



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

FOR PLANNING USE ONLY

Application # _____
Application Fee \$200.00
Receipt No. 2023-00034505
Filing Date 2/27/23
Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Mobile Home for parcel 11859-000
2. Address of Subject Property: _____
3. Parcel ID Number(s): 11859-000
4. Future Land Use Map Designation: Residential Medium
5. Zoning Designation: RSF-3
6. Acreage: 0.144
7. Existing Use of Property: Vacant
8. Proposed use of Property: Residential Dwelling
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.5.5.13 For Manufactured Homes

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Brittnee Jernigan Title: _____
Company name (if applicable): _____
Mailing Address: 263 SW Musketa
City: Lake City State: FL Zip: 32025
Telephone: (407) 415-5735 Fax: () Email: brittnee.jernigan@gmail.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): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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.**

C. ADDITIONAL INFORMATION

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: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. _____
Rezoning Amendment: ☐ Yes ☒ No
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: ☐ Yes ☒ No
Variance Application No. _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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. **Yes**
 - b. Whether the proposed use is compatible with the established land use pattern. **Yes**
 - 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. **NO**
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood. **NO - Several Mobile Homes in area**
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood. **NO**
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety. **NO**
 - g. Whether the proposed use will create a drainage problem. **NO - Mobile Homes**
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas. **-NO**
 - i. Whether the proposed use will adversely affect property values in the adjacent area. **-NO**
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. **NO**
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community. **NO - Consistent With Neighborhood.**

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 ACKNOWLEDGES 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.

BriHnee Jernigan

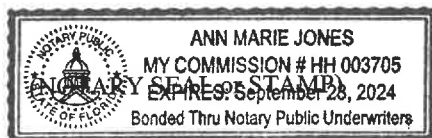
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

3-6-23
Date

STATE OF FLORIDA
COUNTY OF Columbia

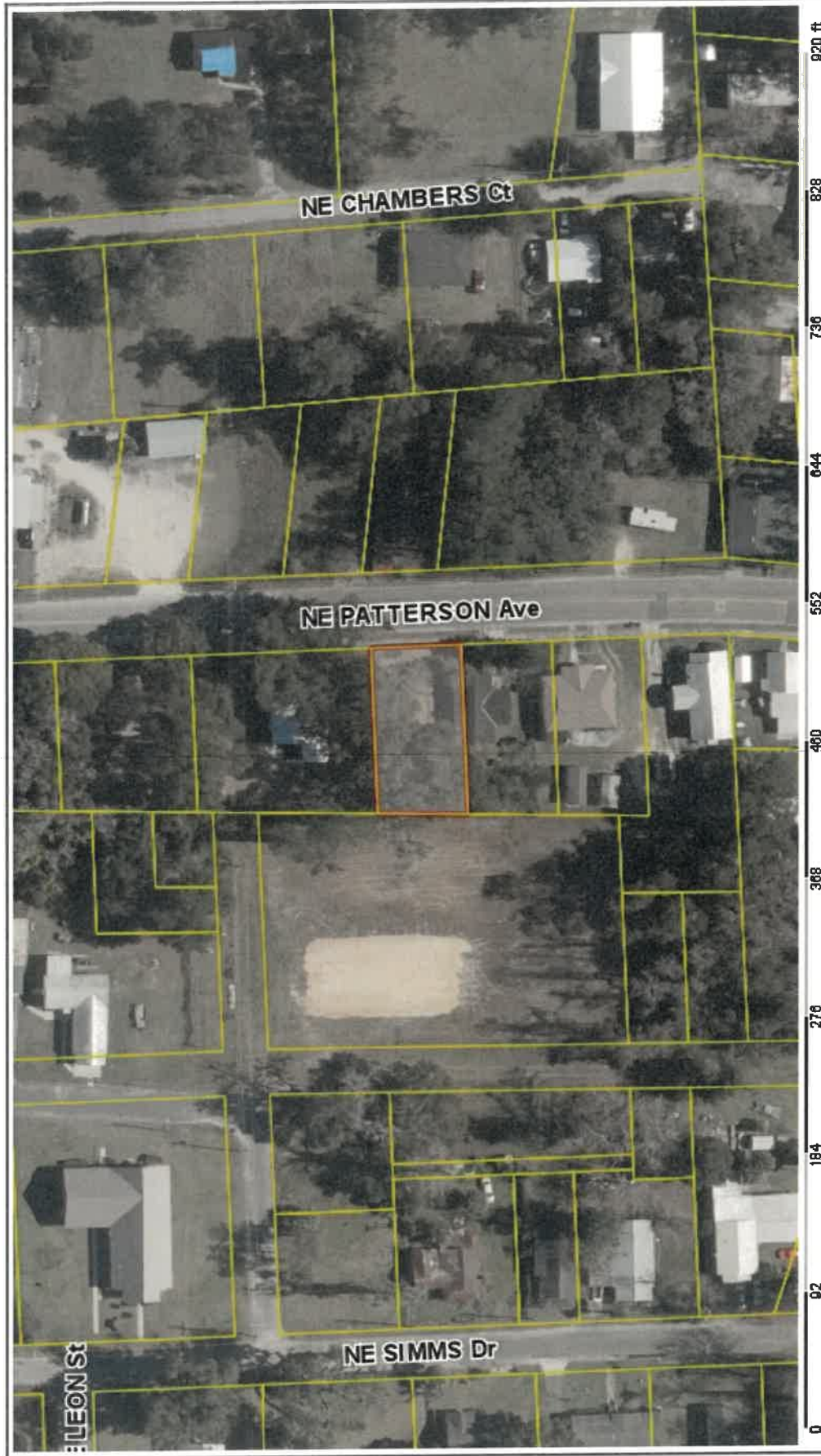
The foregoing instrument was acknowledged before me this 6 day of March, 2023 by (name of person acknowledging).



