BOARD OF ADJUSTMENT

CITY OF LAKE CITY

October 08, 2024 at 5:30 PM Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- i. Meeting Minutes 08-13-2024
- ii. Meeting Minutes 09-10-2024

OLD BUSINESS- None

NEW BUSINESS

iii. SE24-07, Petition submitted by Jim Curry (agent) for Washington Street Holddings, LLC, for a Special Exception for parcels 11915-201, 11915-202, 11915-203, and 11915-204, in the Residential Single Family-3 (RSF-3) Zoning District, which is regulated by the Land Development Regulations section 4.5.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at: https://youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may 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.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

BOARD OF ADJUSTMENTS

MEETING MINUTES

Date: 08/13/2024

Roll Call:				
	Ars. McKellum- Present Ars. Douglas- Present	Mr. McMahon- Present Mr. Lydick- Present	Mrs. Wilson- Prese City Attorney- Clay Ma	
MINUTES	: June 11, 2024 Board of Adjus	stment Meeting.		
	ts or Revisions: None o approve 06/11/2024 Meetin	ng Minutes by Mrs. McKell	um and seconded by Mr	. Woolum.
Ex Parte (Communications: None			
Old Busir	ness: None			
New Busi	iness: None			
Worksho	p: None			
ADJOURI	NMENT:			
Mr. Lydic	k closed the meeting. o Adjourn by: Mr. Woolum			
Time: 6:1 Motion S	9pm econded By: Mrs. Douglas			
Mr. Lydic	k, Board Chairperson		Date Approved	
Robert A	ngelo, Secretary		Date Approved	

BOARD OF ADJUSTMENTS

MEETING MINUTES

Date: 09/10/2024

Roll Call:

Mrs. McKellum- Present Mr. McMahon- Present Mrs. Wilson- Present Mrs. Douglas- Present Mrs. Johnson- Present Mr. Lydick- Present

City Attorney- Clay Martin- Present

MINUTES: July 09, 2024 Board of Adjustment Meeting.

Comments or Revisions: None

Motion to approve 07/09/2024 Meeting Minutes by Mrs. McKellum and seconded by Mr. Woolum.

Ex Parte Communications:

Mr. Martin polled the Board if they had any ex parte communications for petitions SE 24-06 Mrs. McKellum- No, Mr. Woolum- No, Mrs. Douglas- No, Mrs. Wilson- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if it would affect his ability to render a fair decision. Mr. Lydick- No

Old Business: None

New Business:

Petition # SE 24-06 Presented By: Terry Phillips and Robert Angelo

Staff is Sworn in by: Mr. Martin

Mr. Martin read resolution 2024-BA-SE-06 by title into the record.

Discussion:

Robert presented petition SE 24-06. Terry presented petition SE 24-06. Mr. Martin asked Robert if he wished to introduce the application into the record. He stated yes.

Exhibits introduced: None

Public Comment: None

Mr. Lydick closed public comment

Board Discussion:

Board discussed the petition amongst the Board, City Attorney, and with City Staff. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria in article 11.3.1, for Special Exceptions, of the Land Development Regulations.

Motion to approve SE 24-06 by resolution as submitted by: Mr. Woolum Motion Seconded By: Mrs. Johnson.

Mrs. McKellum: Aye Mrs. Woolum: Aye Mrs. Douglas: Aye Mrs. Wilson: Aye

Page | 1

BOARD OF ADJUSTMENTS

MEETING MINUTES

Robert Angelo, Secretary	Date Approved
Mr. Lydick, Board Chairperson	Date Approved
Motion to Adjourn by: Mrs. McKellum Time: 6:53pm Motion Seconded By: Mrs. Douglas	
Mr. Lydick closed the meeting.	
ADJOURNMENT:	
Workshop: None	
wirs. Johnson: Aye wir. Lydick: Aye	

ltem	



GROWTH MANAGEMENT

205 North Marion Ave Lake City, FL 32055 Telephone: (386) 719-5750 E-mail: growthmanagement@lcfla.com

	nemil.
FOR PLANNING USE ONLY Application # <u>5624-07</u>	
Application Fee \$200.00	
Receipt No	
Filing Date 8/24/24	
Completeness Date	

SPECIAL EXCEPTION

A.	PRO	DJECT INFORMATION ()
	1.	Project Name: Chestrut Springs 5th
	2.	Address of Subject Property: 367, 379 \$ 389 NE Chastrut 1106 NE Woshington
	3.	Parcel ID Number(s): 11915 -201 to 204
	4.	Future Land Use Map Designation: Residental Medwa Density
	5.	Zoning Designation: RSF-3
	6.	Acreage: Each lot about 20 Acre
	7.	Existing Use of Property: Vacand land
	8.	Proposed use of Property: Single Wide Mobile Homes
	9.	Section of the Land Development Regulations ("LDRs") for which a Special Exception is
		requested (Provide a Detailed Description); Sec 4.5.5 # 13
		Standard Design Manufactured Homes as defined
		in land development regulations in Kesidential,
		Single Family - 3 CRSF-3) specitically Single Luide
		mobile Homes
В.	APP	LICANT INFORMATION
		Applicant Status Owner (title holder) Agent
	2.	Name of Applicant(s): Tames Curry Title: Keal State Page
		Company name (if applicable): Florida Homes Realty & Mord
		Mailing Address: 2127 Forced Coate DW
		City: Tacksonille State: Fr Zip: 32246
		Telephone 306)365-365 ax:() Email: Tin Curry to mes com
		PLEASE NOTE: Florida has a very broad public records law. Most written communications to
		or from government officials regarding government business is subject to public records
		requests. Your e-mail address and communications may be subject to public disclosure.
	3.	If the applicant is agent for the property owner*.
		Property Owner Name (title holder): Washington Freet Holding's LLL Mailing Address: Po Box 1330
		mot DCL Lile
		Telephone 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records
		requests. Your e-mail address and communications may be subject to public disclosure.
		*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on
		behalf of the property owner.
		* - E

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1.	Is there any additional contract for the sale of, or options to purchase, the subject property?		
	If yes, list the names of all parties involved:		
	If yes, is the contract/option contingent or absolute: □ Contingent □ Absolute		
2.	Has a previous application been made on all or part of the subject property? □Yes ☑No		
	Future Land Use Map Amendment:		
	Future Land Use Map Amendment Application No.		
	Rezoning Amendment:		
	Rezoning Amendment Application No.		
	Site Specific Amendment to the Official Zoning Atlas (Rezoning): □Yes□No		
	Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No.		
	Variance: PesNo		
	Variance Application No		
	Special Exception:		
	Special Exception Application No.		
Ple	ase see Minor/MajorSID Prelim/Final Plat		
	ACHMENT/SUBMITTAL REQUIREMENTS Dated June 10, 2000		

- 1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

Lake City - Growth Management Department 205 North Marion, Lake City, FL 32055 ◆ (386) 719-5750

- 2. Vicinity Map Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 3. Site Plan Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
- 4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
- 5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
- 6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

- 7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- 8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 9. Proof of Ownership (i.e. deed).
- 10. Agent Authorization Form (signed and notarized).
- 11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWELDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Applicant/Agent Name (Type of Print) Applicant/Agent Signature STATE OF FLORIDA COUNTY OF DIVAL 8thThe foregoing instrument was KATHY B. GRANFORS otary Public - State of Florida Commission # HH 342671 My Comm. Expires Dec 19, 2026 (NOTARY SEAL or S Printed Name of Notary OR Produced Identification Personally Known Type of Identification Produced FLDL

