



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

FOR PLANNING USE ONLY
 Application # SE24-07
 Application Fee \$200.00
 Receipt No. _____
 Filing Date 8/24/24
 Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Chestnut Springs StD
2. Address of Subject Property: 367, 379 & 389 NE Chestnut 1106 NE Washington
3. Parcel ID Number(s): 11915 -201 to 204
4. Future Land Use Map Designation: Residential Medium Density
5. Zoning Designation: RSF-3
6. Acreage: Each lot about .20 Acre
7. Existing Use of Property: Vacant 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 Residential Single Family - 3 (RSF-3) specifically Single wide mobile homes

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): James Curry Title: Real Estate Agent
 Company name (if applicable): Florida Homes Realty & Mgmt
 Mailing Address: 2127 Forest Gate Dr W
 City: Jacksonville State: FL Zip: 32246
 Telephone: (904) 365-3689 Fax: () Email: Jim@JimCurryHomes.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 Street Holdings LLC
 Mailing Address: P O Box 1330
 City: Lake City State: FL Zip: 32056
 Telephone: (866) 984-6776 Fax: () Email: Yvettekiss@yahoo.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.

*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. _____

Please see Minor/Major S/D Prelim/Final Plat

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

Dated June 10, 2022

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

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.

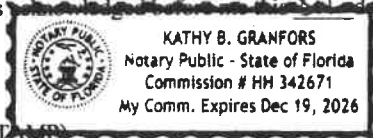
James Curry
Applicant/Agent Name (Type or Print)

[Handwritten Signature]
Applicant/Agent Signature

Aug 8, 2024
Date

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was ^{3th} acknowledged before me this 8th day of Aug, 2024, by (name of person acknowledging) James Curry.



(NOTARY SEAL or STATE IMP)

[Handwritten Signature]
Signature of Notary
Kathy B. Granfors
Printed Name of Notary

Personally Known _____ OR Produced Identification
Type of Identification Produced FLDL

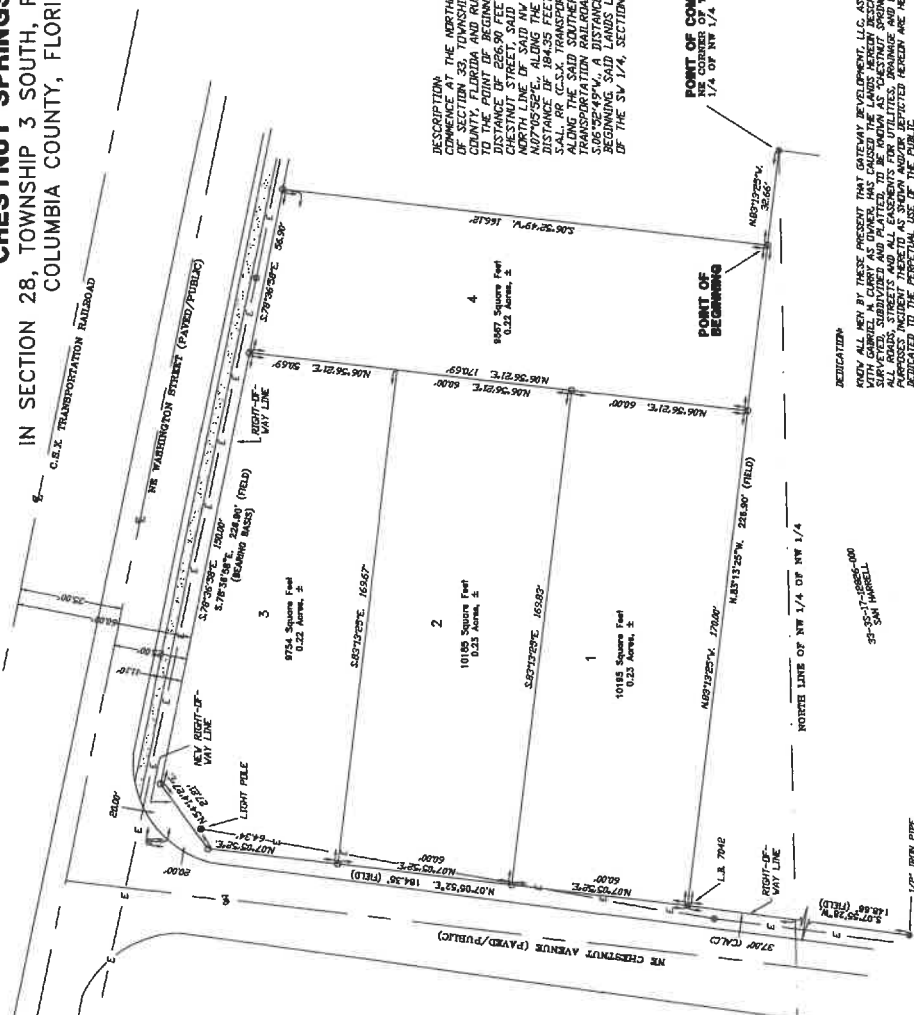
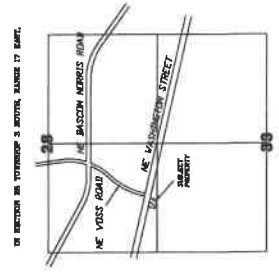
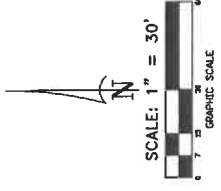
Lake City - Growth Management Department
205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

