

BOARD OF ADJUSTMENT

CITY OF LAKE CITY

February 06, 2024 at 5:45 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:** January 3, 2024

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **SE24-01**, Petition submitted by Jennifer Standridge (agent) for The ARC North Florida, INC, for a Special Exception for parcel 13734-000, in the Residential Office (RO) Zoning District, which is regulated by the Land Development Regulations section 4.10.
- [iii.](#) **SE24-02**, Petition submitted by Jim Curry (agent) for Gateway Development, LLC, for a Special Exception for parcels 11915-101, 11915-102, 11915-103, and 11915-104, in the Residential Single Family-3 (RSF-3) Zoning District, which is regulated by the Land Development Regulations section 4.5.
- [iv.](#) **V 24-01**, Petition submitted by Carol Chadwick (agent) for Twenty-Eight Fourteen, LLC, for a Variance for parcel 11122-001, in the Residential Single Family-3 (RSF-3) Zoning District, which is regulated by the Land Development Regulations section 4.5.

WORKSHOP- Discussion on workshops that the Board would want to have on the agendas from March thru July.

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: 01/03/2024

Roll Call:

Mrs. McKellum- Present	Mr. McMahon- Present	Mr. Nelson- Present
Mr. Carter- Present	Mr. Lydick- Present	

MINUTES: December 5, 2023 Board of Adjustments Meeting.

Comments or Revisions: None

Motion to approve 12/05/2023 Meeting Minutes by Mr. Carter and seconded by Mrs. McKellum

Old Business: None

New Business: None

Workshop: None

ADJOURNMENT:

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Carter

Time: 5:59pm

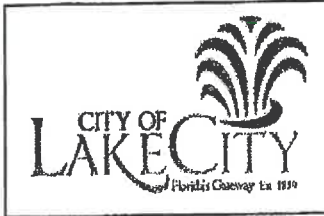
Motion Seconded By: Mr. McMahon

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 24-01
Application Fee **\$200.00**
Receipt No. 2024-000 22947
Filing Date 1/5/24
Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Baya Adult Day Training Facility
2. Address of Subject Property: 311 Se Baya Drive
3. Parcel ID Number(s): 00-00-00-13734-000
4. Future Land Use Map Designation: _____
5. Zoning Designation: RO
6. Acreage: .41 acres
7. Existing Use of Property: Office/Medical Office/ Residential
8. Proposed use of Property: Adult Day Training
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Adult Care Center. An adult care center is a private home, institution, building, residence, or other place, whether operated for profit or not, including those places operated by units of government, which undertakes through its ownership or management to provide day personal care for three (3) or more adult persons not related by lineal consanguinity or marriage to the operator, who by reason of illness, physical infirmity, or advanced age are unable to care for themselves during the daylight hours.

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Beverly Standridge Title: Executive Director
 Company name (if applicable): The Arc North Florida, Inc.
 Mailing Address: 521 Demorest Street SE
 City: Live Oak State: Florida Zip: 32064
 Telephone: (386)362-7143 Fax: (386)362-7058 Email: ed@arcnfl.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: _____ No _____
 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.
 - 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. – *N/A*
 - 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.

Site Plan for 311 Se Baya Drive Lake City, Fl. 32055

A: Name-Baya Adult Day Training, Owner-The Arc North Florida, Inc. Designer- N/A Existing Structure

B: Per Zoning Map – Residential Office

C: Location- Site is located five blocks from the intersection of S Marion St and Se Baya drive. Home is located on the corner of Se Division Ave and Se Baya Drive. 911 Address- 311 Se Baya Drive.

D: As indicated on enclosed survey.

E: Survey Enclosed .41 acres

F: As indicated by Google Map of area –Enclosed

G: Electric Service is provided by Florida Power and Light. Service is located on Se Division Ave and Connected to Home in the kitchen all Panel. Water id Provide by City Of Lake City. Service is connected on Se Division Ave. Sewer – Provided by City of Lake City and is also connected on Se Division Ave.

H: Parking Area is indicated on site map enclosed. Parking exists on Se Baya drive and Se Division Ave. 8 regular spaces and one handicapped space on the concrete surfaced area. Parking for 8 cars in the grassed area on se of property with exit onto Se Baya Ave

I: Landscaping of parking area and home are existing and consist of small scrubs and trees and flowers. In designated areas. Fence row along the rear on the property is heavy growth of trees and azaleas . Property on the se of building has 4 trees that are hurricane trimmed.

J: N/A

K: Two structures on the property of .41 Acres. Home of 1928 Square feet and a Garage of 576 Square feet As indicated in enclosed drawings.

L: On Back of Property accessible from Se Division Ave as indicated in Drawing enclosed

4: Storm water Management Plan:

Property is in a Flood Zone X- Low to moderate flooding risk. Existing storm water drains are on the property and no addition building or modifications to the property are being made to change the existing requirements. Drains are indicated in enclosed drawings. No new permits are being requested from Water Management District.

5: Fire Department Access and water supply plan:

Plan will not change from existing plan. No new constructions, changes of access, Assessable water to water hydrates on Se Division Ave, assessable to Fire Department located on NW Main St . Fire sprinkler system is not required, as Stated in Chapter 18 of the Florida Fire Code.

A knocks box will be acquired from the Lake City Fire Department for ease of egress by the department. Current plan is not being changed as stated by Fire Marshall with properties with no new additions or construction.

6: Impact Analysis: Transportation: facility will be staffed by 8 staff with a client base that will not exceed 30 persons. Parking for staff will be the grassed area of the property. Clients will be dropped off by transportation service each morning and picked up in the afternoon, Current Traffic flow for Baya is 19400 cars per day, our project will be very minimal to existing traffic. Clients are all in wheel chairs so excursions from the building will be minimal.

Potable Water: staffing will be using bathrooms and kitchen areas during the 8 hour 5 days per week. Water consumptions for each staff will be less than 120 gallons per week as showers/ baths will not be used. $8 \times 120 = 960$ gallons per week $\times 4$ weeks = 3840 gallons per month. Client's will only use water in cleaning hands and cleaning up as they all are wearing adult diapers. Water will again be minimal for

them our best average is 200 gallons per month X maximum of 30 clients = 6000 gallons per month.
Total water consumption average 10000 gallons.

