

BOARD OF ADJUSTMENT

CITY OF LAKE CITY

June 11, 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 04-09-2024

ii. Meeting Minutes 05-14-2024

OLD BUSINESS- None

NEW BUSINESS

iii. *****POSTPONED*** SE 24-04**, Petition submitted by Dr. Juan P. Chisholm (owner), for a Special Exception for American Nation Builders Christian Academy, in the Residential Office Zoning District, and located on parcel 13811-000, located at 239 SE Baya Drive, which is regulated by the Land Development Regulations section 4.10.

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: 04/09/2024

Roll Call:

Mrs. McKellum- Present Mr. McMahon- Present Mr. Nelson- Present
Mr. Lydick- Present City Attorney- Clay Martin- Present

MINUTES: March 5, 2024 Board of Adjustments Meeting.

Comments or Revisions: None

Motion to approve 03/05/2024 Meeting Minutes by Mrs. McKellum and seconded by Mr. McMahon

Old Business: None

New Business:

Petition # SE24-03 Presented By: Jay Brown, PE, as Agent
As owner or agent and gives address of: 3736 SW 5th Place, Gainesville, FL

Staff Sworn in by: Mr. Martin **Petitioner Sworn in by:** Mr. Lydick

Discussion:

Mr. Young introduced SE24-03, a Special Exception for an RV Park in a Commercial Highway Interchange zoning district. Mr. Young stated that it is conducive for use per section 4.15.2 of the Land Development Regulations with an approved special exception. Mr. Young stated that the City staff had no concerns at this time.

Mr. Brown stated that he has a pretty intensive power point for his presentation. He stated that he is going to go over it fairly quickly and would answer any questions the Board has. He stated that they came in front of the board earlier this year to rezone the property.

Mr. Brown presented the power point. He stated that it is two parcels. He stated that the zoning is CHI. He stated to be able to build the proposed RV Resort they would need a special exception to be approved.

Mr. Brown discussed the Master Plan for the site. He stated that they will be putting in a turn lane. He stated that during the rezoning Mr. Zuber had some concerns with the entrance being close to their entrance. Mr. Brown stated that they moved the entrance down farther along Commerce and will only use the one as an emergency exit. He stated that they wanted to make sure to get the entrance away from the curve for a safer access. He stated that they are proposing about 285 sites for the RV Resort.

Mr. Brown stated that they are going to have a large storm water pond to help with the water coming to the property from the properties from the north. He stated that he was been in touch with Chad Williams concerning the storm water. He stated that Mr. Williams has done a lot of studies in this area due to the way the water natural flows thru there. Mr. Brown stated that they will continue to work with Mr. Williams to make sure they water can move back and forth as needed.

Mr. Brown stated that they are going to have amenities and make this a really nice resort. He asked the Board if they were familiar with the one in MacClenny. He stated that it is going to be like that one.

BOARD OF ADJUSTMENTS

MEETING MINUTES

Mr. Brown stated that there is concurrency with the site. He stated that the site will have to meet all the City codes and SRWMD with storm water. He also stated that this site will help with the recreation part of the comprehensive plan. He stated that it is in compliance with the Comprehensive Plan.

Mr. Brown cover the staff comments from the staff review. He stated they are going to conduct a traffic study and that they will construct a new right turn lane for the site. He covered the comments stated by Chad in the staff review that was provided by the City. He stated that Chad provide a lot of good information about how the water works on that property with the swells and how the water flows back and forth between the properties.

Robert asked Mr. Brown if he wanted to introduce his power point into the record. He stated yes. Mr. Lydick asked if we have an exhibit number. Robert assigned in Exhibit A.

Mr. Lydick asked if there was going to be a limit on how long some can stay. Mr. Brown stated that the plan is for a RV Resort and not intended for long stays. He stated that the owner is very experienced group in designing and running these resorts. Mr. Lydick asked if there was going to be any post boxes. Mr. Brown stated that there were none in the plans.

Mr. Lydick asked about the buffers and if they were going to leave the pines or replant the whole site. Mr. Brown stated that they would be doing some of both.

Public Comment;

Jim Zuber stated that they are enthusiastic about the site and thinks that they have done a great job. He stated that this would be a great time to finish Commerce and pave it and add sidewalks.

Tina Patel stated that they own property by it. She stated that they did have concerns about the traffic flow and how that was going to work and how it would impact them. She stated that FEMA is redoing the wetland maps and wanted to make sure that the proposed development would not cause any extra water on there property.

Mr. Brown stated that there is a culvert that connects the two sides of the water and the reason they may not have seen any water because of that. He stated that the culvert will continue to allow water to flow.

Mr. Brown stated that they could help with a side walk on their portion of Commerce.

Motion to close public comment by: Mr. McMahon **Seconded by:** Mr. McKellum

Motion to Approve SE24-03 by Mr. McMahon **and seconded by** Mr. Nelson.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mr. Nelson:** Aye

Mr. Lydick: Aye

Workshop: None

ADJOURNMENT:

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Nelson

Time: 6:50pm

BOARD OF ADJUSTMENTS

Item i.

MEETING MINUTES

Motion Seconded By: Mr. McMahon

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

BOARD OF ADJUSTMENTS

MEETING MINUTES

Date: 05/05/2024

Roll Call:

Mrs. McKellum- Present Mr. McMahon- Present Mr. Nelson- Not Present
Mr. Lydick- Present City Attorney- Clay Martin- Present

MINUTES:

No Quorum.