[Signature]
Signature of Notary
Ann Marie Jones
Printed Name of Notary

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced

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



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

PARCEL: 00-00-00-11859-000 (40450) | VACANT (0000) | 0.144 AC
 N DIV: LOTS 12 & 13 PATTERSON HEIGHTS S/D OF BLOCK I (ALEX CHAMBERS TRACT), QC 1225-2120, DC 1358-287, QC 1456-966, QC 1460-401, WD 1484-296

JERNIGAN BRITTNEE
 Owner: 263 SW MUSKET PL
 LAKE CITY, FL 32025

Site: 2/6/2023 V (U)
 Sales 2/19/2022 \$100 V (U)
 Info 1/4/2022 \$3,000 V (U)

2023 Working Values

Mkt Lnd	Appraised	\$3,150	Assessed	\$3,150
Ag Lnd		\$0	Exempt	\$0
Bldg		\$0	Total	\$0
XFOB		\$0	county:\$3,150 city:\$3,150	
Just		\$3,150	other:\$0 school:\$3,150	

NOTES:

This information was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

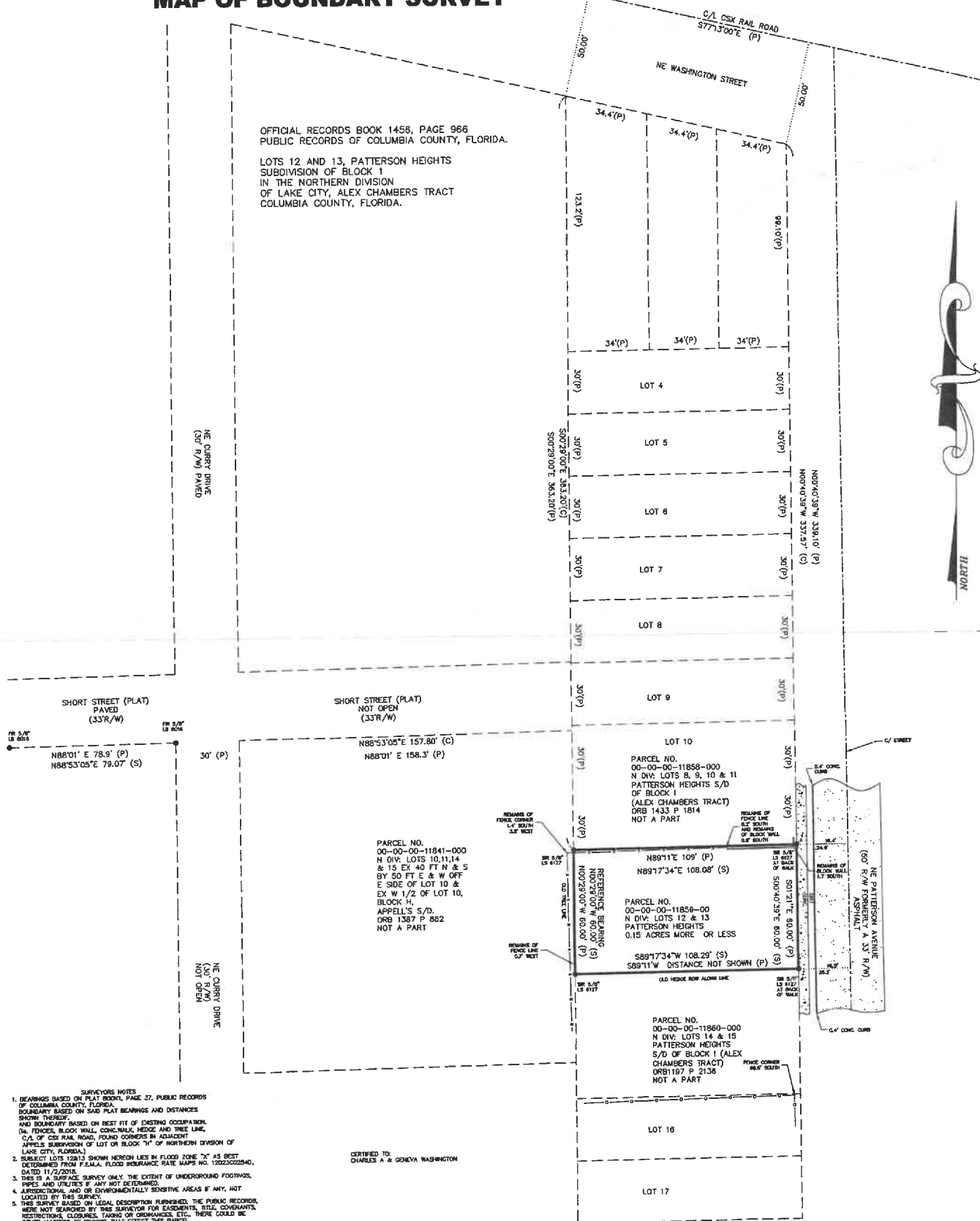
Columbia County, FL

GrizzlyLogic.com

MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 1458, PAGE 966
PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LOTS 12 AND 13, PATTERSON HEIGHTS
SUBDIVISION OF BLOCK 1
IN THE NORTHERN DIVISION
OF LAKE CITY, ALEX CHAMBERS TRACT
COLUMBIA COUNTY, FLORIDA.