Lake City – Growth Management Department 205 North Marion, Lake City, FL 32055 ◆ (386) 719-5750

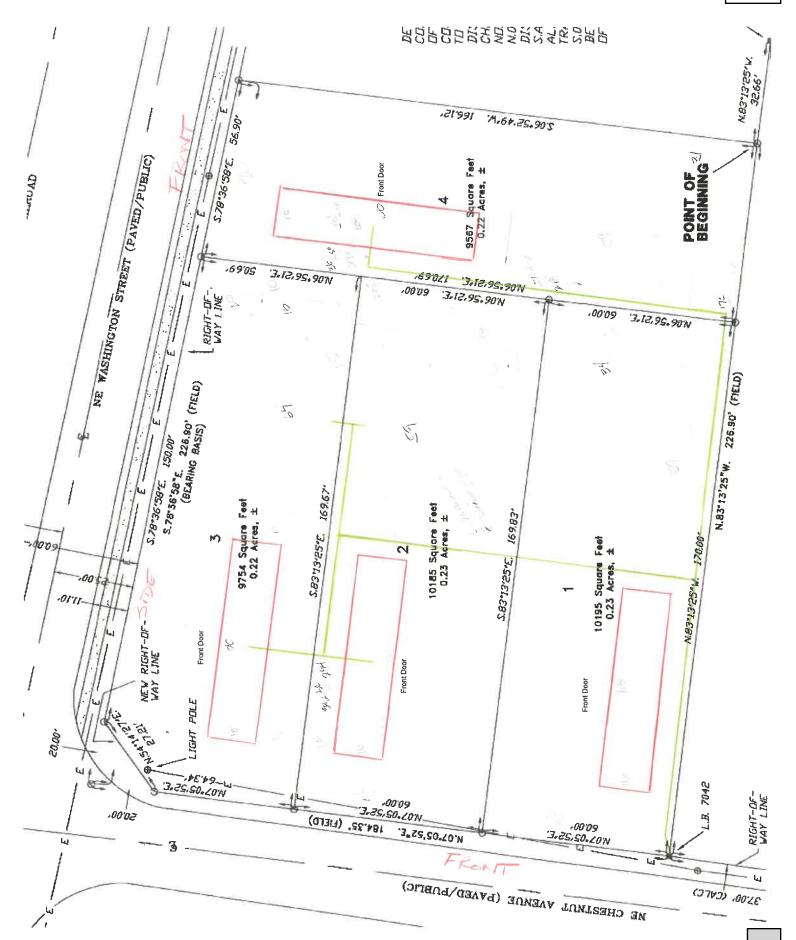


EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

28-3S-17 0000/0000.21 Acres LOT 1 WASHINGTON SPRINGS 28-3S-17 0000/0000.18 Acres LOT 2 WASHINGTON SPRINGS 28-3S-17 0000/0000.19 Acres LOT 3 WASHINGTON SPRINGS 28-3S-17 0000/0000.19 Acres LOT 4 WASHINGTON SPRINGS 28-3S-17 0000/0000.21 Acres LOT 1 CHESTNUT SPRINGS 28-3S-17 0000/0000.18 Acres LOT 2 CHESTNUT SPRINGS 28-3S-17 0000/0000.19 Acres LOT 3 CHESTNUT SPRINGS

28-3S-17 0000/0000.19 Acres LOT 4 CHESTNUT SPRINGS

Chestnut Springs S/D Legal Description

Commence at the Northeast Corner of the NW1/4 of the NW1/4 of Section 33, Township 3 South, Range 17 East, Columbia County, Florida and Run N83°13'25"W, a distance of 32.66 feet to the point of beginning, thence continue N83°13'25"W, distance of 226.90 feet to a point on the easterly line of Chestnut Street, said point of being 37.00 feet north of the North line of said NW1/4 of NW1/4 Section 33, thence run N07°05'52"E, along the said easterly line of Chestnut Street a distance of 184.35 feet to the southerly right of way line of SAL RR(CSX Transportation Railroad) thence run S78°36;58"E along the said southerly right of way line of SAL RR (CSX Transportation) a distance of 226.90 feet; thence run S06°52'49"W, a distance of 166.12 feet to the point of beginning. Said lands lying in and being a part of the SW1/4 of the SW1/4, Section 28, Township 3 South, Range 17 East

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 10, 2022

re: Chestnut Springs Fire Flow Report

ISO: NFF = (C) (O) $[1 + (X + P)] = 1200*0.85[1+(0+0)] = 1020 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: C=1000

(O) = Occupancy factor: C-2=0.85

(X + P) = Exposures and communication (openings) factor: O

 $C = 18F\sqrt{A} = 18^*1.5^*\sqrt{1800} = 1145 \rightarrow 1200$

Where:

F = the coefficient related to the construction type = 1.5

A = the effective building area (assumed) = 1800 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 05/17/22, the water flow is 3444 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

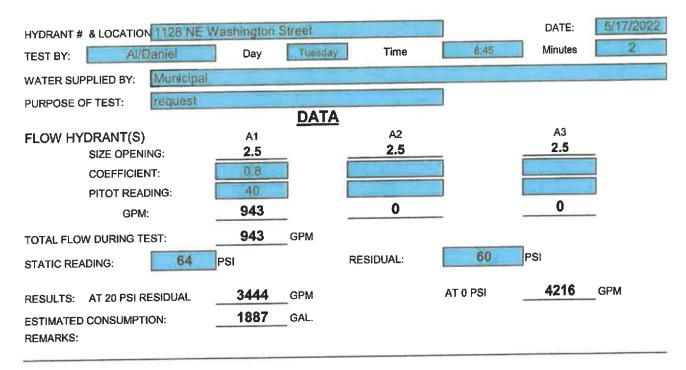
Respectfully,

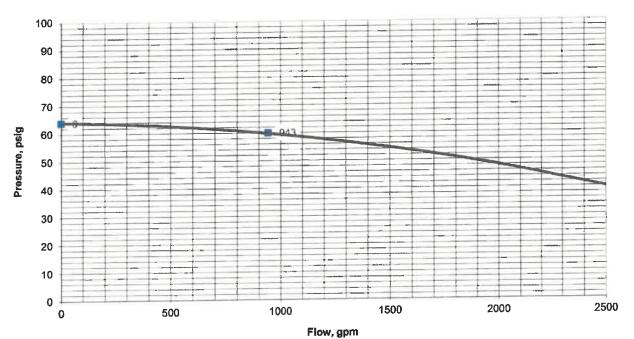
Carol Chadwick, P.E.

CC Job #FL21210

Item iii.

City of Lake City Water flow report





CAROL CHADWICK, P.E.

Civil Engineer
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June 10, 2022

re: Chestnut Springs Concurrency Impact Analysis

The site is located in an area currently use for single family homes. Calculations were based on 3 bedroom homes.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 210
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

Summary of analyses:

- Trip generation: 38.28 ADT \$ 4.04 Peak PM trips
- Potable Water: 4800 gallons per day
- Potable Water: 4800 gallons per day
- Solid Waste: 5.48 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

REVISED CONCURRENCY WORKSHEET

Chestnut Spr 06/10 Item iii

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
210	Single Family Homes	9.57	1.01	4.00	38.28	4.04

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Single Family Homes	400.00	12.00	4800.00

^{*} Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can very from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Single Family Homes	400.00	12.00	4800.00

^{*} Multiplier is based upon Ch. 64E.6008, F.A.C. and can very from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	Households	Total (Tons Per Year)
Single Family Homes	1.83	3.00	5.48

^{**}0.73 tons per person per year x 2.5 person per household = 1.825 tons per dwelling unit

CAROL CHADWICK, P.E.