CHESTNUT SPRINGS
IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 1 OF 1

SYMBOL LEGEND:

—	CONCRETE CURB/TOUR
—	CONCRETE FINISH SET
—	CONCRETE DRIVEWAY
—	CONCRETE DRIVEWAY SET
—	CONCRETE DRIVEWAY CURB
—	CONCRETE DRIVEWAY FINISH
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DESCRIPTION:
COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N87°12'52"W, 218.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY LINE OF DISTANCE OF 266.90 FEET TO A POINT ON THE EASTERLY LINE OF NE WASHINGTON STREET, SAID POINT BEING 37.00 FEET NORTH OF THE N87°12'52"W, 218.00 FEET LINE; THENCE S06°52'48"W, 166.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY LINE OF CHESTNUT STREET A DISTANCE OF 184.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID R.R. (COLUMBIA TRANSPORTATION RAILROAD); THENCE RUN S78°36'59"W, 218.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY LINE OF CHESTNUT STREET A DISTANCE OF 166.12 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING IN AND BEING A PART OF THE SW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

POINT OF COMMENCEMENT:
1/4 OF NW 1/4

POINT OF BEGINNING:
N87°12'52"W, 36.65'

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND.
 - BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.78°36'59"E, FOR SOUTH RIGHT-OF-WAY LINE OF C&C RAILROAD. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FROM PANEL NUMBER IRE0600535; HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS DEVELOPMENT.
 - THE FIELD WORK WAS PERFORMED ON 10/21/21.
 - EASEMENTS ARE AS SHOWN HEREON.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
 - NO PRELIMINARY PLAN APPROVAL WAS REQUIRED.
 - NO REPAIRS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.
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 - NO REPAIRS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.

WITNESS AS TO OWNER: _____
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CERTIFICATE OF CLERK OF COURT: _____
RECEIVED AND FILED FOR RECORD, THIS _____ DAY OF _____, 2022.

CLERK OF COURT: _____
DEPUTY CLERK: _____

CERTIFICATE OF APPROVAL FOR CITY OF LAKE CITY, FLORIDA: _____
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CITY OF LAKE CITY ORDINANCE AND REGULATIONS AS FOLLOWS:

DATE: _____
CITY ATTORNEY: _____

APPROVED BY CITY OF LAKE CITY: _____
DATE: _____

APPROVED BY CITY OF LAKE CITY: _____
DATE: _____

APPROVED BY CITY OF LAKE CITY: _____
DATE: _____

APPROVED BY CITY OF LAKE CITY: _____
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APPROVED BY CITY OF LAKE CITY: _____
DATE: _____

BRITT
BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DULVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 756-7163 FAX: (386) 756-5573 WORK ORDER # L-27891

NOTICE:
THIS DEVELOPMENT IS AS RECORDED IN ITS ORIGINAL FORM, AS THE OFFICIAL RECORD OF THE SUBDIVISION LANDS RECORDED IN HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER RECORDS OR INSTRUMENTS. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
DEVELOPER:
GATEWAY DEVELOPMENT, LLC
LAKE CITY, FLORIDA 32055

ALLEY

NE WASHINGTON STREET (PAVED/PUBLIC)

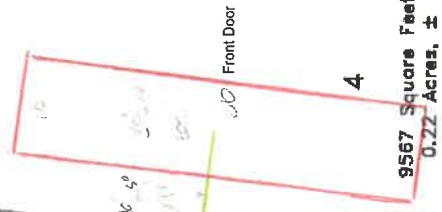
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N.83°13'25"W. 32.66'

POINT OF BEGINNING

FRONT

S.78°36'58"E. 55.90'



N.06°56'21"E. 60.00'

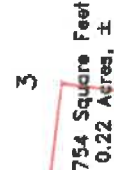
N.06°56'21"E. 60.00'

N.06°56'21"E. 60.00'

RIGHT-OF-WAY LINE

150.00'
S.78°36'58"E. 150.00'
(BEARING BASIS)

RIGHT-OF-WAY LINE



S.83°13'25"E. 169.67'