Sanitary sewer: All Consumed water will be placed in the sewer system. 10000 Gallons per month.

Solid waste: Four 45 gallon cans of trash per week, approximately 300 Pounds of Garbage. 1200 pounds per month.

7: Comprehensive Plan analysis

To the extent that the provisions of these land development regulations are the same in substance as the previously adopted provisions that already meet various ordinances of the City, they should be considered as continuations thereof and not as new enactments unless otherwise specifically provided.

8: Legal description:

311 SE Baya Dr, Lake City, FL 32025 is a single family home that contains 1,928 sq ft and was built in 1920. It contains 3 bedrooms and 2 bathrooms. .41 acres consisting of S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653, TR 1504-1476 Parcel # 00-00-00-13734-000

9: enclosed

10: N/A

11: Tax exempt

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.

Beverly Standridge

Applicant/Agent Name (Type or Print)

Beverly Standridge

Applicant/Agent Signature

1/3/24

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by (name of person acknowledging).

(NOTARY SEAL



Bobby W. Cason

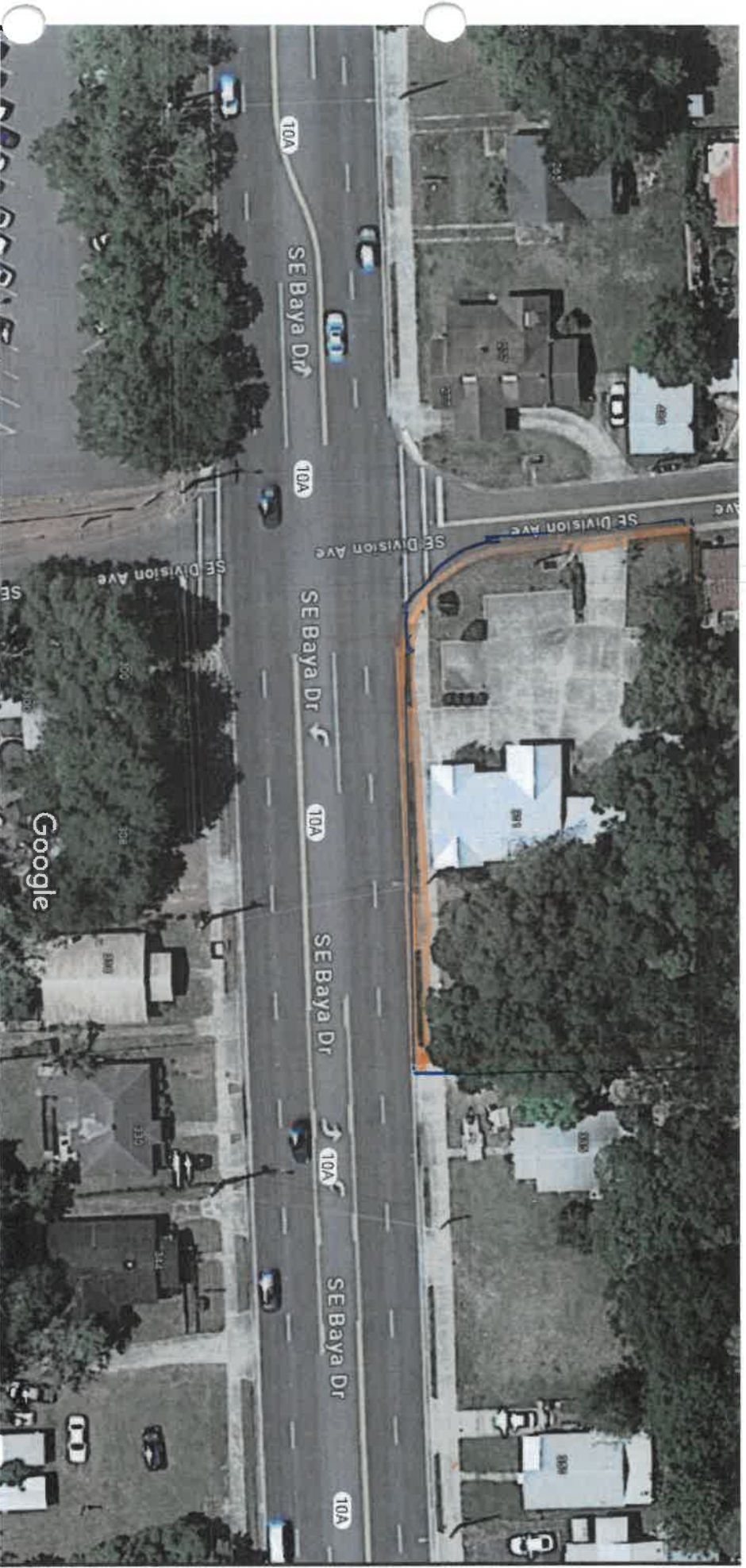
Signature of Notary

Bobby W. Cason

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

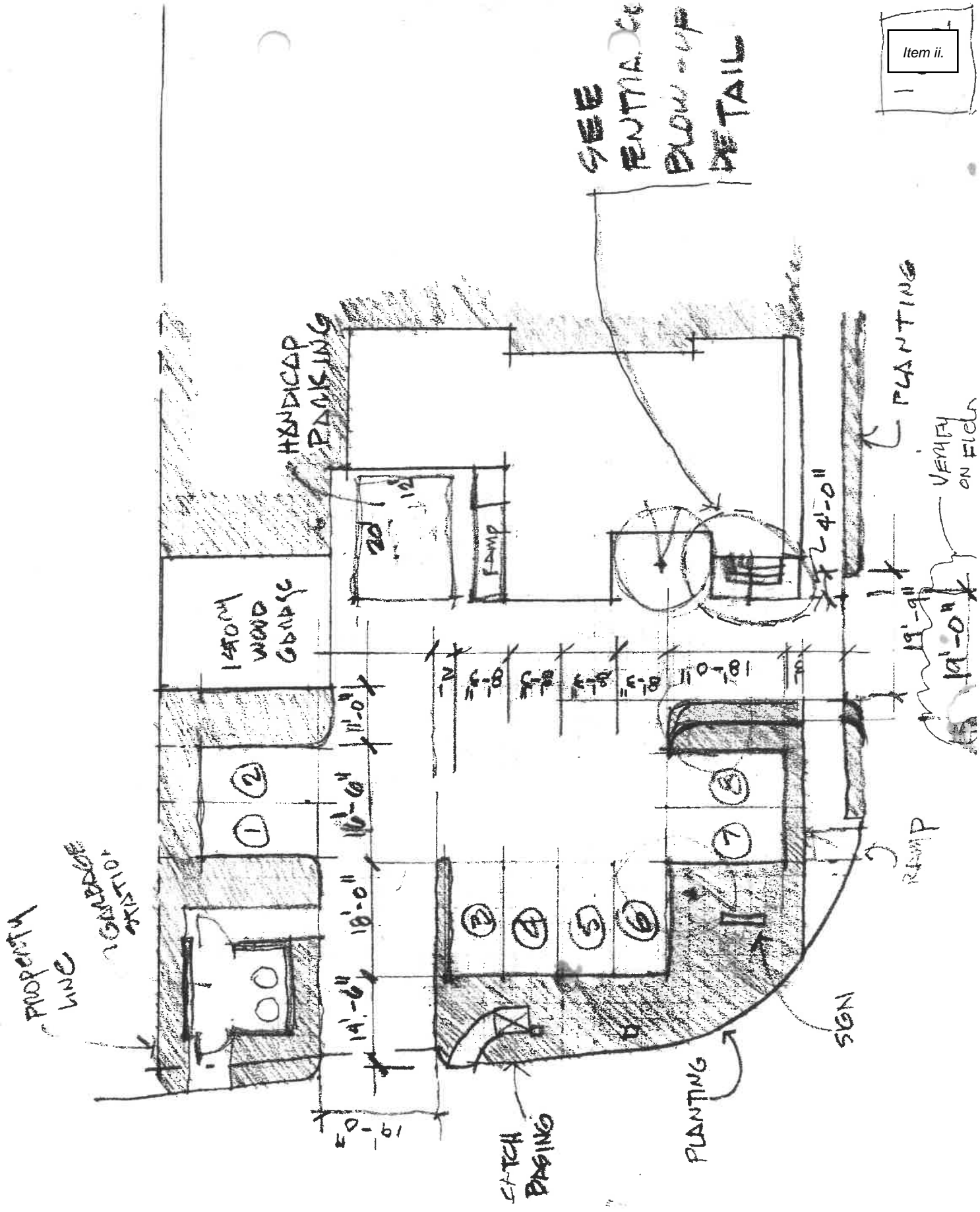
Item ii.



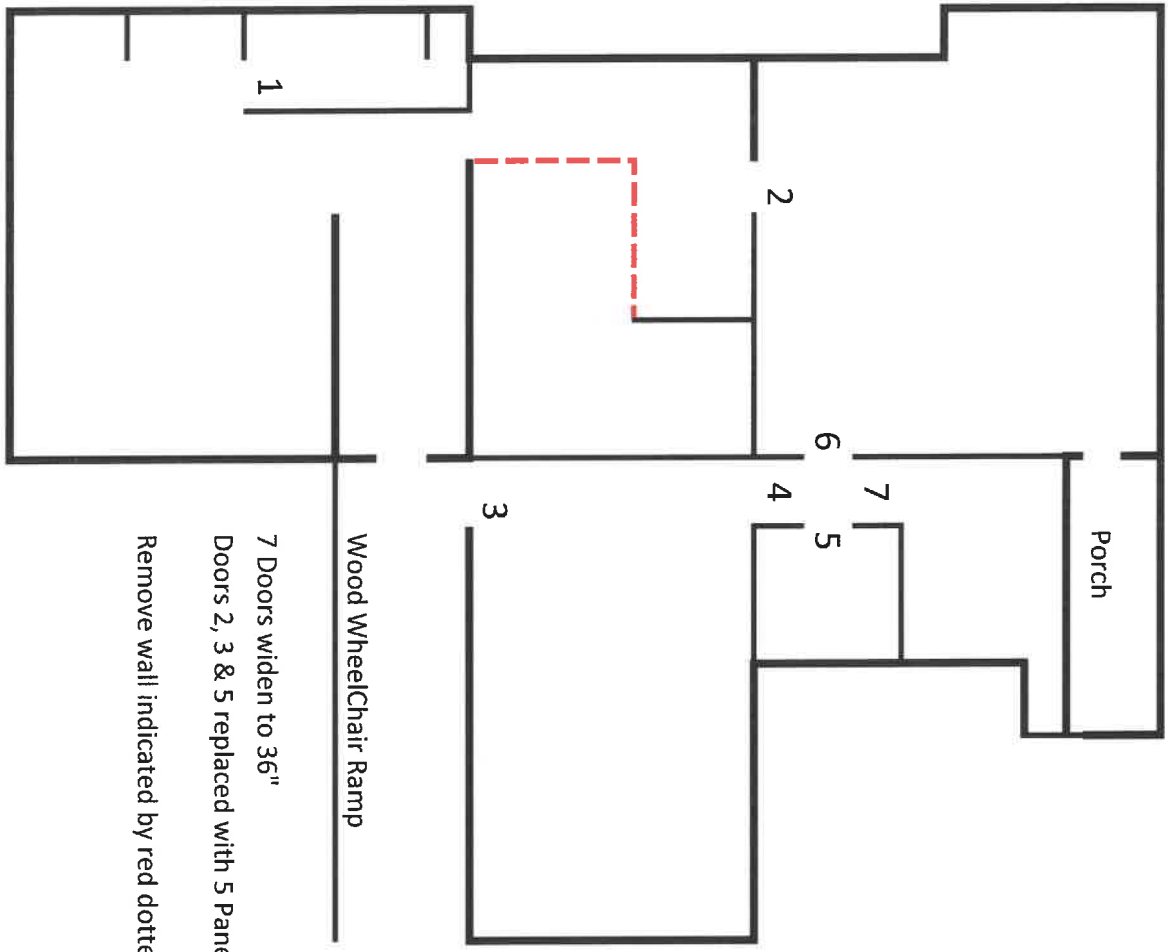
Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 20 ft



SEE
VENTILATION
BLOW-UP
DETAIL



311 SE Baya Drive Lake, City Florida



replace
sign

- Wood WheelChair Ramp
- 7 Doors widen to 36"
- Doors 2, 3 & 5 replaced with 5 Panel doors
- Remove wall indicated by red dotted line.