Old Business: None

New Business: None

Workshop: None

ADJOURNMENT:

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. McKellum

Time: 5:37pm

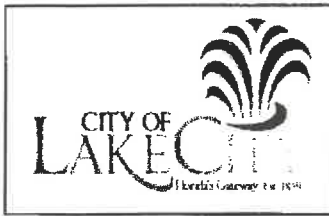
Motion Seconded By: Mr. McMahon

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved



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

FOR PLANNING USE ONLY
 Application # SE 24-04
 Application Fee \$200.00
 Receipt No. 2024-00057032
 Filing Date 3/11/24
 Completeness Date 4/26/24

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: American Nation Builders Christian Academy
2. Address of Subject Property: 239 SE Baya Drive, Lake City, Florida, 32025
3. Parcel ID Number(s): 00-00-00-13811-000 (42365)
4. Future Land Use Map Designation: Private School
5. Zoning Designation: RO
6. Acreage: 0.17
7. Existing Use of Property: Church & Learning Center
8. Proposed use of Property: Christian Private School
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.10.5
Opening up a private school

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Dr. Juan P. Chisholm Title: Director
 Company name (if applicable): American Nation Builders Christian Academy
 Mailing Address: P.O. Box 1965
 City: Orlando State: Florida Zip: 32802-1965
 Telephone: (407) 591-1612 Fax: () Email: Info@AmericanNationBuilders.org

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: N/A
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. _____ **X**
 Rezoning Amendment: Yes _____ No **X**
 Rezoning Amendment Application No. _____
 Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No **X**
 Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
 Variance: Yes _____ No **X**
 Variance Application No. _____
 Special Exception: Yes **X** _____ 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.
 - 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.
- X 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.
- X 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.

Dr. Juan P. Chisholm

Applicant/Agent Name (Type or Print)

J. P. Chisholm

Applicant/Agent Signature

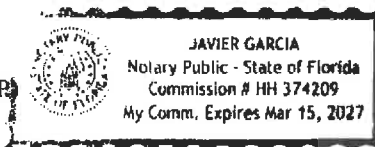
3-7-2024

Date

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of March, 2024, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

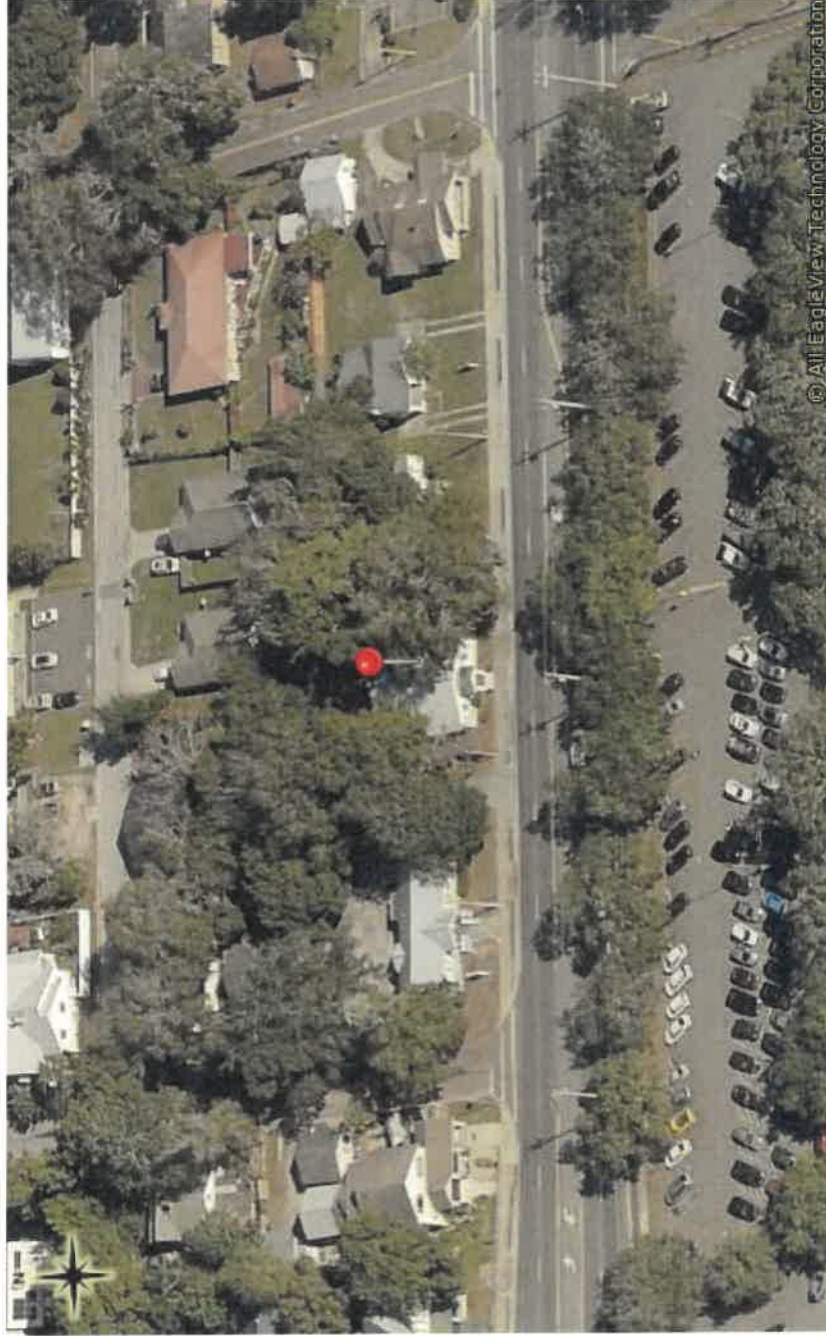


Javier Garcia
Signature of Notary
Javier Garcia
Printed Name of Notary

Personally Known _____ OR Produced Identification
Type of Identification Produced FL Driver's License