1. BEARINGS BASED ON PLAT BOOK 1, PAGE 27, PUBLIC RECORDS
OF COLUMBIA COUNTY, FLORIDA.
BOUNDARY BASED ON SAID PLAT BEARINGS AND DISTANCES
SHOWN THEREON.
(N) FENCE, BLOCK WALL, CONCRETE HEDGE AND TREE LINE.
C/A OF CSX RAIL ROAD, FOUND CORNERS IN ADJACENT
APPELL'S SUBDIVISION OF LOT OR BLOCK "1" OF NORTHERN DIVISION OF
LAKE CITY, FLORIDA.

2. SUBJECT LOTS 12&13 SHOWN HEREON LIES IN FLOOD ZONE "X" AS BEST
DETERMINED FROM F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 15022022540,
DATED 11/2/2018.

3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS,
PIPES AND UTILITIES IF ANY NOT DETERMINED.

4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT
LOCATED BY THIS SURVEY.

5. THIS SURVEY BASED ON LEGAL DESCRIPTION FURNISHED. THE PUBLIC RECORDS,
WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE COVENANTS,
RESTRICTIONS, CLOSURES, TALKING OR ORNANCES, ETC., THERE COULD BE
OTHER MATTERS OF RECORD THAT STREET THIS PARCEL.

6. CITY WATER AND SANITARY SEWER CONNECTS TO SAID SITE.

7. HORIZONTAL CLOSURE EXCEEDS 1 FOOT IN 10000 FEET.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REV: _____

WESLEY M. RABON
PROFESSIONAL SURVEYOR AND MAPPER
PO BOX 235 (398 NW NULL ROAD)
WHITE SPRINGS, FLORIDA 32096
PHONE (386) 397-1199