10185 Square Feet
0.23 Acres, ±



S.83°13'25"E. 169.63'

10195 Square Feet
0.23 Acres, ±



N.83°13'25"W. 170.00'

N.83°13'25"W. 226.90' (FIELD)

NEW RIGHT-OF-WAY LINE

LIGHT POLE

N.07°05'52"E. 64.34'

N.07°05'52"E. 20.00'

N.07°05'52"E. 64.34'

N.07°05'52"E. 20.00'

N.07°05'52"E. 184.35' (FIELD)

N.07°05'52"E. 60.00'

N.07°05'52"E. 60.00'

L.B. 7042

RIGHT-OF-WAY LINE

NE CHESTNUT AVENUE (PAVED/PUBLIC)

37.00' (CALC)

FRONT

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: 0

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

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,

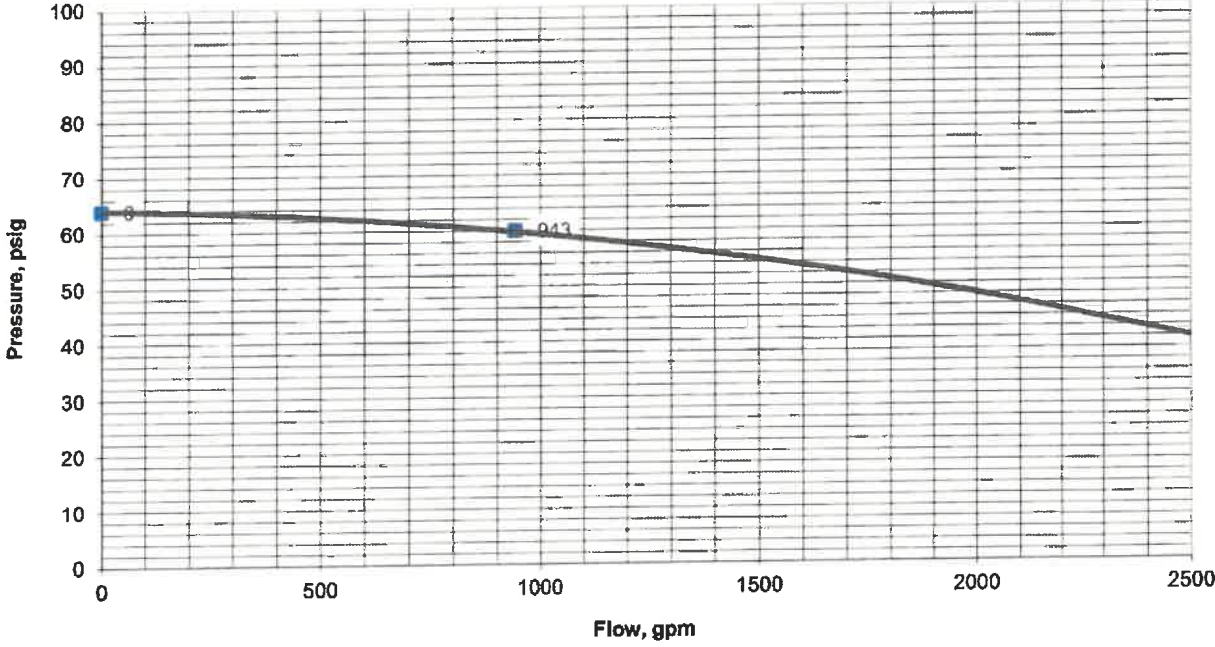
Carol Chadwick, P.E.

City of Lake City Water flow report

HYDRANT # & LOCATION: 1128 NE Washington Street DATE: 5/17/2022
 TEST BY: A/Daniel Day: Tuesday Time: 8:45 Minutes: 2
 WATER SUPPLIED BY: Municipal
 PURPOSE OF TEST: request

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>
COEFFICIENT:	<u>0.8</u>	<u> </u>	<u> </u>
PITOT READING:	<u>40</u>	<u> </u>	<u> </u>
GPM:	<u>943</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>943</u> GPM		
STATIC READING:	<u>64</u> PSI	RESIDUAL:	<u>60</u> PSI
RESULTS: AT 20 PSI RESIDUAL	<u>3444</u> GPM		AT 0 PSI <u>4216</u> GPM
ESTIMATED CONSUMPTION:	<u>1887</u> GAL.		
REMARKS:			



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 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 Springs
06/10/22

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 vary 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 vary 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.