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June 10, 2022

re: Chestnut Springs Comprehensive Plan Consistency Analysis

Chestnut Springs is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

• Objective I. I The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The site is located in an existing residential area.

• Policy I.I.I The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The 4 proposed lots meet the requirements per the LDR's. The lots will utilize the City's sewer and water systems.

 Policy I. I. 2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The site is located in an existing residential area.

• Policy I.I.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Consistency: The subdivision of the land will be complete prior to 2023.

Policy I. I.4 The City shall continue to maintain standards for the coordination and siting of

CAROL CHADWICK, P.E. Page 2

proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed use of the subject property is consistent with other residential uses in the area and will not have any adverse environmental impacts on the existing land uses.

• Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: The site is located in an existing residential area.

• Policy I. 1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed lots are compatible with the adjacent residential lots.

Consistency: The proposed lots are compatible with the adjacent residential lots.
Please contact me at 307.680.1772 if you have any questions.
Respectfully,

Carol Chadwick, P.E.

Jeff Hampton

Parcel: @ 28-3\$-17-11915-201 (45549) 📀

Owner & Property Info Result: 5 of 8 WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN Owner **UNIT 202** PONTE VEDRA BEACH, FL 32082 367 NE CHESTNUT AVE, LAKE CITY Description LOT 1 CHESTNUT SPRINGS, QC 1513-378, 0.21 AC S/T/R 28-3S-17 Area Tax District 1 Use Code** VACANT (0000)

"The <u>Description</u> shove is not to be used as the Legal Description for this parcel in any legal transaction.
"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Asse	ssment Values		
2023	Certified Values	2024	Working Values
Mkt Land	\$6,860	Mkt Land	\$6,860
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$6,860	Just	\$6,860
Class	\$0	Class	\$0
Appraised	\$6,860	Appraised	\$6,860
SOH/10% Cap	\$4,778	SOH/10% Cap	\$4,570
Assessed	\$6,860	Assessed	\$6,860
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,082 city:\$2,082 other:\$0 school:\$6,860		county:\$2,290 city:\$2,290 other:\$0 school:\$6,860

NOTE: Properly ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



▼ Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2024	\$100	1513 / 378	QC	V	U	11

Building Characteristics					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bidg Value
-	4	NONE	11		

Extra Features & Out B	uildings				
Code	Desc	Year Blt	Value	Units	Dims
	1	NONE			

■ Land Bre	Land Breakdown									
Code	Desc	Units	Adjustments	Eff Rate	Land Value					
0000	VAC RES (MKT)	9,147,000 SF (0.210 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,860					

Search Result: 5 of 8

Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/8/2024 and may not reflect the data currently on file at our office.

Jeff Hampton

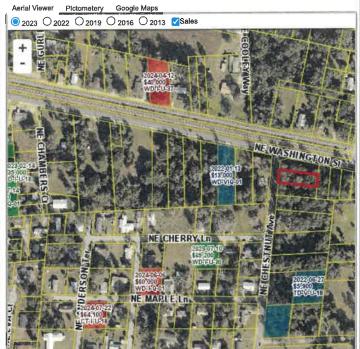
Parcel: @ 28-3S-17-11915-202 (45550) 2

Owner & Property Info Result: 6 of 8 WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN Owner **UNIT 202** PONTE VEDRA BEACH, FL 32082 Site 379 NE CHESTNUT AVE, LAKE CITY Description LOT 2 CHESTNUT SPRINGS, QC 1513-378, 0.18 AC S/T/R 28-35-17 Агеа Tax District 1 Use Code** VACANT (0000)

"The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

ssment Values			
Certified Values	2024 Working Values		
\$5,882	Mkt Land	\$5,882	
\$0	Ag Land	\$0	
\$0	Building	\$0	
\$0	XFOB	\$0	
\$5,882	Just	\$5,882	
\$0	Class	\$0	
\$5,882	Appraised	\$5,882	
\$4,098	SOH/10% Cap	\$3,920	
\$5,882	Assessed	\$5,882	
\$0	Exempt	\$0	
		county:\$1,962 city:\$1,962 other:\$0 school:\$5,882	
	Certified Values \$5,882 \$0 \$0 \$0 \$5,882 \$0 \$5,882 \$4,098 \$5,882 \$4,098 \$5,882 \$0 county:\$1,784 city:\$1,784		

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
4/24/2024	\$100	1513 / 378	QC	V	U	11	

▼ Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
-		NONE			

		14 mg	Makes	Linita	Dimo
Code	Desc	Year Blt	Value	Units	Dims

Land Bre	akdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	7,842.000 SF (0.180 AC)	1.0000/1,0000 1.0000/ /	\$1 /SF	\$5,882

Search Result: 6 of 8

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic,con

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/8/2024 and may not reflect the data currently on file at our office.

Jeff Hampton

Parcel: @ 28-3S-17-11915-203 (45551) 😥

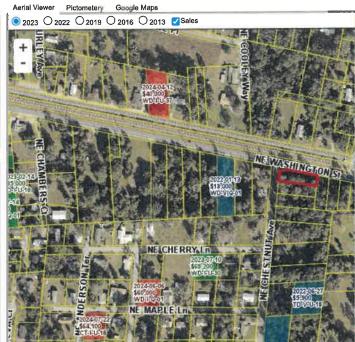
Owner & Property Info Result: 7 of 8 WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN Owner **UNIT 202** PONTE VEDRA BEACH, FL 32082 389 NE CHESTNUT AVE, LAKE CITY Description* LOT 3 CHESTNUT SPRINGS, QC 1513-378, 0.19 AC S/T/R 28-3S-17 Area Tax District 1

Use Code** VACANT (0000) *The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.

**The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Properly Appraiser's office. Please contact year city or county Planning & Zoning office for specific zoning information.

Property & Asse	ssment Values		
2023	Certified Values	2024	Working Values
Mkt Land	\$6,207	Mkt Land	\$6,207
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$6,207	Just	\$6,207
Class	\$0	Class	\$0
Appraised	\$6,207	Appraised	\$6,207
5OH/10% Cap	\$4,324	SOH/10% Cap	\$4,136
Assessed	\$6,207	Assessed	\$6,207
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,883 city:\$1,883 other:\$0 school:\$6,207		county:\$2,071 city:\$2,071 other:\$0 school:\$6,207

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property laxes.



Sales History								
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode		
4/24/2024	\$100	1513 / 378	QC	V	U	11		
7/27/2027	Ψ100	10101010						

ilding Characteristics					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
-		NONE			

					n.
Code	Desc	Year Blt	Value	Units	Dims
Code	Dooc	Tout Dit	12.00		

Land Br	eakdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	8,276,000 SF (0.190 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,207

Search Result: 7 of 8

Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic,com

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Jeff Hampton

Parcel: @ 28-3S-17-11915-204 (45552) 😥

Owner & Property Info Result: 8 of 8 WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN Owner PONTE VEDRA BEACH, FL 32082 Site 1106 NE WASHINGTON ST, LAKE CITY Description* LOT 4 CHESTNUT SPRINGS, QC 1513-378, 28-35-17 0.19 AC S/T/R Area VACANT (0000) Tax District Use Code*

"The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning Information.

