

LAKE CITY GROWTH MANAGEMENT

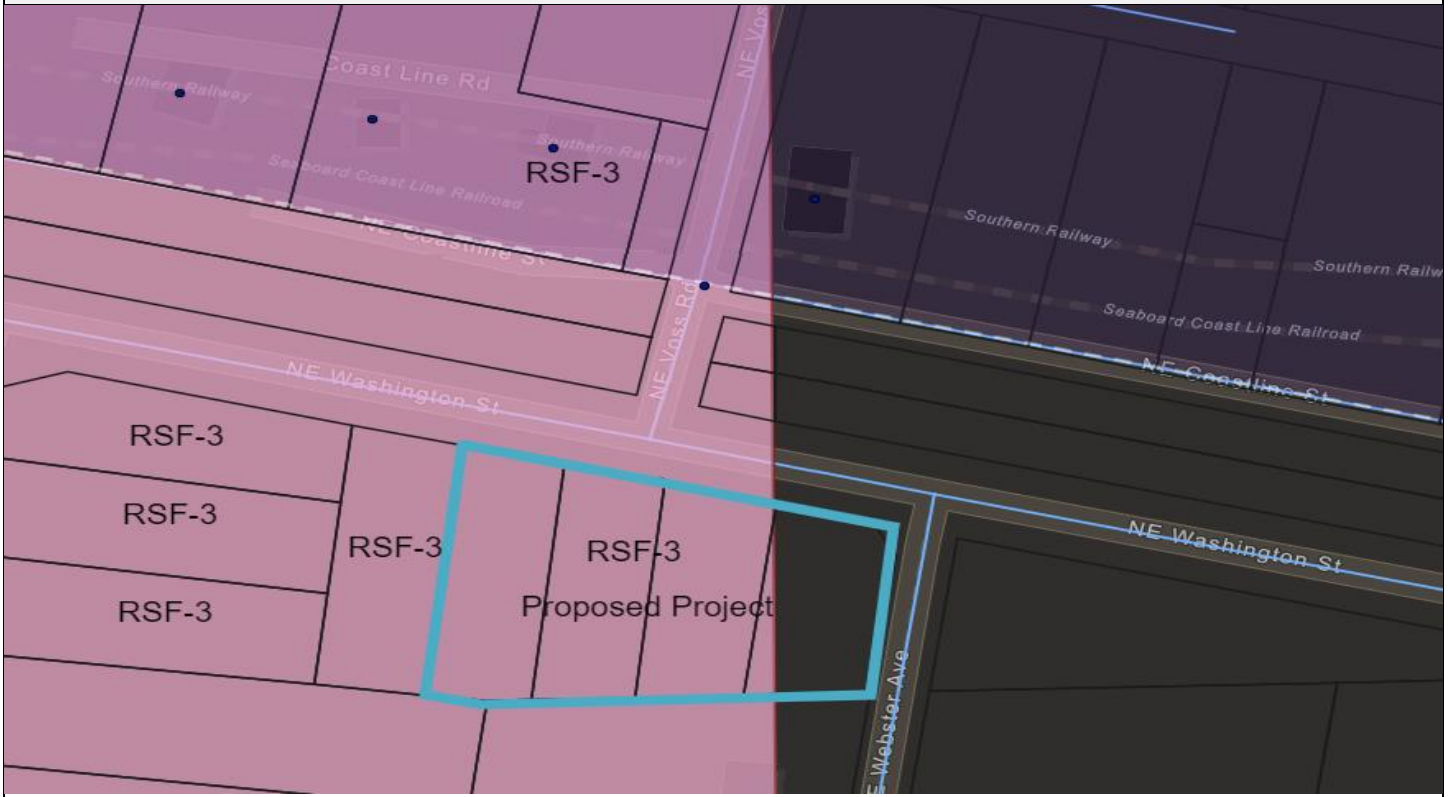
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Washington Springs
Applicant	Jim Curry
Owner	Gateway Development LLC
Requested Action	Petition for a special exception for parcels 11915-101 thru 104 to allow a standard design manufactured home.
Hearing Date	02-06-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

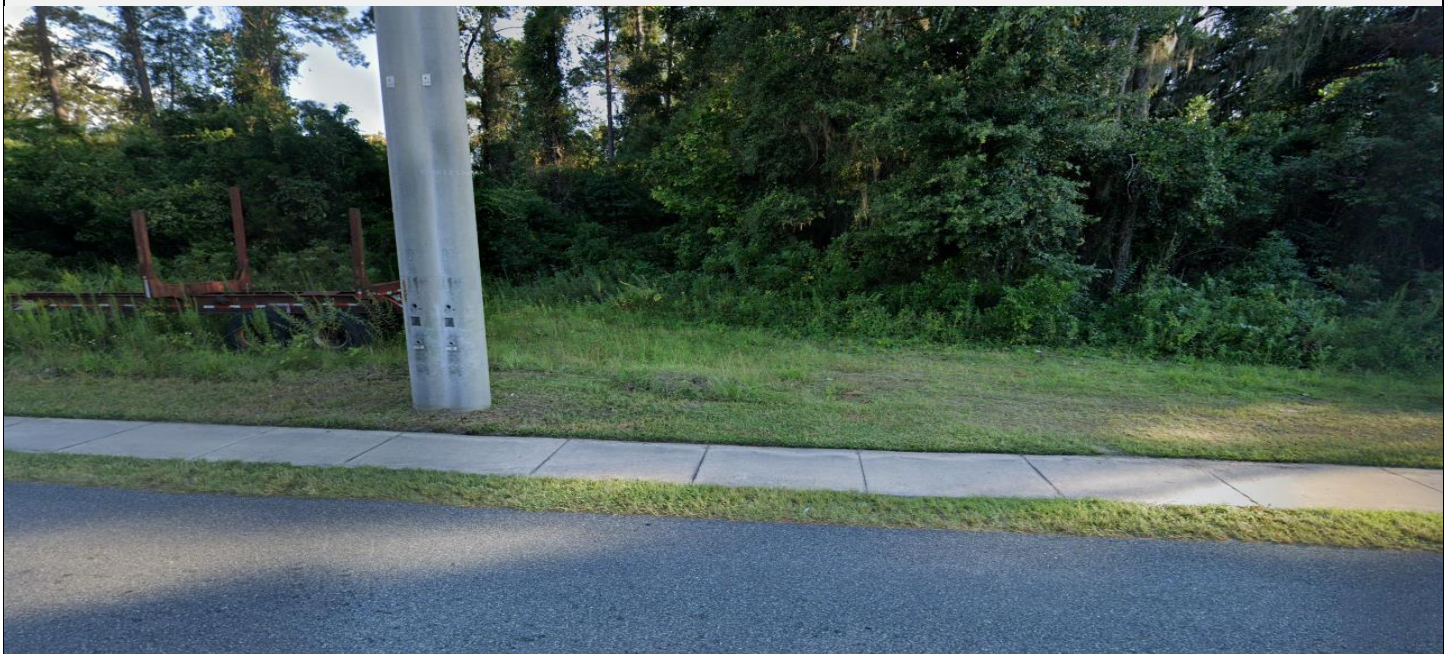
Subject Property Information	
Size	+/- 0.77 Acres
Location	1128 NE Washington St, Lake City, FL
Parcel Number	11915-101 thru 104
Future Land Use	Residential Medium
Proposed Future Land Use	N/A
Current Zoning District	Residential Single Family-3 (RSF-3)
Proposed Zoning	N/A
Flood Zone-BFE	Flood Zone X 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	

Map of Location



Picture of Location



Summary of Request

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