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

American Nation Builders Christian Academy - 239 SE Baya Drive in Lake City, Fla



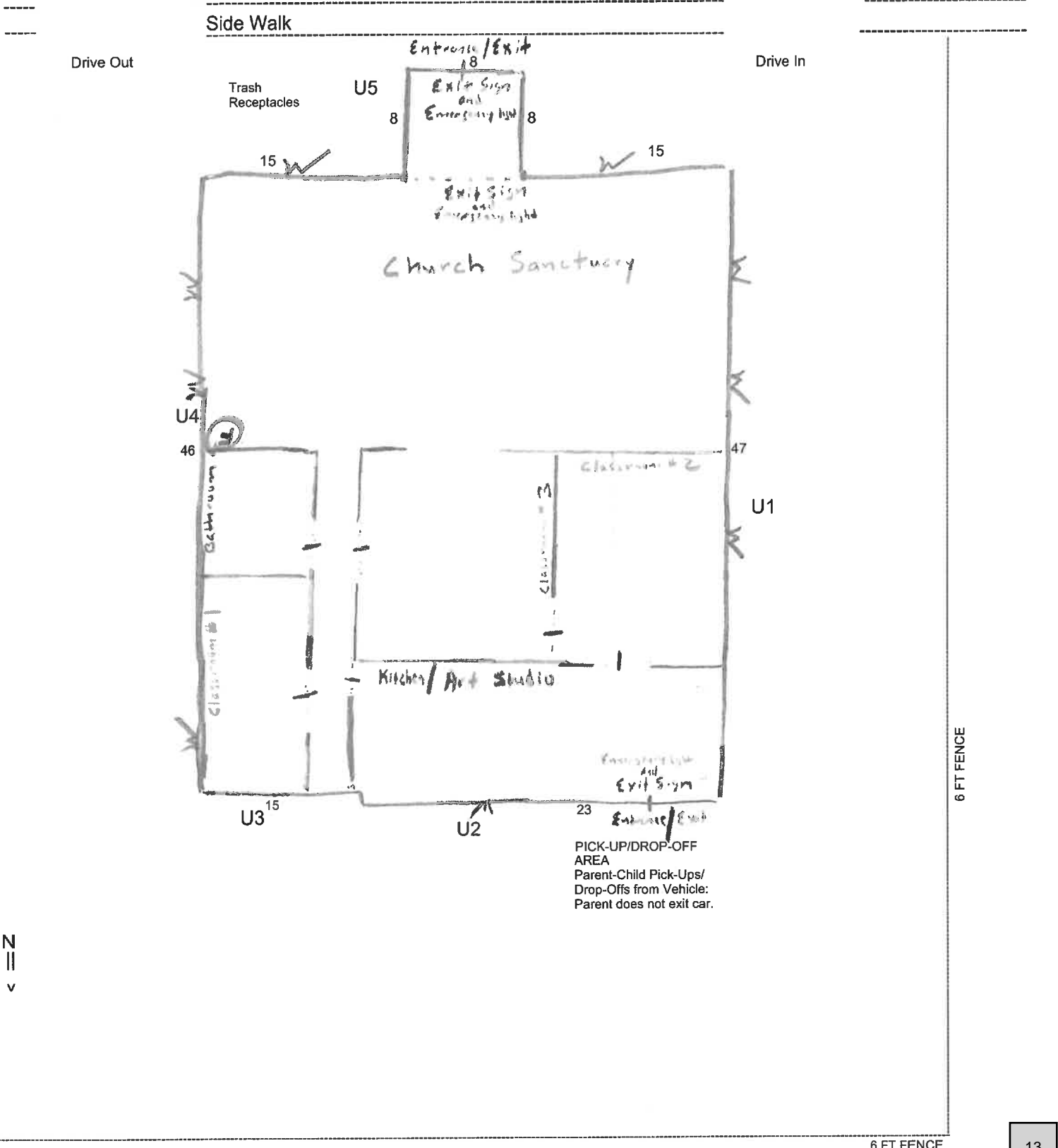
Site Plan
 American Nation Builders Christian Academy
 239 SE Baya Drive
 Lake City, Florida 32025

Zoning Code: RO

- U1 = Electric Pole/E
- U2 = AC Unit
- U3 = Gas Hook-up
- U4 = Access to Water/Plumbing
- U5 = Water Pump

Item iii.

- I = Doors
- W = Windows
- (F) = Fire Extinguisher



D. ATTACHMENT/SUBMITTAL REQUIREMENTS

Analysis of Section 11.3 of the Land Development Regulations (“LDRs”):

American Nation Builders Christian Academy in Lake City, Florida

239 SE Baya Drive

Lake City, FL 32025

Special Exception Application

- 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, it would be in conformance with the comprehensive plan, and it would not have an adverse effect on the plan.