Property & Asse	ssment Values			
2023	Certified Values	2024 Working Values		
Mkt Land	\$6,207	Mkt Land	\$6,207	
Ag Land	\$0	Ag Land	\$0	
Building	\$0	Building	\$0	
XFOB	\$0	XFOB	\$0	
Just	\$6,207	Just	\$6,207	
Class	\$0	Class	\$0	
Appraised	\$6,207	Appraised	\$6,207	
SOH/10% Cap	\$4,324	SOH/10% Cap	\$4,136	
Assessed	\$6,207	Assessed	\$6,207	
Exempt	\$0	Exempt	\$0	
Total Taxable	county:\$1,883 city:\$1,883 other:\$0 school:\$6,207		county:\$2,071 city:\$2,071 other:\$0 school:\$6,207	

NOTE: Property ownership changes can cause the Assessed value of the property to react to full Market value, which could result in higher property taxes.



11	▼ Sales History						
	Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
	4/24/2024	\$100	1513 / 378	QC	V	U	11

 Building Characteristics 					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
		NONE			

 Extra Features & Out But 	uildings				
Code	Desc	Year Bit	Value	Units	Dims
	•	NONE	·		

Land Bre	eakdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	8,276.000 SF (0.190 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,207

Search Result: 8 of 8

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic,com

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Inst: 202412008504 Date: 04/25/2024 Time: 9:28AM
Page 1 of 3 B: 1513 P: 378, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

QUITCLAIM DEED

WITNESSETH, on April 24, 2024 THE GRANTOR(S),

Gateway Development, LLC ("Grantor"), Gabriel Curry, President

For and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand by the Grantee(s), the receipt whereof is hereby acknowledged:

Washington Street Holdings, LLC ("Grantee") Gabriel Curry, President, residing 151 Hidden Palms Lane, Unit 202, Ponte Vedra Beach, FL 32082

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land, within the limits of the City of Lake City, County of Columbia, State of Florida to wit:

The legal description is: See attached Exhibit A

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 for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Tax parcel numbers: 28-3S-17-11915-101, 28-3S-17-11915-102, 28-3S-17-11915-103, 28-3S-17-11915-104, 28-3S-17-11915-201, 28-3S-17-11915-202, 28-3S-17-11915-203, 28-3S-17-11915-204,

Mail Tax Statements To: Washington Street Holdings, LLC P.O. Box 1330 Lake City, Florida 32056

[SIGNATURE PAGE FOLLOWS]

Grantor Signature:

DATED: 4/24/2024

Gabriel Curry, President, on behalf of Gateway Development, LLC

In Witness Whereof,

David Moor

152 NW Silverleaf Lane

Lake City

Florida

32055

Witness

In Witness Whereof,

Print Name: Josh Carter

Address: 22605 NW 227 th DR

High Springs, FL, 32025

Witness

STATE OF FLORIDA, COUNTY OF COLUMBIA:

My commission expires:

YVETTE DANEEN KISS MY COMMISSION # HH 037243 EXPIRES: August 30, 2024 Bonded Thru Notary Public Underwriters

Item iii.

Prepared by: REWEN TO: Matthew D. Rocco Sierra Title, LLC 619 SW Baya Drive, Suite 102 Lake City, Florida 32025

File Number: 06-0393

Inst:2007003323 Date:02/12/2007 Time:07:49

Doc Stamp-Deed : 140.00

DC,P.DeWitt Cason,Columbia County B:1110 P:1200

General Warranty Deed

Made this February 8, 2007 A.D. By Pamela R Lyons, a married woman, 249 S College ST, Macclenny FL 32063, hereinafter called the grantor, to Gateway Development, LLC, a Florida Limited Liability Company, whose post office address is: 319 SW Bellmont Drive, Lake City, Florida 32024, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 28-3S-17-11915-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2006.

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:		
- 2 y	Jamela R Jyons (Se	al)
Witness Printed Name	Address: 249 S College ST, Macclerny FL 32063	
Melisda Weaver	(Se	al)
Witness Printed Name	Address:	
State of Florida County of Columbia		
The foregoing instrument was acknowledged before me this 8th opersonally known to me or who has produced	day of February, 2007, by Pamela R Lyons, a married woman, who	is/arc
	Notary Public Print Name: Matthew D. Rocco	
	My Commission Expires:	_
	Notary Public State of Florida Matthew Rocco My Commission DD578349 Expires 09/17/2010	

Item iii.

Prepared by: Matthew D. Rocco Sierra Title, LLC 619 SW Baya Drive, Suite 102 Lake City, Florida 32025

File Number: 06-0393

Inst:2007003323 Date:02/12/2007 Time:07:49
Doc Stamp-Deed: 140.00
_____DC,P.DeWitt Cason,Columbia County B:1110 P:1201

Schedule "A"

PARCEL "A"

Commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 33, Township 3 South, Range 17 East, Columbia County, Florida for a Point of Beginning: thence run in a Westerly direction a distance of 264 feet to a point on the Easterly line of Chestnut Street, said point being 37 feet North of the North line of said NW 1/4 of NW 1/4, Section 33; thence run Northerly along the said Easterly line of Chestnut Street a distance of 198.7 feet to the Southerly Right of Way line of the S.A.L. RR; thence run in an Easterly direction along the said Southerly Right of Way line of S.A.L. RR a distance of 509 feet to the Easterly line projected of Waldron Street; thence run S 8°51' W, along said projection of the Easterly line of Waldron Street a distance of 110.5 feet to the North line of said NW 1/4 of Section 33; thence run S 88°58' W, along said North line of NW 1/4 of Section 33, a distance of 245 feet to the Point of Beginning, said lands lying in and being a part of the SE 1/4 of the SW 1/4 and SW 1/4 of the SW 1/4, Section 28, Township 3 South, Range 17 East. LESS AND EXCEPT any portion of subject property that may lie within Waldon Street or Chestnut Street.