Parcel 13734-000

S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158,
640-748, 640-750, 758-669, 789-1758, WD 1264-2653,

This Instrument Prepared by:
Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025

After Recording Return to:
The ARC North Florida, Inc
511 Goldkist Blvd SW
Live Oak, FL 32064

Parcel Identification Number:
00-00-00-13734-000

(Space Above This Line For Recording Data)

Trustee's Deed

THIS TRUSTEE'S DEED (this "Deed") is made as of the 13th day of December, 2023 from David Reich and Carmen E. Cardona-Reich, Husband and Wife, Individually and as Co-Trustees of The David and Carmen Reich Family Trust Dated October 25, 2013 (the "Trust"), with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose address is 1833 Henley Street, St. Cloud, FL 34771 ("Grantor"), to The ARC North Florida, Inc, a Florida Corporation, whose address is 511 Goldkist Blvd SW, Live Oak, FL 32064 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TWO HUNDRED FORTY SIX THOUSAND AND 00/100 Dollars (\$246,000.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does distribute, grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Columbia County, Florida and fully described as follows:

Lots 73, 74 and 75, Block I, CANOVA'S SUBDIVISION, according to the plat recorded in Plat Book A, Page 21, of the Public Records of Columbia County, Florida. LESS AND EXCEPT right-of-ways of Baya Avenue and Division Street.

TOGETHER WITH all tenements, hereditaments, easements and appurtenances belonging to or in any way appertaining to the Property.

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

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

Item ii.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Grantor(s)

David and Carmen Reich Family Trust Dated October 25, 2013

By: *Paul Reich*
David Reich, Individually and as Co-Trustee

By: *Carmen E. Cardona-Reich*
Carmen E. Cardona-Reich, Individually and as Co-Trustee

Witness(es)

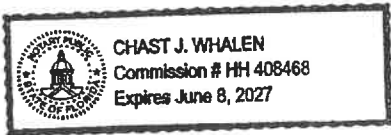
Chast J. Whalen
WITNESS
PRINT NAME: Chast J. Whalen

Melissa Stokes
WITNESS
PRINT NAME: Melissa Stokes

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of December, 2023, by David Reich and Carmen E. Cardona-Reich, Individually and as Co-Trustees of The David and Carmen Reich Family Trust Dated October 25, 2013.

Chast J. Whalen
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: *K*
Type of Identification
Produced: *DC*

Project Summary

Project Name: Baya Adult Day Training Facility Special Exception

Project Number: SE24-01

Parcel Number: 13734-000

Project Notes

- Project type: Special Exception
- Future land use is: Residential Medium
- Zoning designation is: Residential Office (RO)
- Proposed use of the property: Adult Care Center
- Land is conducive for use: Yes, per section 4.10.5.19 of the Land Development Regulations with an approved special exception.

Project Summary

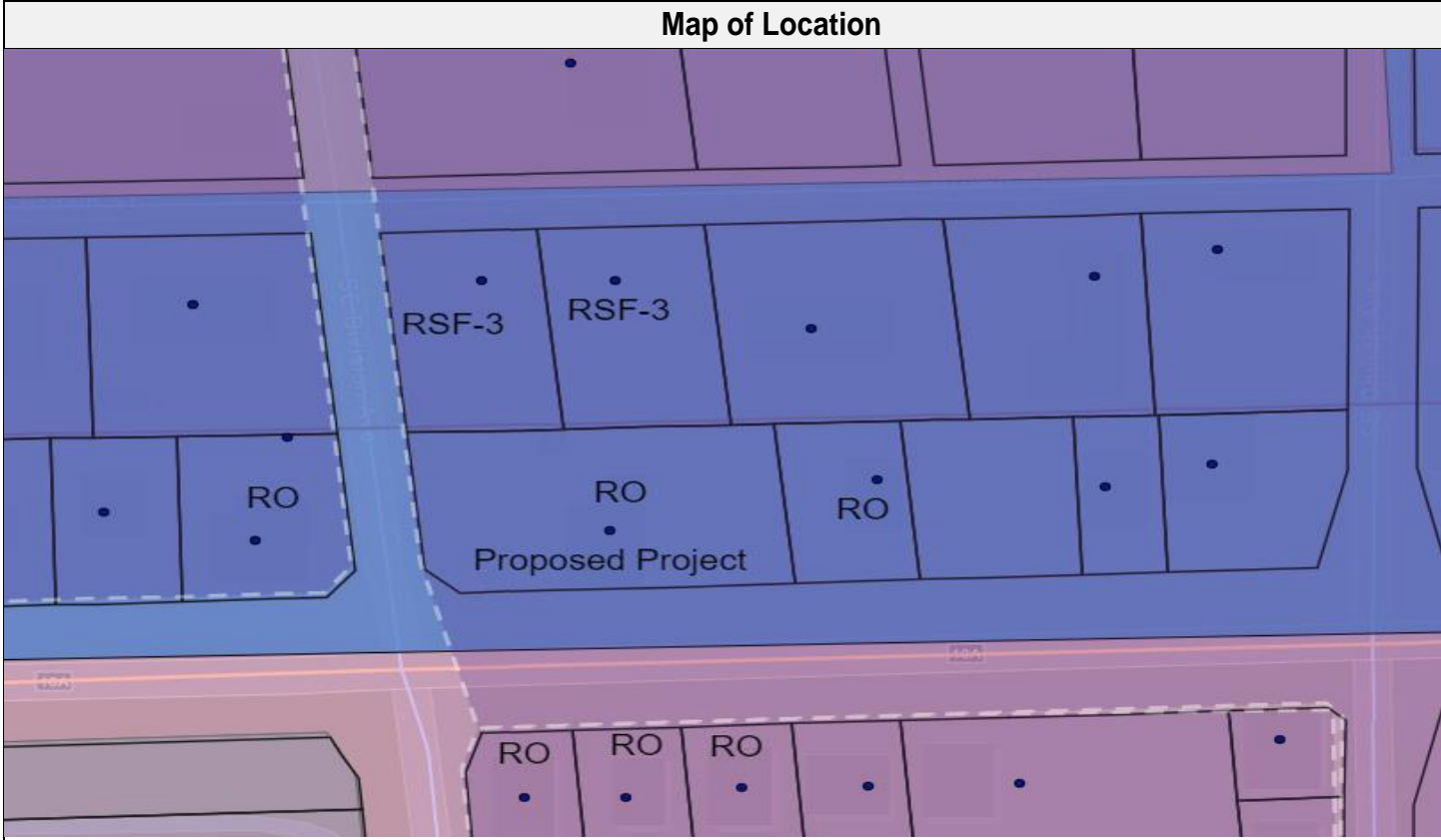
Project SE 24-01 is for a special exception to allow an adult care center. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Baya Adult Day Training Facility
Applicant	Beverly Standridge
Owner	Beverly Standridge
Requested Action	Petition for a special exception for parcel 13734-000 to allow an adult care center.
Hearing Date	02-06-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.41 Acres
Location	311 SE Baya Dr, Lake City, FL
Parcel Number	13734-000
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	Office	
W	Residential Medium	RO	Office	