- 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, the proposed use of a Christian Academy at 239 SE Baya Drive in Lake City, Florida would not alter any of these.

- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.

Yes, it will serve the community.

- e. Whether the proposed use will adversely influence living conditions in the neighborhood.

No, it will not adversely influence living conditions.

- f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.

No, it will not create or increase traffic, any impacts are negligible per the ITE Report, and it will not otherwise affect public safety.

- g. Whether the proposed use will create a drainage problem.

No, it will not cause a drainage problem.

- h. Whether the proposed use will seriously reduce light and air to adjacent areas.

No, it will not reduce light and air to adjacent area.

- i. Whether the proposed use will adversely affect property values in the adjacent area.

No, the proposed use will not 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.

No, it will not be a deterrent to the improvement and/or development of adjacent property in accordance with existing regulations.

- k. Whether the proposed use is out of scale with the needs of the neighborhood or the community.

No, it is not out of scale.

American Nation Builders Christian Academy (239 SE Baya Drive)



Legal Description:

S DIV: LOT 15 EX 10 FT OFF E SIDE, RE SURVEY & LOT 16 BLOCK F CHALKERS S/D EX RD R/W. WD 1471-1883, WD 1486-931, WD 1486-936.

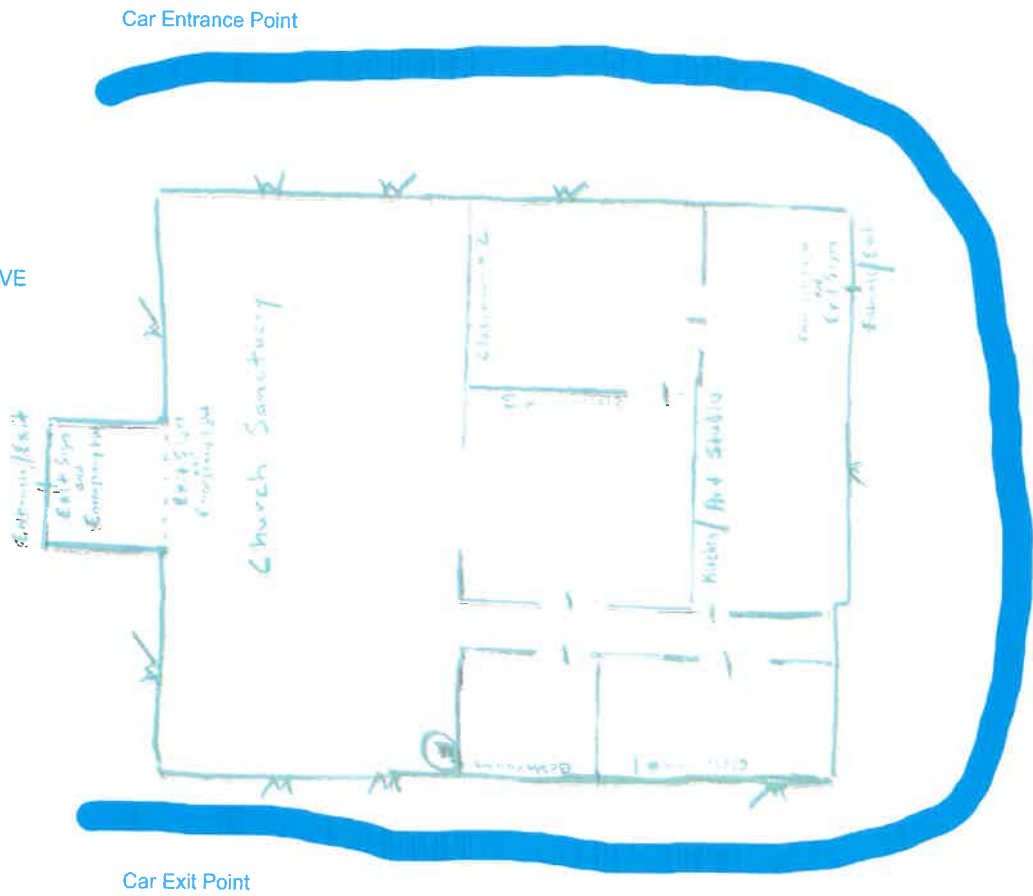
The property is across the street from the Lake City VA Hospital (located at 619 S Marion Ave, Lake City, FL 32025) and is next door to the Baya Professional Center (located at 219 SE Baya Drive, Lake City, FL 32025).

Water Utilities: Provided by City of Lake City / Electrical Utilities: Provided by Florida Power & Light

12/16/2022

! = Doors
W = Windows
F = Fire Exit/Exit

ROAD: SE BAYA DRIVE



Storm Water Management – Exemption Applies**Fire Department Access & Water Supply – Exemption Applies****Comprehensive Plan Consistency Analysis:**

Previously, the location was used as a church and learning center. The property is currently zoned for Residential Office (RO) and the Future Land Use Map Designation is also Residential Office. A Christian Private School is permitted in this Zone via a Special Exception. The proposed use is consistent with the goals for Zoning in the Comprehensive Plan. The existing lot and development will meet the standards for both the zoning area and Special Exception.

Concurrency Impact Analysis:

The proposed development will not create any impacts for Transportation, Potable Water, Sanitary Sewer, or Solid Waste.

