNESS WHEREOF, the said part Y of the first part has set her hand and
seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:
Janice Davis
Bruce Adam

Algerine Latson (SEAL)
(SEAL)

State of Florida
County of Alachua

Prepared by: Algerine Latson
1100 NW St.
Miami, Florida 33168

I HEREBY CERTIFY, That on this 12th day of June, A. D. 1986,
before me personally appeared Algerine Latson (Single Person)

to me known to be the person described in and who
executed the foregoing conveyance to James R. Stewart and Gloria Stewart (his wife)
and severally acknowledge the execution thereof to be their own free act and deed for the uses and purposes therein
mentioned, and the said Algerine Latson (Single Person) the wife of the said

on a separate and private examination taken and made by and
before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed
of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower
or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely
and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at 3301 South Blvd
in the County of Alachua and State of Florida
year last aforesaid.

RECORDED
ORIGINAL RECORDS
JUN 11 PM 12 29
COUNTY COURT
ALACHUA COUNTY FL