Summary of Request

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



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

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

Date: 01/08/24

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

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

Project Number: SE 24-01

Project Name: Baya Adult Day Training Facility

Project Address: 311 SE Baya Drive

Project Parcel Number: 13734-000

Owner Name: Beverly Standridge

Owner Address: 521 SE Demorest Steet

Owner Contact Information: Telephone Number: 386-362-7143 Email: ed@arcnfl.com

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: DocuSigned by: Dave Young 2624CF8D4D2B43B... **Date:** 1/8/2024

No comment at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED03888E4BE... **Date:** 1/12/2024

Use permitted by special exception per section 4.10.5.19 of the Land Development Regulations.

Business License: Reviewed by: DocuSigned by: Marshall Souza EBB18D144D974CD... **Date:** 1/9/2024

will need to apply for a occupational license

Code Enforcement: Reviewed by: DocuSigned by: Marshall Souza EBB18D144D974CD... **Date:** 1/9/2024

No open code violations or liens

Permitting: Reviewed by: DocuSigned by: Ann Jones C656039271CC40E... **Date:** 1/11/2024

no comments at this time.

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 886E039544B74E3... **Date:** 1/8/2024

Commercial costumers require a backflow.

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55AD248B... **Date:** 1/9/2024

None

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F699EB6125794F8... **Date:** 1/8/2024

Locates

Customer Service: Reviewed by: DocuSigned by: Shasta Pillam 88097A03165C4E0... **Date:** 1/17/2024

The City of Lake City provides water to this location. The impact fees for commercial property are based on the type of business operating at the location per city ordinance. The impact fees would have to be reassessed due to the change of use. The impact fees and utility deposit will be calculated once the Certificate of Use Application is submitted to Growth Management during the business license request.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: DocuSigned by: *Dwight Booser* _____ **Date:** 1/8/2024
4D1447DF684A443D...

No concerns at this time.

Police Department: Reviewed by: DocuSigned by: *Sue Tuell* _____ **Date:** 1/9/2024
6E5374359EAC4D8...

No concerns at this time

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

CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONCIDER A REQUEST FOR:

SE 24-01, an application by Beverly Standridge, as owner, to request a special exception be granted as provided for in Section 4.10.19 of the Land Development Regulations, to permit an adult care center, as defined by these Land Development Regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated January 5, 2024, to be located on property described as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653, TR 1504-1476

Containing 0.41 acres, more or less

WHEN;	February 6 th , 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

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

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

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



**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
BOARD OF ADJUSTMENTS**

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.



January 5, 2024

To Whom it May Concern

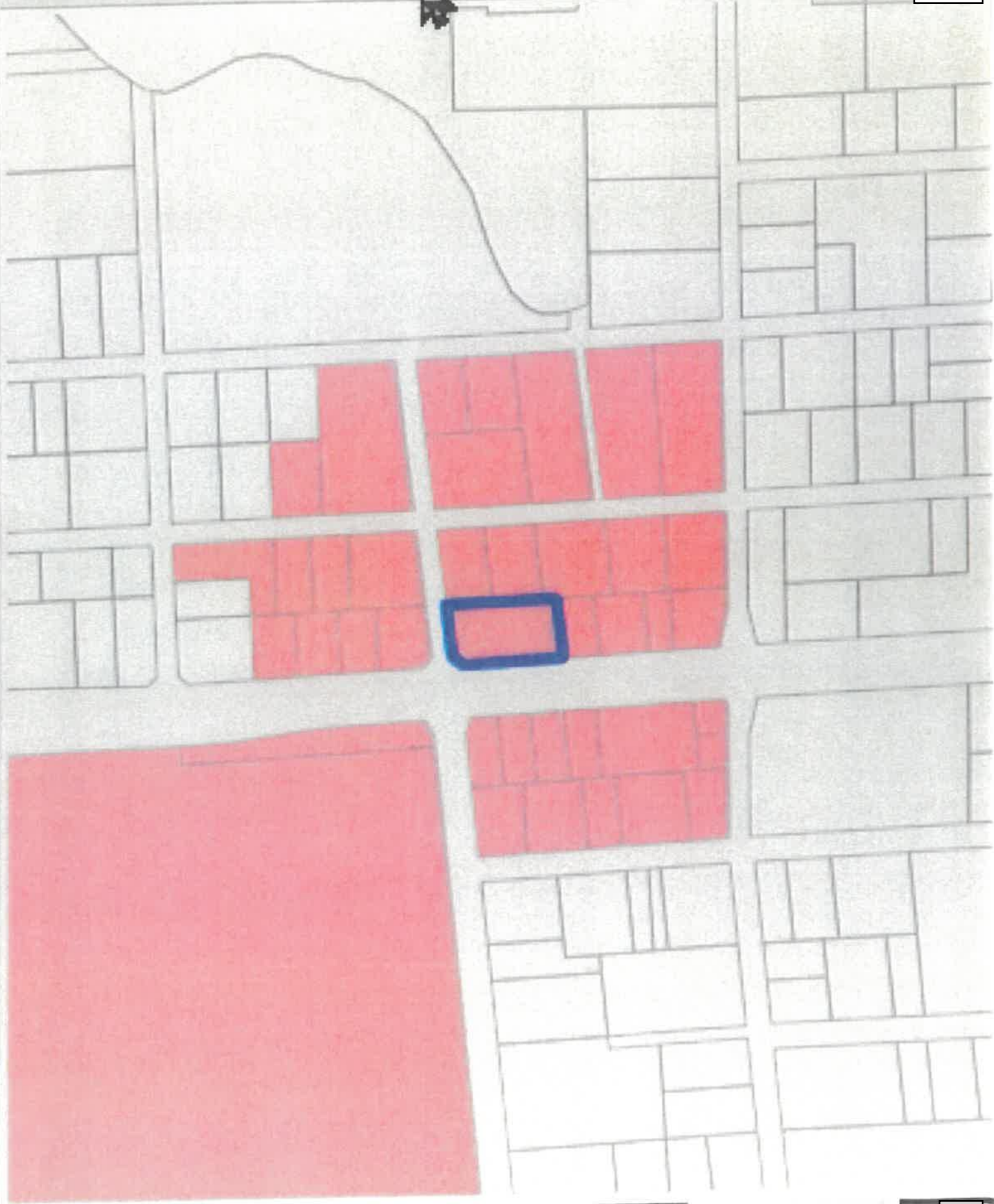
On February 6, 2024 the Historic Preservation Agency will be having a meeting at 6:00pm at 205 N. Marion. At this meeting we will be hearing a petition to get approval to remodel the exterior for a property located at 311 SE Baya Drive, Lake City, FL 32055.