GROWTH MANAGEMENT DEPARTMENT 205 North Marion Ave, Lake City, FL 32055

Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

	RIZATION FORM 1
, Cabriel Curry leashingto	(owner name), owner of property parcel
28 35 17 112 15 2ml	1 10 20t
1. Cabriel Carry Mashington 28-35-17 11915 - 2011	(parcel number), do certify that
the below referenced person(s) listed on this for is an officer of the corporation; or, partner as de said person(s) is/are authorized to sign, speak a	m is/are contracted/hired by me, the owner, or, fined in Florida Statutes Chapter 468, and the
relating to this parcel.	ind represent the as the owner in an make o
Printed Name of Person Authorized	Signature of Authorized Person
1. James Curry	4 Janes Cener
2.	3.
3. /	3.
4.	4.
5.	5.
I, the owner, realize that I am responsible for all	agreements my duly authorized agent agrees
with, and I am fully responsible for compliance with Development Regulations pertaining to this parc	vith all Florida Statutes, City Codes, and Land
Development Regulations pertaining to this parcell at any time the person(s) you have authorized	with all Florida Statutes, City Codes, and Land cel. is/are no longer agents, employee(s), or
Development Regulations pertaining to this parcell f at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all previous person of the person	with all Florida Statutes, City Codes, and Land cel. is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Failure to do so may allow
Development Regulations pertaining to this parcell at any time the person(s) you have authorized	with all Florida Statutes, City Codes, and Land cel. is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Failure to do so may allow
Development Regulations pertaining to this parcell f at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all previous person of the person	with all Florida Statutes, City Codes, and Land cel. is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Faiture to do so may allow license number to obtain permits.
Development Regulations pertaining to this parcell f at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all previous person of the person	with all Florida Statutes, City Codes, and Land cel. is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Failure to do so may allow
Development Regulations pertaining to this parce If at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all prevunauthorized persons to use your name and/or in the control of the control	is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Failure to do so may allow license number to obtain permits. B=8-2024 Date
Development Regulations pertaining to this parce If at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all prevunauthorized persons to use your name and/or to the company of the company	is/are no longer agents, employee(s), or long lists, Failure to do so may allow license number to obtain permits. 8-8-2027
If at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all prevunauthorized persons to use your name and/or Inverse of the superseded of the supersed of the	is/are no longer agents, employee(s), or ling of the changes and submit a new letter of lines lists, Failure to do so may allow license number to obtain permits. B=8-202 / Date Columbia me or has produced identification
If at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all prevunauthorized persons to use your name and/or Inverse of the superseded of the supersed of the	is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Failure to do so may allow license number to obtain permits. 8-8-2027 Date Columbia Columbia Columbia Columbia
If at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all prevunauthorized persons to use your name and/or Inverse of the above person, whose name is	with all Florida Statutes, City Codes, and Land cel. is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Failure to do so may allow license number to obtain permits. B=8-202 / Date Columb Code me or has produced identification this day of Myust 1, 20 2 / .
If at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all prevunauthorized persons to use your name and/or Inverse of the superseded of the supersed of the	is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Failure to do so may allow license number to obtain permits. B=8-2024 Date Columbia me or has produced identification this day of August 2024.
If at any time the person(s) you have authorized officer(s), you must notify this department in write authorization form, which will supersede all prevunauthorized persons to use your name and/or Inverse of the above person, whose name is	with all Florida Statutes, City Codes, and Land cel. is/are no longer agents, employee(s), or ing of the changes and submit a new letter of ious lists, Failure to do so may allow license number to obtain permits. B=8-2024 Date Columb 6 4 Me or has produced identification this day of August 2024.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
WASHINGTON STREET HOLDINGS, LLC

Filing Information

 Document Number
 L24000193693

 FEI/EIN Number
 30-1412902

 Date Filed
 04/25/2024

 Effective Date
 04/24/2024

State FL

Status ACTIVE

Principal Address

212 N. Marion Street Suite 321 LAKE CITY, FL 32056

Changed: 07/24/2024

Mailing Address

P.O. BOX 1330

LAKE CITY, FL 32056

Registered Agent Name & Address

CURRY, GABRIEL M

341 NW LAKE VALLEY TERRACE

LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

CURRY, GABRIEL M 341 NW LAKE VALLEY TERRACE LAKE CITY, FL 32055

Title MGR

CURRY, JAMES 2127 FOREST GATE DRIVE W JACKSONVILLE, FL 32246

No Annual Reports Filed		Item iii.
No Annual Reports Filed		nemi

Document Images

04/25/2024 -- Florida Limited Liability

View image in PDF format

Florida Department of State Division of Carporations



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 01/08/24
Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)
Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA) Project Number: SE24-02 and SE24-03
Project Name: Chestnut Springs and Washington Springs
Project Address:
Project Parcel Number: 11915-101 through 104
Owner Name: Gateway Development LLC
Owner Address: PO Box 1330, Lake City, FL 32056
Owner Contact Information: Telephone Number: 386-984-6476 Email:
Owner Agent Name: James Curry
Owner Agent Address: 2127 Forest Gate Dr, Jacksonville, FL 32246
Owner Agent Contact Information: Telephone: 386-365-3669 Email: jim@jimcurryhomes.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

- DocuSigned by:

uilding Department: Reviewed by:	Date: 1/11/2024
No comments at this time	
— DocuSigned by:	Date:
anning and Zoning: Reviewed by: Robot Angelo	Date: '/ 127 202 1
se permitted by special exception per section 4. pevelopment Regulations.	5.5.13 of the Land
usiness License: Reviewed by: Marshall Sara	Date:
o comments	
ode Enforcement: Reviewed by: Markall Saa	Date: 1/11/2024
No open code cases or liens	
— DocuSigned by:	1/11/2024
ermitting: Reviewed by:	Date: 1/11/2024
no comments	

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Mike Osloru	Date: 1/12/2024
none at this time	
Sewer Department: Reviewed by: (ody Induon	Date: 1/12/2024
none	
Gas Department: Reviewed by: Stw. Brown	Date: 1/12/2024
No comment	
Water Distribution/Collection: Reviewed by: <u>Brian Scatt</u>	Date: 1/12/2024
no comment at this time	
DocuSigned by:	Date: 1/17/2024
Customer Service: Reviewed by: Shasha Pullam 68097A0316504E0	Date: _ <u> </u>
A tap application and utility plans will need to be request city utilities. The utility fees will be ca	
of the tap application and utility plans.	arearacea apon approvar

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:	Stru Brown 8867D0CE8F2F4B5	Date: 1/12/2024
No comment		
Fire Department: Reviewed by	V: Dwight Booger 4014470F84A4450	Date:
No concerns at this time.		
Police Department: Reviewed	by: Sw twll 665374396EAC4D8	Date: 1/22/2024
No concerns at this time		

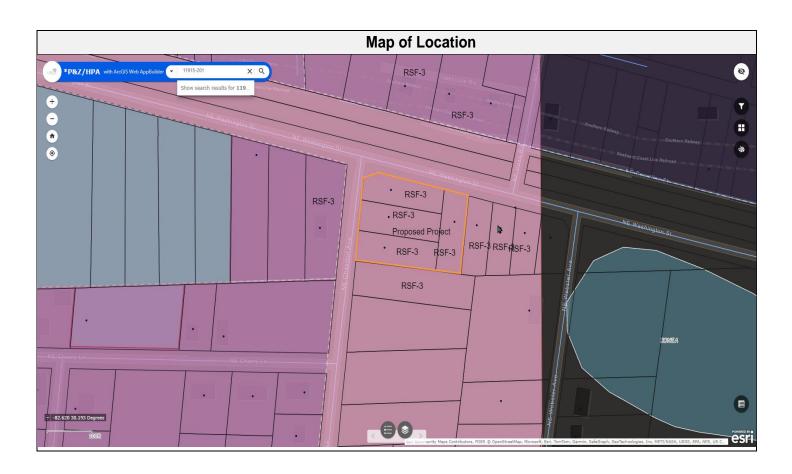
Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

	Project Information		
Project Name and Case No.	Chestnut Springs SE 24-07		
Applicant	Jim Curry		
Owner	Gateway Development LLC		
Requested Action	Petition for a special exception for parcels 11915-201 thru 204 to allow a standard design manufactured home.		
Hearing Date	10-08-2024		
Staff Analysis/Determination	Sufficient for Review		
Prepared By	Robert Angelo		