American Nation Builders Christian Academy

CONCURRENCY ANALYSIS

**David M. Winsberg
PE License # 68463
Cert. Auth. # 29596**

**Winsberg, Inc.
PO Box 2815
Lake City, FL 32056
Phone (386) 755-7449
david@winsberginc.com**

Water & Sewer Usage

Water & Sewer usage is 10 GPD per student. Thus, total usage is $10 \times 65 = 650$ GPD.

Solid Waste

Solid Waste is 5.5 lbs/day per 1,000 square feet of floor space. Thus, total usage is $5.5 \times 1.835 = 10.1$ lbs/day.

Trip Generation

PM peak trips is 0.28 trips per student. Thus, PM peak trips is $0.28 \times 55 = 15.4$ trips.

Legal Description with Tax Parcel ID

Legal Description: S DIV: LOT 15 EX 10 FT OFF E SIDE, RE SURVEY & LOT 16 BLOCK F CHALKERS S/D EX RD R/W. WD 1471-1883, WD 1486-931, WD 1486-936

Parcel ID: 00-00-00-13811-000

Owner & Property Info		Result: 26 of 100	
Owner	AMERICAN NATION BUILDERS, LLC PO BOX 1965 ORLANDO, FL 32802-1965		
Site	239 SE BAYA DR, LAKE CITY		
Description	S DIV: LOT 15 EX 10 FT OFF E SIDE, RE SURVEY & LOT 16 BLOCK F CHALKERS S/D EX RD R/W. WD 1471-1883, WD 1486-931, WD 1486-936,		
Area	0.171 AC	S/T/R	32-3S-17
Use Code**	CHURCHES-EX (7100)	Tax District	1
<small>*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.</small>			

Property & Assessment Values			
2023 Certified Values		2024 Working Values	
Mkt Land	\$28,088	Mkt Land	\$28,088
Ag Land	\$0	Ag Land	\$0
Building	\$41,893	Building	\$41,893
XFOB	\$0	XFOB	\$0
Just	\$69,981	Just	\$69,981
Class	\$0	Class	\$0
Appraised	\$69,981	Appraised	\$69,981
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$69,981	Assessed	\$69,981
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$69,981 city:\$69,981 other:\$0 school:\$69,981	Total Taxable	county:\$69,981 city:\$69,981 other:\$0 school:\$69,981

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-11986

Inst: 202312004328 Date: 03/14/2023 Time: 10:33AM
Page 1 of 6 B: 1486 P: 936, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM
Deputy Clerk Doc Stamp-Deed: 350.00

WARRANTY DEED

This Warranty Deed made this 2th day of March, 2023, by and between The First Church of Christ, Scientist, in Boston, Massachusetts, a Massachusetts Body Corporate., hereinafter called the Grantor; whose mailing address is 210 Massachusetts Avenue, Mail Stop-P02-02, Boston, MA 02115, and American Nation Builders, LLC, a Florida Limited Liability Company, hereinafter called the Grantee, whose mailing address is: PO Box 1965, Orlando, Florida 32802-1965.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of Columbia, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**SEE ATTACHED CERTIFICATION AND OFFICE OF GENERAL COUNSEL
MEMORANDUM FROM THE FIRST CHURCH OF CHRIST, SCIENTIST IN BOSTON
MASSACHUSETTS**

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 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to the current tax year, which are not yet due and payable, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Amy J McEwen
WITNESS
PRINT NAME: Amy J McEwen

The First Church of Christ, Scientist, in Boston, Massachusetts, a Massachusetts Body Corporate

By: Henry C. Osborn
Henry C. Osborn, as Treasurer

S. Aneta Vilson
WITNESS
PRINT NAME: S. Aneta Vilson

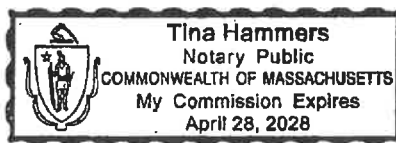
[CORPORATE SEAL]

COMMONWEALTH
STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 7th day of March, 2023, by Henry C. Osborn, Treasurer of The First Church of Christ, Scientist, in Boston, Massachusetts, a Massachusetts Body Corporate.

Tina Hammers
Signature of Notary Public
Print, Type/Stamp Name of Notary
TINA HAMMERS



Personally Known: OR Produced Identification: _____
Type of Identification Produced: _____

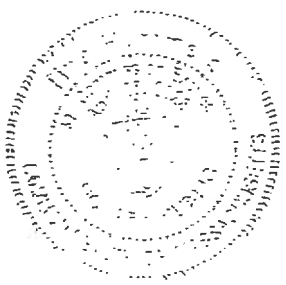


EXHIBIT "A"

Lots 15 and 16, except a strip 10 feet wide East and West off the East side of Lot 15, in Block F, of the Resubdivision of Chalker's Subdivision in the Southern Division of the City of Lake City, according to the map or plat thereof as recorded in Plat Book A, Page 6, public records of Columbia County, Florida.

The First Church of Christ, Scientist in Boston Massachusetts

The Christian Science Board of Directors

CERTIFICATE

Susan Sage, Manager, Executive Office of the Christian Science Board of Directors of The Mother Church, The First Church of Christ, Scientist, in Boston, Massachusetts, being custodian of the minute books and records of the proceedings of the Christian Science Board of Directors:

HEREBY CERTIFIES: That the following quoted provision is a true and correct excerpt from the By-Laws of The Mother Church, The First Church of Christ, Scientist, in Boston, Massachusetts, as set forth in Article I, Section 6, of the *Manual of The Mother Church*, The First Church of Christ, Scientist, in Boston, Massachusetts, by Mary Baker Eddy:

“The business of The Mother Church shall be transacted by its Christian Science Board of Directors.”