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 Comprehensive Plan Consistency Analysis

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

Future Land Use Element

GOAL 1 - 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 1.1 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 1.1.1 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 1.1.2 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 1.1.3 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 1.1.4 The City shall continue to maintain standards for the coordination and siting of

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.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

Parcel: 28-3S-17-11915-201 (45549)

2024 Working Values

updated: 8/8/2024

Owner & Property Info

Result: 5 of 8

Owner	WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN UNIT 202 PONTE VEDRA BEACH, FL 32082		
Site	367 NE CHESTNUT AVE, LAKE CITY		
Description*	LOT 1 CHESTNUT SPRINGS. QC 1513-378.		
Area	0.21 AC	S/T/R	28-3S-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

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	Total Taxable	county:\$2,290 city:\$2,290 other:\$0 school:\$6,860

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



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					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

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

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/8/2024

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

Owner & Property Info

Result: 6 of 8

Owner	WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN UNIT 202 PONTE VEDRA BEACH, FL 32082		
Site	379 NE CHESTNUT AVE, LAKE CITY		
Description*	LOT 2 CHESTNUT SPRINGS. QC 1513-378,		
Area	0.18 AC	S/T/R	28-3S-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

2023 Certified Values		2024 Working Values	
Mkt Land	\$5,882	Mkt Land	\$5,882
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$5,882	Just	\$5,882
Class	\$0	Class	\$0
Appraised	\$5,882	Appraised	\$5,882
SOH/10% Cap	\$4,098	SOH/10% Cap	\$3,920
Assessed	\$5,882	Assessed	\$5,882
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,784 city:\$1,784 other:\$0 school:\$5,882	Total Taxable	county:\$1,962 city:\$1,962 other:\$0 school:\$5,882

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

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

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Columbia County Property Appraiser

Jeff Hampton

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

2024 Working Values

updated: 8/8/2024

Owner & Property Info

Result: 7 of 8

Owner	WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN UNIT 202 PONTE VEDRA BEACH, FL 32082		
Site	389 NE CHESTNUT AVE, LAKE CITY		
Description*	LOT 3 CHESTNUT SPRINGS. QC 1513-378,		
Area	0.19 AC	S/T/R	28-3S-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

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	Total Taxable	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 taxes.

Aerial Viewer Pictometry Google Maps
 2023 2022 2019 2016 2013 Sales



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					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

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

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/8/2024

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

Owner & Property Info

Result: 8 of 8

Owner	WASHINGTON STREET HOLDINGS LLC 151 HIDDEN PALMS LN UNIT 202 PONTE VEDRA BEACH, FL 32082		
Site	1106 NE WASHINGTON ST, LAKE CITY		
Description*	LOT 4 CHESTNUT SPRINGS. QC 1513-378,		
Area	0.19 AC	S/T/R	28-3S-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

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	Total Taxable	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 taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



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					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

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

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by: GrizzlyLogic.com

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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

[Signature]
Gabriel Curry, President, on behalf of Gateway Development, LLC

In Witness Whereof,

[Signature]
David Moor
152 NW Silverleaf Lane
Lake City
Florida
32055
Witness

In Witness Whereof,

[Signature]
Print Name: Josh Carter
Address: 22605 NW 227th DR
High Springs, FL, 32625

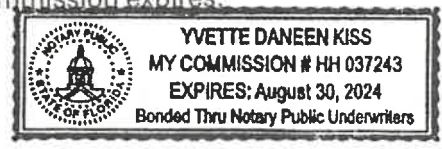
Witness

STATE OF FLORIDA, COUNTY OF COLUMBIA:

[Signature]
Notary Public

Yvette Daneen Kiss
Name

My commission expires:



Prepared by: *RETURN 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
B 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 Belmont 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:

[Signature]

Witness Printed Name **Matthew D. Rocco**

[Signature]

Pamela R Lyons (Seal)
Address: 249 S College ST, Macclenny FL 32063

[Signature]

Witness Printed Name **MELINDA WEAVER**

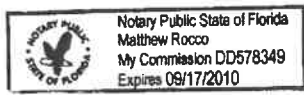
_____ (Seal)
Address:

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 8th day of February, 2007, by Pamela R Lyons, a married woman, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.

Notary Public
Print Name: **Matthew D. Rocco**

My Commission Expires: _____



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

AGENT AUTHORIZATION FORM

I, Gabriel Curry / Washington Street Holdings LLC (owner name), owner of property parcel
28-35-17 11915 - 201 to 204
 number _____ (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. James Curry	1. <i>[Signature]</i>
2.	2.
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 all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

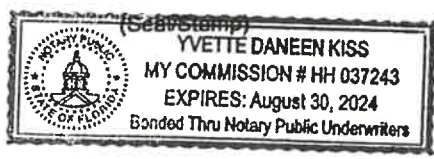
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

[Signature] _____ Date 8-8-2024

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Gabriel Curry, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 8th day of August, 2024.

[Signature]
 NOTARY'S SIGNATURE





[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

Annual Reports

No Annual Reports Filed

Document Images

[04/25/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)