DRAWN BY: WNK FIELD BOOK: 26/33
SCALE: 1" = 30'
SURVEY DATE: FEBRUARY 17, 2022
JOB NUMBER: R1294 SHEET: 1 OF 1

CLIENT: CHARLES A & GENEVA WASHINGTON

LEGEND	OR & P = OFFICIAL RECORDS BOOK & PAGE
(B) = BOLD	R/W = RIGHT OF WAY
(P) = PLAT	EXP = EDGE OF PAVEMENT
(M) = SURVEY MEASUREMENT	ASP = ASPHALT PAVING
(C) = CALCULATED MEASUREMENT	CONC = CONCRETE
NO = NO SURVEYOR IDENTIFICATION	ONE = OVER HEAD ELECTRIC
LS = LAND SURVEYOR	DE = ELECTRIC METER
LS = LICENSED BUSINESS	UG = UNDER GROUND ELECTRIC
FB = FOUND IRON ROD	W = WOOD FENCE
FB = FOUND IRON PIPE	S.T. = SEPTIC TANK
FB = FOUND CONCRETE MONUMENT	A-X = WIRE FENCE
SP = SET IRON PIPE	CI = CEMENT FENCE
SP = SET CONCRETE MONUMENT	CI = TELEPHONE BOX
PRM = PERMANENT REFERENCE MONUMENT	G-O = CHAIN LINK FENCE
C/A = CENTER LINE	

Wesley M. Rabon 2/22/2022
Wesley M. Rabon PSM 5127

Columbia County Tax Collector

generated on 2/27/2023 4:25:57 PM EST

Legal Desc.

Last Update: 2/27/2023 4:25:57 PM

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R11859-000	REAL ESTATE	2022
Legal Description (click for full description)		
N DIV: LOTS 12 & 13 PATTERSON HEIGHTS S/D OF BLOCK I (ALEX CHAMBERS TRACT). QC 1225-2120, DC 1358-287, QC 1456-966, QC 1460-401,		

PREPARED BY & RETURN TO:

Name: BRITTEE JERNIGAN
Address: 263 SW MUSKET PLACE
Lake City, FL 32025

Inst: 202312001950 Date: 02/06/2023 Time: 1:19PM
Page 1 of 1 B: 1484 P: 296, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel No.: 00-00-00-11859-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of FEBRUARY, 2023, by **CHARLES A. WASHINGTON**, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **BRITTNEE JERNIGAN**, whose post office address is 263 SW MUSKET PLACE, LAKE CITY, FL 32025, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

LOTS 12 AND 13 OF PATTERSON HEIGHTS SUBDIVISION OF BLOCK 1, IN THE NORTHERN DIVISION OF LAKE CITY, ALEX CHAMBERS TRACT, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

Charles A. Washington L.S.
Name: CHARLES A. WASHINGTON
Address: 406 SE CASTELLO TER, LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of FEBRUARY, 2023, by CHARLES A. WASHINGTON, who is personally known to me or who has

ate: 02/24/2023 Time: 08:57:52
ocation: 027
lark: CSM
ransaction 1504702

22 REAL ESTATE	
count R11859-000	
ceipt 1504702.0001	107.90
TOTAL	107.90
VENIENCE FEE	2.70
AL PAID	107.90
AL TENDERED	110.60
IT	110.60

By: JERNIGAN R11859-000

I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT

X

KYLE KEEN, TAX COLLECTOR PROUDLY SERVING THE
PEOPLE OF COLUMBIA COUNTY
386-758-1077

MERCHANT COPY

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 2/23/2023

Parcel: 00-00-00-11859-000 (40450)

Owner & Property Info

Result: 1 of 1

Owner	JERNIGAN BRITTNEE 263 SW MUSKET PL LAKE CITY, FL 32025		
Site			
Description*	N DIV: LOTS 12 & 13 PATTERSON HEIGHTS S/D OF BLOCK I (ALEX CHAMBERS TRACT). QC 1225-2120, DC 1358-287, QC 1456-966, QC 1460-401, WD 1484-296		
Area	0.144 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code 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 & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$3,150	Mkt Land	\$3,150
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$3,150	Just	\$3,150
Class	\$0	Class	\$0
Appraised	\$3,150	Appraised	\$3,150
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$3,150	Assessed	\$3,150
Exempt	\$0	Exempt	\$0
Total	county:\$3,150 city:\$3,150	Total	county:\$3,150 city:\$3,150
Taxable	other:\$0 school:\$3,150	Taxable	other:\$0 school:\$3,150

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/6/2023	\$100	1484/0296	WD	V	U	11
2/18/2022	\$100	1460/0401	QC	V	U	11
1/4/2022	\$3,000	1456/0966	QC	V	U	11
12/3/2011	\$100	1225/2120	QC	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	6,300.000 SF (0.144 AC)	1.0000/1.0000 1.0000/1	\$1 /SF	\$3,150

Search Result: 1 of 1

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by: GrizzlyLogic.com