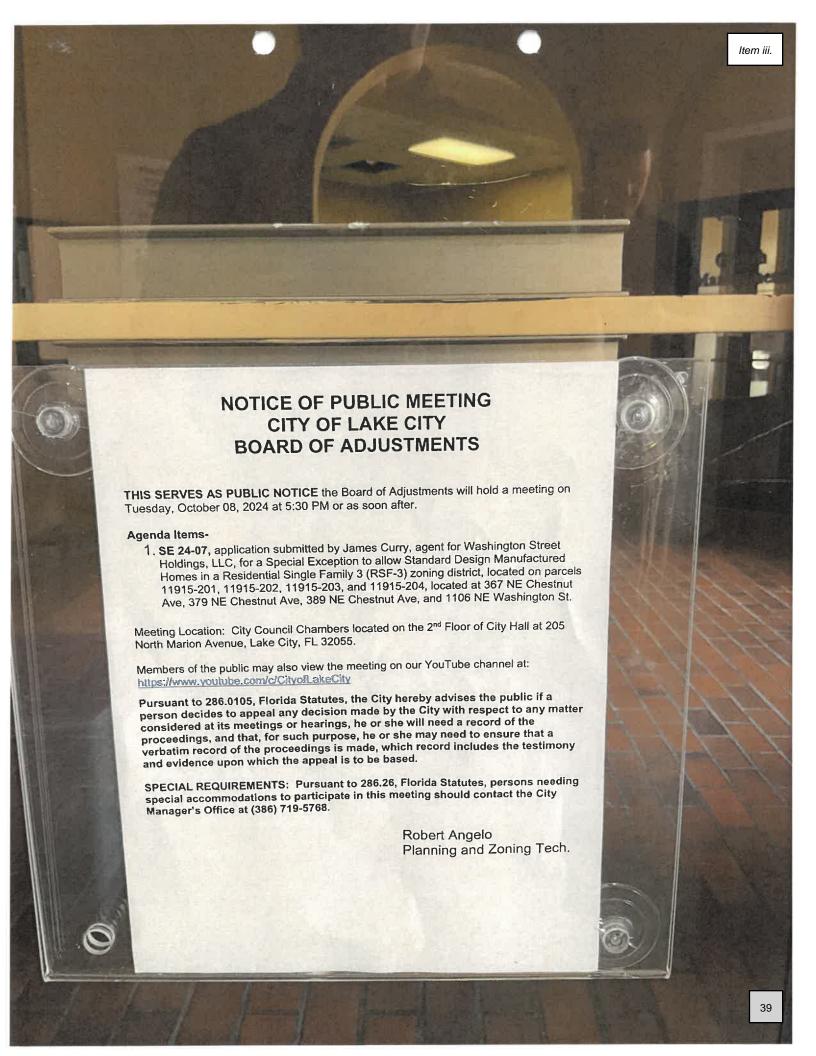
Subject Property Information			
Size	+/- 0.77 Acres		
Location	1128 NE Washington St, Lake City, FL		
Parcel Number	11915-201 thru 204		
Future Land Use	Residential Medium		
Proposed Future Land Use	N/A		
Current Zoning District	Residential Single Family-3 (RSF-3)		
Proposed Zoning	N/A		
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A		

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RSF-3	Residential	
E	Residential Medium	RSF-3	Residential	
S	Residential Medium	RSF-3	Residential	
W	Residential Medium	RSF-3	Residential	





Applicant has requested a special exception to allow an adult care center within the Residential Office zoning district.







CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONCIDER A REQUEST FOR:

SE 24-07, an application by Jim Curry, as agent, for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5.13 of the Land Development Regulations, to permit standard design manufactured homes, as defined by these Land Development Regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated August 24, 2024, to be located on property described as follows:

A parcel of land lying in Section 28, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: COMMENCE AT THE NORTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N83°13'25"W, A DISTANCE OF 32.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N83°13'25"W, DISTANCE OF 226.90 FEET TO A POINT ON THE EASTERLY LINE OF CHESTNUT STREET, SAID POINT OF BEING 37.00 FEET NORTH OF THE NORTH LINE OF SAID NW1/4 OF NW1/4 SECTION 33, THENCE RUN N07°05'52"E, ALONG THE SAID EASTERLY LINE OF CHESTNUT STREET A DISTANCE OF 184.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAL RR(CSX TRANSPORTATION RAILROAD) THENCE RUN S78°36;58"E ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAL RR (CSX TRANSPORTATION) A DISTANCE OF 226.90 FEET; THENCE RUN S06°52'49"W, A DISTANCE OF 166.12 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST

Containing 0.77 acre, more or less.

WHEN;	October 8 th , 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

Copies of the special exception are available for public inspection by contacting the Growth Management office at growthmanagement@lcfla.com or by calling 386-719-5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the amendment.

FOR MORE INFORMAITON CONTACT
ROBERT ANGELO
PLANNING AND ZONING TECHNICIAN
AT 386-719-5820

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>

Tuesday, September 24, 2024 8:08 AM Sent:

Angelo, Robert To:

RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024 Subject:

Confirmed!

Kym Harrison – 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32025

From: Angelo, Robert < Angelo R@lcfla.com> Sent: Tuesday, September 24, 2024 8:05 AM

To: LCR-Classifieds <classifieds@lakecityreporter.com>

Subject: RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Looks good.

Thank You Robert Angelo City of Lake City **Growth Management** growthmanagement@lcfla.com

386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <<u>classifieds@lakecityreporter.com</u>>

Sent: Monday, September 23, 2024 3:51 PM To: Angelo, Robert < Angelo R@lcfla.com >

Subject: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

3 proofs attached for approval to publish on 9/26 as follows:

P&Z 3 col x 6 297.00 BOA 3 col x 5.5 272.25 HPA 3 col x 5.75 284.63

Kym Harrison - 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32025

From: Angelo, Robert < Angelo R@lcfla.com > Sent: Monday, September 23, 2024 3:03 PM

To: LCR-Classifieds <classifieds@lakecityreporter.com>

Subject: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **September 26, 2024** paper.

Thank You Robert Angelo City of Lake City Growth Management growthmanagement@lcfla.com 386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, October 08, 2024 at 5:30 PM or as soon after.

Agenda Items-

 SE 24-07, application submitted by James Curry, agent for Washington Street Holdings, LLC, for a Special Exception to allow Standard Design Manufactured Homes in a Residential Single Family 3 (RSF-3) zoning district, located on parcels 11915-201, 11915-202, 11915-203, and 11915-204, located at 367 NE Chestnut Ave, 379 NE Chestnut Ave, 389 NE Chestnut Ave, and 1106 NE Washington St.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may 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.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

Robert Angelo Planning and Zoning Tech.



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September 27, 2024

To Whom it May Concern

On October 8, 2024 the Board of Adjustments will be having a meeting at 5:30pm, or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition to get approval for a special exception, to allow standard design manufactured homes, located in the Residential Single Family-3 (RSF-3) zoning district, for a property located on parcels 11915-201, 11915-202, 11915-203, and 11915-204.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email growthmanagement@lcfla.com.