SHE FURTHER CERTIFIES: That at a meeting of the said Christian Science Board of Directors of The Mother Church, The First Church of Christ, Scientist, in Boston, Massachusetts, regularly called and held on the 24th day of January 2022, a quorum being present and acting, the hereinafter vote was regularly adopted, which said vote remains in full force and effect:

Be it resolved that any of the Christian Science Board of Directors, or the Treasurer, or the General Counsel, or the Finance and Accounting Director, are each hereby authorized to sign and execute on behalf of The Mother Church, The First Church of Christ, Scientist, in Boston, Massachusetts, or any of its activities, such legal instruments as may be necessary or convenient in connection with the real and personal property interests of The Mother Church or any of its activities. Any one of the above authorized signatures is sufficient to bind the Church.

The legal instruments contemplated in this authorization include but are not limited to the following: court appearances, waivers of service of process, consent to probate of wills and the issuance of letters testamentary, approval of accounts and reports of personal representatives and other legally appointed persons, receipts, leases, releases, bonds, undertakings, purchase and sale contracts, deeds of conveyance, mortgages, satisfactions, trust deeds, bills of sale, requests for reconveyance, escrow agreements, stock powers, bond powers, bank accounts, powers of attorney, and any such other legal instruments as may affect real or personal property interests.

SHE FURTHER CERTIFIES: That the Christian Science Board of Directors is Richard Evans, Barbara Fife, Scott Preller, Mary Alice Rose, and Keith Wommack.

SHE FURTHER CERTIFIES: That Henry C. Osborn is Treasurer, Richard D. Judkins is General Counsel, and Deborah I. Shank is Finance and Accounting Director.


Susan Sage
Susan Sage, Manager, Executive Office of
the Christian Science Board of Directors of The Mother Church,
The First Church of Christ, Scientist, in Boston, Massachusetts

Dated: 3/2/2023
in Boston, Massachusetts

The First Church of Christ, Scientist

Office of the General Counsel

November 28, 2022

To whom it may concern,

The First Church of Christ, Scientist, in Boston, Massachusetts (The Mother Church) is legally organized as a "body corporate" under applicable Massachusetts statutes. A body corporate is a type of religious association. The following is a more detailed description of the charitable purpose and legal organization of The Mother Church.

The Mother Church is the central church and headquarters for the international religious denomination, Christian Science, founded by Mary Baker Eddy (the Church). The Church was first organized in 1879 and later reorganized in 1892. The Church is "designed to commemorate the word and works of our Master [Jesus Christ], which should reinstate primitive Christianity and its lost element of healing." See *Church Manual* of The First Church of Christ, Scientist, in Boston, Massachusetts, written by Mary Baker Eddy, page 17. The *Church Manual* is The Mother Church's constitutional document which is permanent and cannot be changed; the *Manual* sets forth Bylaws which apply to The Mother Church and its branches, respectively.

The First Church of Christ, Scientist is a religious association recognized by the laws of the Commonwealth of Massachusetts as a "body corporate." The 1892 Deed of Trust signed by Mary Baker Eddy constituted the Christian Science Board of Directors as a "perpetual body or corporation" and conveyed land to them for a church edifice in Boston, Massachusetts. Pursuant to the *Church Manual*, the Christian Science Board of Directors has been the final, ecclesiastical, administrative, and judicatory body of the Church since 1910 (the year of Mrs. Eddy's passing).

A Special Act of the Legislature approved February 28, 1917 authorizes the Church, a body corporate, to receive, acquire and hold real estate and gifts of money and other personal estate for religious, educational and charitable purposes. The statutes relating to a "body corporate" can be found at Massachusetts General Laws Title XI, Chapter 68, Section 1, et seq.

1

The IRS issued determination letters in 1936, 1994, 2016 and 2019 which recognize and confirm the federal income tax exempt status of the Church under IRC 501(c)(3). The 1994 letter recites both the Church's E.I.N. (04-2254742) and its Group Exemption Number (0425). The 2016 and 2019 letters correctly reference The Mother Church's current official address which is 210 Massachusetts Avenue, Boston, MA 02115. The Original Mother Church and Extension buildings were built in 1894 and 1906 respectively, in Boston's Back Bay; regular church services continue to be held in these buildings. The Church's administrative offices have been located in other buildings on the same property through the years. The current location of said administrative offices is in the Publishing House building built in the 1930's just adjacent to the Original and Extension Mother Church buildings.

An IRS determination letter recognizing the tax-exempt status of TMC and its recognized branch churches and societies ("Group Ruling" or "Group Exemption Letter") was issued June 3, 1941. The Christian Science Board of Directors sent a letter dated July 22, 1941 to TMC's branch churches and societies in the U.S. and its Territories notifying them of the Group Ruling. It is clear from the June 3, 1941 IRS determination letter, together with the July 22, 1941 letter from TMC to its branch churches and societies in the U.S. and its Territories, that TMC and its branch churches and societies listed in *The Christian Science Journal (TSCJ)*, were as a group held exempt from Federal income tax.

Please let me know if you have any questions in regard to the foregoing.