On February 6, 2024 the Board of Adjustments will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a special exception petition to permit an adult care facility on the property located at 311 SE Baya Drive, Lake City, FL 32055.

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

Robert Angelo

Planning and Zoning Tech
City of Lake City



0 340 680 1020 1360

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	City	State	ZIP
TRAVIS & AMY INVESTMENTS LLC	13860 N ST RD 121		MACLENNY	FL	32063
UNITED STATES OF AMERICA V A HOSPITAL	801 S MARION STREET		LAKE CITY	FL	32025
UNITED STATES OF AMERICA	V A HOSPITAL	SOUTH MARION STREET	LAKE CITY	FL	32055
AMERICAN NATION BUILDERS, LLC	PO BOX 1985		ORLANDO	FL	32802-1985
HUNTLEE INVESTMENTS INC	1288 SW RIVERSIDE AVE		FORT WHITE	FL	32038
RESTO GERARDO	265 SE BAYA DR		LAKE CITY	FL	32025
JOHNDROW VICTORIA R	300 SE BAYA DR		LAKE CITY	FL	32025
WHITEHEAD LELAND S II	308 SE BAYA DR		LAKE CITY	FL	32025
THE ARC NORTH FLORIDA, INC	511 GOLDKIST BLVD SW		LIVE OAK	FL	32064
SOMMER STEPHEN A	505 SW AVIATION DR		LAKE CITY	FL	32025
WHITE ANGELA ELIZABETH STANFORD	330 SE BAYA DR		LAKE CITY	FL	32025
TRAVIS & AMY INVESTMENTS LLC	13860 N ST RD 121		MACLENNY	FL	32063
LEE ROBERT E	344 SE BAYA DR		LAKE CITY	FL	32055
TRAVIS & AMY INVESTMENTS LLC	13860 N ST RD 121		MACLENNY	FL	32063
TRAVIS & AMY INVESTMENTS LLC	13860 N ST RD 121		MACLENNY	FL	32063
GLENN THOMAS JOEL JR	654 SW TIMUQUA TERR		FORT WHITE	FL	32038
BOCHETTE KENNETH P	230 SE BROWN ST		LAKE CITY	FL	32055
BOWMAN DAVID R	244 SE BROWN ST		LAKE CITY	FL	32055
CAMP STREET LLC	1740 US HIGHWAY 90 W		LAKE CITY	FL	32025-5935
FOWLER KRYSTLE NICOLE	254 SE BROWN ST		LAKE CITY	FL	32055
ROBERTS LEESA M	272 SE BROWN ST		LAKE CITY	FL	32025
SUMMERLIN TERRY	5111 CLOVER MIST DR		LAKE CITY	FL	32025
LEE MARY REGINA	310 SE BROWN ST		APOLLO BEACH	FL	33572
SHEPARDSON HOWARD	PO BOX 21		LAKE CITY	FL	32055
COOK MAXINE	328 SE BROWN ST		FORT WHITE	FL	32038
HUNTLEE INVESTMENTS INC	1288 SW RIVERSIDE AVE		LAKE CITY	FL	32025-5956
JOHNSON DAWN	288 SE CAMP ST		FORT WHITE	FL	32038
BAUMGARDNER RANDALL W	294 SE CAMP ST		LAKE CITY	FL	32025
BISHOP JOHN LAWRENCE	306 SE CAMP ST		LAKE CITY	FL	32025
SANCHEZ-BIANCHI JAMIE W	322 SE CAMP ST		LAKE CITY	FL	32025-4415
SCHAEFER DEREK D	167 NW OTTER CT		LAKE CITY	FL	32025
BELL ROBERT O	368 SE CAMP ST		LAKE CITY	FL	32055
TRAVIS & AMY INVESTMENTS LLC	13860 N ST RD 121		LAKE CITY	FL	32025
GLENN THOMAS JOEL JR	654 SW TIMUQUA TERR		MACLENNY	FL	32063
LORD ERIN S (GOLSHANI)	556 SE CHURCH AVE		FORT WHITE	FL	32038
JMD PROPERTY OF NORTH FLA LLC	295 NW COMMONS LOOP	#115, PUMB 220	LAKE CITY	FL	32025
HERNANDEZ IVA	299 SE LEHIGH LN		LAKE CITY	FL	32055
DAVIS-WUEST EDWARD	329 SE LEHIGH LANE		LAKE CITY	FL	32025
HOUPT KENNETH M	4520 NW 29TH TER		LAKE CITY	FL	32025
WISE JAMES M JR	353 SE LEHIGH LN		GAINESVILLE	FL	32605
			LAKE CITY	FL	32025