Robert Angelo

Planning and Zoning Tech

City of Lake City

Columbia County Property Appraiser - Sales Report City State ZIP Address2 Address3 Address1 Name **JACKSONVILLE** FL 32202 245 RIVERSIDE AVE, SUITE 250 C/O FLORIDA GULD & ATLANTIC C S X TRANSPORTATION INC **JACKSONVILLE** FL 32210 5183 ACRE ESTATE DR PRESLEY QUINTEN 32025 FL LAKE CITY MURPHY ARIN 267 SE ARAPAHOE LN FL 33147 MIAMI WESLEY RICHARD L 1249 NW 70TH ST 32055 LAKE CITY FL JONES JENNIFER LASHANDA 452 NE COOLEY WAY 32055 FL LAKE CITY 138 NE WEBSTER AVE KING LOYD JR FL 32055 LAKE CITY HARRELL HAZEL (ESTATE) 211 NE BERRY PLACE FL 32055 LAKE CITY HARRELL SAM 211 NE BARRY PL FL 33138 MIAMI SHORES 1284 NE 92ND ST POITIER ARLEEN 32399 FL 3900 COMMONWEALTH BLVD TALLAHASSEE TIITF/STATE OF FLORIDA GΑ 30308 1200 WEST PEACHTREE STREET NW **ATLANTA** NORFOLK SOUTHERN CORP TAXATION DEPARTMENT FL 32055 LAKE CITY EICHENBERG TRAVIS ALAN 993 NE CHERRY LN FL 32055 LAKE CITY 1006 NE CHERRY LN TURNER FREDDIE LEE 32055 LAKE CITY FL 1026 NE CHERRY LANE JONES MELLONIA PONTE VEDRA BEACH FL 32082 **UNIT 202** WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN FL 32055 LAKE CITY WILLIAMSON LINDA G 368 NE CHESTNUT AVE FL 32082 PONTE VEDRA BEACH **UNIT 202** WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN 32082 PONTE VEDRA BEACH FL 151 HIDDEN PALMS LN **UNIT 202** WASHINGTON STREET HOLDINGS LLC FL 33054 **OPALOCKA** 1945 NW 152 TERRACE ALLEN CLARA EST FL 32060 LIVE OAK 13768 CR 132 IVEY MARLON M 32055 FL LAKE CITY 452 NE COOLEY WAY JONES JENNIFER LASHANDA **JACKSONVILLE** FL 32210 **APT 136B** AHMED ELTAYEB M 1591 LANE AVE S FL 32082 PONTE VEDRA BEACH 151 HIDDEN PALMS LN **UNIT 202** WASHINGTON STREET HOLDINGS LLC FL 32082 PONTE VEDRA BEACH WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN **UNIT 202** 32082 FL PONTE VEDRA BEACH 151 HIDDEN PALMS LN **UNIT 202** WASHINGTON STREET HOLDINGS LLC PONTE VEDRA BEACH FL 32082 WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN **UNIT 202** 32082 PONTE VEDRA BEACH FL WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN **UNIT 202** 32055 FL LAKE CITY 523 NE DUNMORE WAY JONES JULIA 32055 LAKE CITY FL 336 NE WEBSTER AVE WHITNEY CHERYL TERRALEE 245 RIVERSIDE AVE, SUITE 250 **JACKSONVILLE** FL 32202 C/O FLORIDA GULF & ATLANTIC C S X TRANSPORTATION INC 30308 1200 WEST PEACHTREE STREET NW GA ATLANTA NORFOLK SOUTHERN CORP TAXATION DEPARTMENT



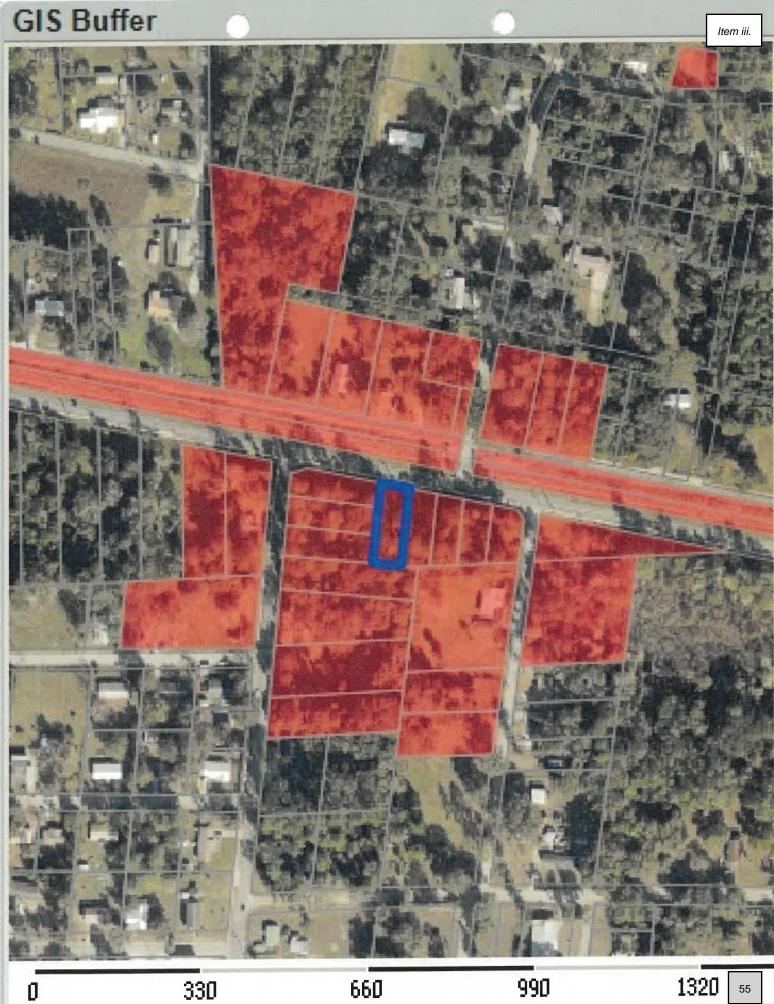


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Columbia County Property Appraiser - Sales Report State ZIP Address2 Address3 City Address1 Name JACKSONVILLE FL 32202 C/O FLORIDA GULD & ATLANTIC 245 RIVERSIDE AVE, SUITE 250 C S X TRANSPORTATION INC MIAMI FL 33177 12861 SW 187TH TERR COCKEIELD ALLEN FL 32210 JACKSONVILLE 5183 ACRE ESTATE DR PRESLEY QUINTEN 32025 LAKE CITY FL 267 SE ARAPAHOE LN MURPHY ARIN FL 33147 MIAMI WESLEY RICHARD L 1249 NW 70TH ST FL 32055 LAKE CITY JONES JENNIFER LASHANDA 452 NE COOLEY WAY FI 32055 LAKE CITY KING LOYD JR 138 NE WEBSTER AVE LAKE CITY FL 32055 HARRELL HAZEL (ESTATE) 211 NE BERRY PLACE 32055 LAKE CITY FL211 NE BARRY PL HARRELL SAM 33138 FL MIAMI SHORES 1284 NE 92ND ST POITIER ARLEEN 30308 1200 WEST PEACHTREE STREET NW **ATLANTA** GΑ NORFOLK SOUTHERN CORP TAXATION DEPARTMENT FL 32055 LAKE CITY EICHENBERG TRAVIS ALAN 993 NE CHERRY LN FL 32082 PONTE VEDRA BEACH **UNIT 202** WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN 32055 LAKE CITY FL. 368 NE CHESTNUT AVE WILLIAMSON LINDA G PONTE VEDRA BEACH FL 32082 **UNIT 202** WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN PONTE VEDRA BEACH FL 32082 **UNIT 202** WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN FL 33054 OPA LOCKA 1945 NW 152 TERRACE ALLEN CLARA EST 32060 FL LIVE OAK 13768 CR 132 IVEY MARLON M LAKE CITY FL 32055 452 NE COOLEY WAY JONES JENNIFER LASHANDA LAKE CITY FL 32055 807 NE RICHARDSON TER DOBSON VERNICE 32210 FL **JACKSONVILLE APT 136B** 1591 LANE AVE S AHMED ELTAYEB M 32082 PONTE VEDRA BEACH FL **UNIT 202** 151 HIDDEN PALMS LN WASHINGTON STREET HOLDINGS LLC PONTE VEDRA BEACH FL 32082 151 HIDDEN PALMS LN **UNIT 202** WASHINGTON STREET HOLDINGS LLC PONTE VEDRA BEACH FL 32082 151 HIDDEN PALMS LN **UNIT 202** WASHINGTON STREET HOLDINGS LLC 32082 PONTE VEDRA BEACH FL **UNIT 202** 151 HIDDEN PALMS LN WASHINGTON STREET HOLDINGS LLC PONTE VEDRA BEACH FL 32082 **UNIT 202** WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN 32055 LAKE CITY FL WHITNEY CHERYL TERRALEE 336 NE WEBSTER AVE FL 32202 **JACKSONVILLE** C/O FLORIDA GULF & ATLANTIC 245 RIVERSIDE AVE, SUITE 250 C S X TRANSPORTATION INC 30308 GA 1200 WEST PEACHTREE STREET NW ATLANTA TAXATION DEPARTMENT NORFOLK SOUTHERN CORP