Kind regards,


William J. Beard, Associate Counsel



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 AMERICAN NATION BUILDERS, LLC

Filing Information

Document Number L14000020355
FEI/EIN Number 46-4635239
Date Filed 01/10/2014
State FL
Status ACTIVE

Principal Address

1717 Hammock Park Way
 OCOEE, FL 34761

Changed: 04/30/2022

Mailing Address

PO BOX 1965
 ORLANDO, FL 32802

Registered Agent Name & Address

CHISHOLM, JUAN P, DR
 1717 Hammock Park Way
 OCOEE, FL 34761

Address Changed: 04/30/2022

Authorized Person(s) Detail

Name & Address

Title MGR

CHISHOLM, JUAN P, DR
 P.O. Box 1965
 ORLANDO, FL 32802-1965

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	04/30/2022
2023	05/01/2023

Document Images

05/01/2023 – ANNUAL REPORT	View image in PDF format
04/30/2022 – ANNUAL REPORT	View image in PDF format
04/30/2021 – ANNUAL REPORT	View image in PDF format
06/30/2020 – ANNUAL REPORT	View image in PDF format
05/01/2019 – ANNUAL REPORT	View image in PDF format
04/30/2018 – ANNUAL REPORT	View image in PDF format
04/29/2017 – ANNUAL REPORT	View image in PDF format
05/01/2016 – ANNUAL REPORT	View image in PDF format
04/30/2015 – ANNUAL REPORT	View image in PDF format
01/10/2014 – Florida Limited Liability	View image in PDF format

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 37147

Account Number	Payer	Exemptions	Taxable Value	Millage Code
R13811-000		See Below	See Below	001

AMERICAN NATION BUILDERS, LLC
 PO BOX 1965
 ORLANDO FL 32802-1965

00-00-00 7100/7100.17 Acres S DIV:
 LOT 15 EX 10 FT OFF E SIDE, RE
 SURVEY & LOT 16 BLOCK F CHALKERS
 S/D EX RD R/W. WD 1471-1883, WD
 1486-931, WD 1486-936,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.8000	69,981		\$69,981	\$342.91
BOARD OF COUNTY COMMISSIONERS	7.8150	69,981		\$69,981	\$546.90
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	69,981		\$69,981	\$52.35
LOCAL	3.2170	69,981		\$69,981	\$225.13
CAPITAL OUTLAY	1.5000	69,981		\$69,981	\$104.97
SUWANNEE RIVER WATER MGT DIST	0.3113	69,981		\$69,981	\$21.79
LAKE SHORE HOSPITAL AUTHORITY	0.0001	69,981		\$69,981	\$0.01
Total Millage	18.4914				\$1,294.06

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00

Taxes & Assessments				\$1,294.06
IF PAID BY	3/31/2024	4/30/2024	5/20/2024	5/31/2024
PLEASE PAY	\$1,294.06	\$1,332.88	\$1,370.13	\$1,370.13

Currently, there are no delinquent taxes and all Annual Taxes will be paid by the 3/31/2024 due date.



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: 04/30/2024

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: SE 24-04

Project Name: American Nation Builders Christian Academy Special Exception

Project Address: 239 SE Baya Dr, Lake City, FL

Project Parcel Number: 13811-000

Owner Name: Dr. Juan P Chisholm

Owner Address: P.O. Box 1965, Orlando, FL

Owner Contact Information: Telephone Number: 407-591-1612 Email: info@AmericanNationBuilders.org

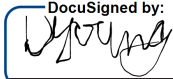
Owner Agent Name: _____

Owner Agent Address: _____

Owner Agent Contact Information: Telephone: _____ Email: _____

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

Building Department: Reviewed by:  **Date:** 5/2/2024
DocuSigned by: 6A9220F9CF20485...

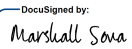
No comments at this time

Planning and Zoning: Reviewed by:  **Date:** 5/13/2024
DocuSigned by: F0D1ED33898E48E...

The current use of the property is a church. Petition SE 24-04 is to allow a private school offering curricula comparable to that of public schools per section 4.10.5.2 of the City of Lake City Land Development Regulations.

Business License: Reviewed by:  **Date:** 4/30/2024
DocuSigned by: E8B18D144D974CD...

will need to apply for a occupational license before opening.

Code Enforcement: Reviewed by:  **Date:** 4/30/2024
DocuSigned by: E8B18D144D974CD...

No liens, codes or violations

Permitting: Reviewed by:  **Date:** 5/2/2024
DocuSigned by: F5E79CA4532C435...

Building applications required for construction

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 808E66044B74E3... **Date:** 4/30/2024

no comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Prignon DBA01EF55AD2406... **Date:** 4/30/2024

none

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F485... **Date:** 5/2/2024

No comment.

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F509EB8125784F8... **Date:** 5/1/2024

no comments

Customer Service: Reviewed by: DocuSigned by: Shasta Pelliam 8BD97A03165D4E0... **Date:** 5/15/2024

A student count will need to be submitted to the Customer Service Department so we may reevaluate the utility impact fees and utility deposits.

Item iii.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 5/2/2024

No comment.

Fire Department: Reviewed by: DocuSigned by: Joshua Weinger 6AA3758BA88A48E... **Date:** 4/30/2024

Building will require a fire alarm system with pull stations and smoke detectors. It will need a Knox box, and light weight truss emblem.