9589 0710 5270 1427 8314 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32026
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Postmark Here
 01/11/2024

Sent To: **SOMMER STEPHEN A**
 Street and Apt. No., or PO Box No.
505 SW AVIATION DR
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8314 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32026
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Postmark Here
 01/11/2024

Sent To: **LORD ERIN (GOLSHANSI)**
 Street and Apt. No., or PO Box No.
550 SE CHURCH AVE
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8314 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32026
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Postmark Here
 01/11/2024

Sent To: **TRAVIS + AMY INVESTMENT LLC**
 Street and Apt. No., or PO Box No.
1360 N. S. RD 121
 City, State, ZIP+4®
MCCLENNY, FL 32063

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Item ii.

9589 0710 5270 1427 8314 27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32026
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Postmark Here
 01/11/2024

Sent To: **BELL ROBERT D**
 Street and Apt. No., or PO Box No.
306 SE CAMP ST
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8314 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32026
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Postmark Here
 01/11/2024

Sent To: **DAVIS-WUEST EDWARD**
 Street and Apt. No., or PO Box No.
329 SE LEIGHT LANE
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8314 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32026
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Postmark Here
 01/11/2024

Sent To: **IND PROPERTY OF NORTH FLA LLC**
 Street and Apt. No., or PO Box No.
205 NW COMMONS LOOP, #115, POMB 220
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8314 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$4.35
 \$3.55
 0580 10

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.66
 Total Postage and Fees \$8.56

Sent To **WOYPT KENNETH M**
 Street and Apt. No., or PO Box No.
4520 NW 20TH TER
 City, State, ZIP+4®
GAINESVILLE, FL 32605

Postmark Here
 01/11/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8314 69

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$4.35
 \$3.55
 0580 10

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.66
 Total Postage and Fees \$8.56

Sent To **COOK MAXINE**
 Street and Apt. No., or PO Box No.
328 SE BROWN ST
 City, State, ZIP+4®
LAKE CITY, FL 32025

Postmark Here
 01/11/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Item ii.

9589 0710 5270 1427 8314 96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$4.35
 \$3.55
 0580 10

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.66
 Total Postage and Fees \$8.56

Sent To **BAUMGARDNER RANDALL W**
 Street and Apt. No., or PO Box No.
204 SE CAMP ST
 City, State, ZIP+4®
LAKE CITY, FL 32025

Postmark Here
 01/11/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8315 02

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$4.35
 \$3.55
 0580 10

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.66
 Total Postage and Fees \$8.56

Sent To **CAMP STREET LLC**
 Street and Apt. No., or PO Box No.
1740 US HIGHWAY 90 W
 City, State, ZIP+4®
LAKE CITY, FL 32025

Postmark Here
 01/11/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8315 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$4.35
 \$3.55
 0580 10

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.66
 Total Postage and Fees \$8.56

Sent To **SUMNER TERRY**
 Street and Apt. No., or PO Box No.
5111 CLOVER MIST DR
 City, State, ZIP+4®
APOLLO BEACH, FL 33572

Postmark Here
 01/11/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8315 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$4.35
 \$3.55
 0580 10

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.66
 Total Postage and Fees \$8.56

Sent To **LEE ROBERT E**
 Street and Apt. No., or PO Box No.
344 SE BAYA DR
 City, State, ZIP+4®
LAKE CITY, FL 32025

Postmark Here
 01/11/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8313 55

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	

Sent To **BOCHETTE KENNETH P**
 Street and Apt. No., or PO Box No.
230 SE BROWN ST
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8312 36

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	

Sent To **BISHOP JOHN LAWRENCE**
 Street and Apt. No., or PO Box No.
306 SE CAMP ST
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8313 35

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	

Sent To **BOWMAN DAVID R**
 Street and Apt. No., or PO Box No.
244 SE BROWN ST
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 3249 2981

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	

Sent To **FOWLER KRYSTLE NICOLE**
 Street and Apt. No., or PO Box No.
254 SE BROWN ST
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, April 2015 PSN 7530-02-000-1347 See Reverse for Instructions

9589 0710 5270 1427 8312 28

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	

Sent To **LEE MARY REGINA**
 Street and Apt. No., or PO Box No.
210 SE BROWN ST
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8313 42

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	

Sent To **RESTO GERARDO**
 Street and Apt. No., or PO Box No.
215 SE BAYA DR
 City, State, ZIP+4®
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8313 11

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Fort White, FL 32038
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	
Sent To: <u>Shepardson Howard</u>		
Street and Apt. No., or PO Box No. <u>PO Box 21</u>		
City, State, ZIP+4® <u>Fort White, FL 32038</u>		

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1427 8313 28

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	
Sent To: <u>ROBERTS LEECA M</u>		
Street and Apt. No., or PO Box No. <u>772 SE BROWN ST</u>		
City, State, ZIP+4® <u>Lake City, FL 32025</u>		

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1427 8312 98

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	
Sent To: <u>SANCHEZ BIANCHI JAMIE W</u>		
Street and Apt. No., or PO Box No. <u>322 SE CAMP ST</u>		
City, State, ZIP+4® <u>Lake City, FL 32025</u>		

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1427 8313 04

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	
Sent To: <u>JOHNSON DAWN</u>		
Street and Apt. No., or PO Box No. <u>2168 SE CAMP ST</u>		
City, State, ZIP+4® <u>Lake City, FL 32025</u>		

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1427 8312 43

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Fort White, FL 32038
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	
Sent To: <u>Huntlee Investments Inc</u>		
Street and Apt. No., or PO Box No. <u>1788 SW RIVERSIDE AVE</u>		
City, State, ZIP+4® <u>Fort White, FL 32038</u>		