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NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, October 08, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-07, application submitted by James Curry, agent for Washington Street Holdings, LLC, for a Special Exception to allow Standard Design Manufactured Homes in a Residential Single Family 3 (RSF-3) zoning district, located on parcels 11915-201, 11915-202, 11915-203, and 11915-204, located at 367 NE Chestnut Ave, 379 NE Chestnut Ave, 389 NE Chestnut Ave, and 1106 NE Washington St.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may 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.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>

Sent: Monday, September 23, 2024 3:14 PM

To: Angelo, Robert

Subject: RE: 834430 RE: Special Exception SE 24-07 Legal Ad Notice

Welcome!

Kym Harrison – 386-754-0401

Support your local news source while reaching our community of loyal subscribers

Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine

1086 SW Main Blvd. Ste 103

Lake City, FL 32025

From: Angelo, Robert < Angelo R@lcfla.com > Sent: Monday, September 23, 2024 3:15 PM

To: LCR-Classifieds <classifieds@lakecityreporter.com>

Subject: RE: 834430 RE: Special Exception SE 24-07 Legal Ad Notice

Looks good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <<u>classifieds@lakecityreporter.com</u>>

Sent: Monday, September 23, 2024 3:07 PM
To: Angelo, Robert < Angelo R@lcfla.com >

Subject: 834430 RE: Special Exception SE 24-07 Legal Ad Notice

Proof attached for approval.

Kym Harrison - 386-754-0401

Support your local news source while reaching our community of loyal subscribers

Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine

1086 SW Main Blvd. Ste 103

Lake City, FL 32025

From: Angelo, Robert < Angelo R@lcfla.com > Sent: Monday, September 23, 2024 2:53 PM

To: LCR-Classifieds <<u>classifieds@lakecityreporter.com</u>>
Subject: Special Exception SE 24-07 Legal Ad Notice

Kym

Please publish in the legal section of the Lake City Reporter on September 26, 2024.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

LAKE CITY REPORTER 1086 SW MAIN BLVD STE 103 PO BOX 1709 LAKE CITY FL 32056-1709 (386)752-1293

ORDER CONFIRMATION

Salesperson: KYM HARRISON Printed at 09/23/24 15:08 by kharr-cn

Acct #: 45150 Ad #: 834430 Status: New WHOLD

 CITY OF LAKE CITY
 Start: 09/26/2024
 Stop: 09/26/2024

 ATTN: FINANCE
 Times Ord: 1
 Times Run: ***

205 N MARION AVE STD 1.00 X 15.98 Words: 576

LAKE CITY FL 32055 Total STD 15.98

Class: 8000 LEGAL COLUMBIA CO Rate: LG Cost: 263.67

Affidavits: 1

Ad Descrpt: SPECIAL EXCEPTION SE 24-0 Descr Cont: NOTICE OF PUBLIC HEARING

Contact: AP CHERYL 719-5794 Descr Cont: Phone: (386)719-5804 Given by: *

Phone: (386)719-5804 Given by Fax#: P.O. #:

Email: Created: kharr 09/23/24 15:07
Agency: Last Changed: kharr 09/23/24 15:08

PUB ZONE EDT TP RUN DATES

LCR A 96 S 09/26

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

1 of 1

NOTICE OF PUBLIC HEAR-ING CONCERNING A SPE-CIAL EXCEPTION AS PRO-VIDED FOR IN THE CITY OF LAKE CITY LAND DEVELOP-MENT REGULATIONS

BY THE PLANNING AND ZON-ING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERV-ING AS THE BOARD OF AD-JUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City Florida of a public florida of a of Lake City, Florida, at a public hearing on October 8, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-07, a pétition by Jim Curry, as agent for Washington Street Holdings, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated August 24, 2024, to be located on property described, as follows:

SCRIBED, AS TORIOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE
NW1/4 OF THE NW1/4 OF
SECTION 33, TOWNSHIP 3
SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA AND RUN N83°13'25"W, A
DISTANCE OF 32.66 FEET TO
THE POINT OF BEGINNING,
THENCE CONTINUE N83°
13'25"W, DISTANCE OF
226.90 FEET TO A POINT ON
THE EASTERLY LINE OF
CHESTNUT STREET, SAID
POINT OF BEING 37.00 FEET
NORTH OF THE NORTH LINE
OF SAID NW1/4 OF NW1/4
SECTION 33, THENCE RUN
N07°05'52"E, ALONG THE
SAID EASTERLY LINE OF
CHESTNUT STREET A DISTANCE OF 184.35 FEET TO
THE SOUTHERLY RIGHT OF
WAY LINE OF SAL RR(CSX
TRANSPORTATION RAILROAD) THENCE RUN S78°
36;58"E ALONG THE SAID
SOUTHERLY RIGHT OF WAY
LINE OF SAL RR (CSX
TRANSPORTATION) A DISTANCE OF 186.12 FEET
THENCE RUN S06°52'49"W, A
DISTANCE OF 166.12 FEET
TO THE POINT OF BEGINNING. SAID LANDS LYING IN

AND BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST Containing 0.77 acre, more or less

Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/City ofLakeCity.

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Copies of the special exception are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearing, all interested parties may appear and be heard with respect to the special exception.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may 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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

834430 September 26, 2024

NOTICE OF PUBLIC HEARING CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on October 8, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-07, a petition by Jim Curry, as agent for Washington Street Holdings, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated August 24, 2024, to be located on property described, as follows: COMMENCE AT THE NORTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N83°13'25"W, A DISTANCE OF 32.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N83°13'25"W, DISTANCE OF 226.90 FEET TO A POINT ON THE EASTERLY LINE OF CHESTNUT STREET, SAID POINT OF BEING 37.00 FEET NORTH OF THE NORTH LINE OF SAID NW1/4 OF NW1/4 SECTION 33, THENCE RUN N07°05'52"E, ALONG THE SAID EASTERLY LINE OF CHESTNUT STREET A DISTANCE OF 184.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAL RR(CSX TRANSPORTATION RAILROAD) THENCE RUN S78°36;58"E ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAL RR (CSX TRANSPORTATION) A DISTANCE OF 226.90 FEET; THENCE RUN S06°52'49"W, A DISTANCE OF 166.12 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST

Containing 0.77 acre, more or less.

Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity.

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Copies of the special exception are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearing, all interested parties may appear and be heard with respect to the special exception.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may 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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If

you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).