Police Department: Reviewed by: DocuSigned by: Sue Trull 065374359EAC4D8... **Date:** 5/2/2024

No issues at this time

NOTE: 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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

[Empty box for FDOT review comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: Garnett Spurr Date: 5/2/2024

An ERP Permit will be required if the new driveway exceeds 4,000 square feet. Based on the lot size it appears it will be under the permitting threshold, but without dimensions cannot confirm if it is exempt.

School Board: Reviewed by: DocuSigned by: Kathie Hatcher Date: 4/30/2024

I am not sure my comments actually are within the scope for which this document was intended. However, as a professional educator, I have some concerns that this property is inadequate for a PK-12 School. The small 1835 sf building sits on only .171 acres which would not allow for outdoor activities for students. Student drop-off and pick-up will be dangerous along Baya Drive. Furthermore, the property cannot be adequately secured and hardened to protect its students from outside threats, especially with the front doors only a few feet from the road.

County: Reviewed by: DocuSigned by: Chad Williams Date: 5/13/2024

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

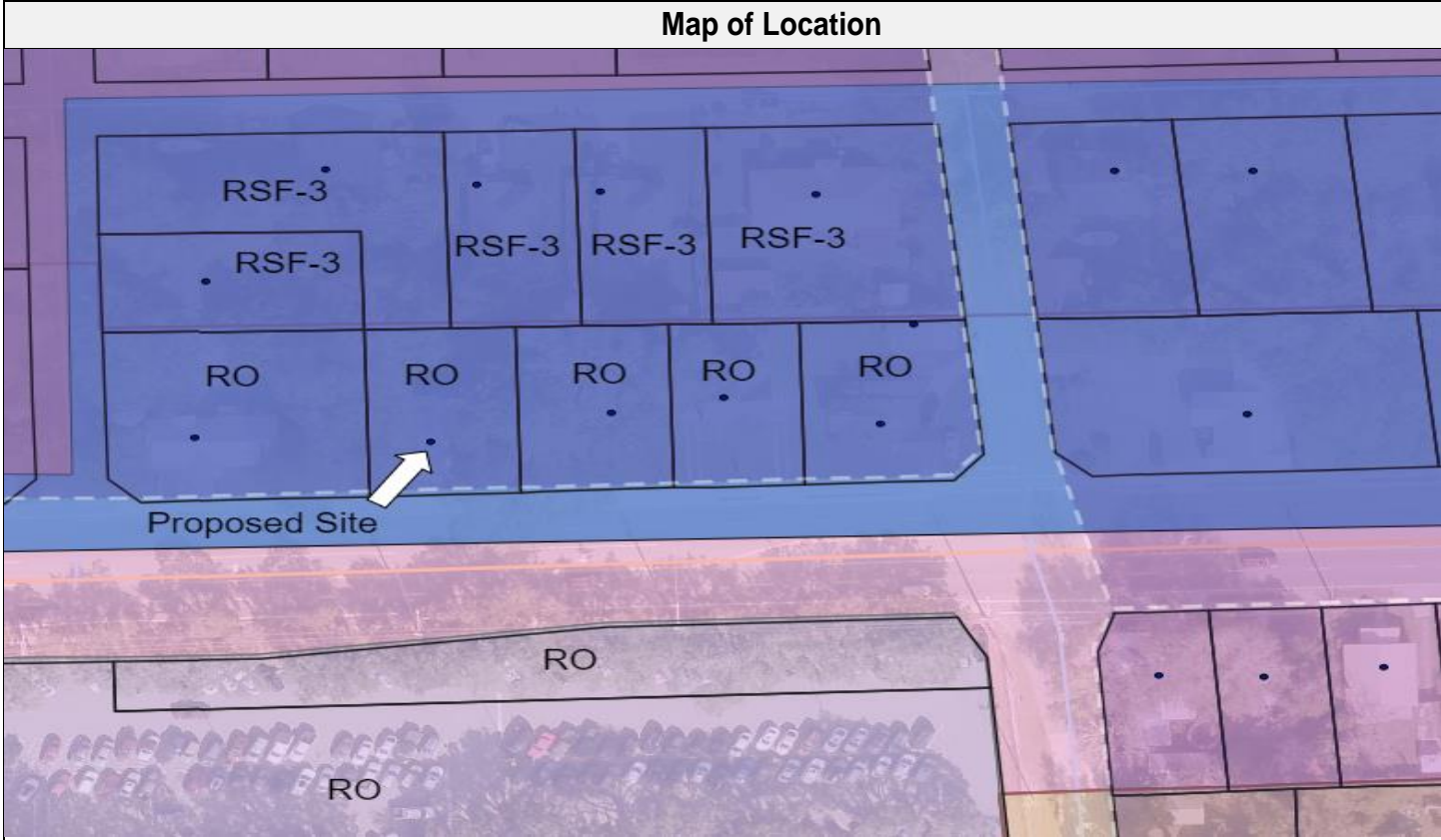
NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	American Nation Builders Christian Academy
Applicant	Dr. Juan P. Chisholm
Owner	American Nation Builders Christian Academy
Requested Action	Petition for a special exception for parcel 13811-000 to allow a private school.
Hearing Date	06-11-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.17 Acres
Location	239 SE Baya Dr, Lake City, FL
Parcel Number	13811-000
Future Land Use	Residential Medium
Proposed Future Land Use	N/A
Current Zoning District	Residential Office (RO)
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	RO	Office	
S	Residential Medium	RO	VA Hospital	
W	Residential Medium	RO	Office	



Summary of Request

Applicant has requested a special exception to allow a private school within the Residential Office zoning district.