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1427 8312 50

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/11/2024
Total Postage and Fees	\$8.56	
Sent To: <u>United States of America VA Hospital</u>		
Street and Apt. No., or PO Box No. <u>801 S MARION STREET</u>		
City, State, ZIP+4® <u>Lake City, FL 32025</u>		

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1427 8315 40

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32024
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: Hernandez Ivon
 Street and Apt. No., or PO Box No.
 209 SE LEHIGH LN
 Lake City, FL 32025
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8312 05

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32024
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: Glenn Thomas Joel Jr.
 Street and Apt. No., or PO Box No.
 694 SW TIMUQUA TERR
 Lake City, FL 32024
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8312 12

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: SCHAEFER DEREK D
 Street and Apt. No., or PO Box No.
 167 NW OTTER CT
 Lake City, FL 32025
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8315 33

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32025
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: WISE JAMES M JR
 Street and Apt. No., or PO Box No.
 352 SE LEHIGH LN
 Lake City, FL 32025
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8313 80

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32024
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: AMERICAN NATION BUILDERS, LLC
 Street and Apt. No., or PO Box No.
 PO BOX 1965
 ORLANDO, FL 32802-1965
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8313 73

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lake City, FL 32024
OFFICIAL USE

Certified Mail Fee	\$4.35	0580
Extra Services & Fees (check box, add fee as appropriate)	\$7.55	19
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: JOHNDROW VICTORIA R
 Street and Apt. No., or PO Box No.
 300 BAY DR
 LAKE CITY, FL 32025
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8314 03

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
Lake City, FL 32025 OFFICIAL USE	
Certified Mail Fee \$4.35	0580
\$3.55	19
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.66	01/11/2024
Total Postage and Fees \$2.56	
Sent To WHITE ANGELA ELIZABETH STANFORD Street and Apt. No., or PO Box No. 330 SE BAYA DR City, State, ZIP+4® LAKE CITY, FL 32025	
PS Form 3800, January 2023 PSN 7530-02-000-9077 See Reverse for Instructions	

9589 0710 5270 1427 8313 97

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
Lake City, FL 32025 OFFICIAL USE	
Certified Mail Fee \$4.35	0580
\$3.55	19
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.66	01/11/2024
Total Postage and Fees \$8.56	
Sent To WHITEHEAD WELAND S II Street and Apt. No., or PO Box No. 309 SE BAYA DR City, State, ZIP+4® LAKE CITY, FL 32025	
PS Form 3800, January 2023 PSN 7530-02-000-9077 See Reverse for Instructions	

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

Item ii.

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:40 AM
To: Angelo, Robert
Subject: RE: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Confirmed

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 10:37 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:35 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Attached for approval 3x5.5 272.25

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:10 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Kym

Please publish this ad in the body of the paper as a display ad in the January 25, 2024 paper.

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



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

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

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

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

Item ii.

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 9:17 AM
To: Angelo, Robert
Subject: RE: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Confirmed

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:13 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Friday, January 19, 2024 11:00 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Attached for approval by noon on Wednesday.

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Thursday, January 18, 2024 2:31 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Kym

Please publish in the legal section of the Lake City Reporter on January 25, 2024.

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



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

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

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

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

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 01/19/24 10:59 by kharr-cn

Acct #: 45150

Ad #: 798738

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 01/25/2024 Stop: 01/25/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 23.23 Words: 847
Total STD 23.23

Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 383.30

Affidavits: 1

Ad Descrpt: SE 24-01, SE 24-02, AND V

Descr Cont: NOTICE OF PUBLIC HEARING

Given by: *

P.O. #:

Created: kharr 01/19/24 10:57

Last Changed: kharr 01/19/24 10:59

Contact: AP CHERYL 719-5794
Phone: (386)719-5804
Fax#:
Email:
Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 01/25

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-01, a petition by The Beverly Standridge, as agent for The Arc North Florida, INC, to request a special exception be granted as provided for in Section 4.10.5 of the Land Development Regulations, to permit a adult care center, as defined by these land development regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated January 5, 2024, to be located on property described, as follows:

A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Parcel 13734-000

S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653,

Containing 0.406 acre, more or less.

SE 24-02, a petition by Jim Curry, as agent for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated January 11, 2024, to be located on property described, as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: BEGIN

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 AND RUN N.83° 13'25" W., A DISTANCE OF 32.66 FEET, THENCE CONTINUE N.06°52'49" E., DISTANCE OF 166.12 TO SOUTHERLY RIGHT-OF-WAY LINE S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.08 FEET, THENCE RUN S.26°44'46" E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE, THENCE S.07°07'44" W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET, THENCE S.88° 42'57" W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Containing 0.77 acre, more or less.

V 24-01, a petition by Carol Chadwick, as agent for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan submitted with a petition dated December 27, 2023, to be located on property described, as follows:

PARCEL 11122-001 NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acre, more or less.

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

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

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

calling 386.719.5746.

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

798738
January 25, 2024

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-01, a petition by The Beverly Standridge, as agent for The Arc North Florida, INC, to request a special exception be granted as provided for in Section 4.10.5 of the Land Development Regulations, to permit a adult care center, as defined by these land development regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated January 5, 2024, to be located on property described, as follows:
A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Parcel 13734-000

S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653,
Containing 0.406 acre, more or less.

SE 24-02, a petition by Jim Curry, as agent for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated January 11, 2024, to be located on property described, as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: BEGIN 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 AND RUN N.83°13'25" W., A DISTANCE OF 32.66 FEET, THENCE CONTINUE N.06°52'49" E., DISTANCE OF 166.12 TO SOUTHERLY RIGHT-OF-WAY LINE S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.08 FEET, THENCE RUN S.26°44'46" E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE, THENCE S.07°07'44" W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET, THENCE S.88°42'57" W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Containing 0.77 acre, more or less.

V 24-01, a petition by Carol Chadwick, as agent for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan submitted with a petition dated December 27, 2023, to be located on property described, as follows:

PARCEL 11122-001

NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acre, more or less.

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

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

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



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. _____
Filing Date _____
Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Washington Springs STD
2. Address of Subject Property: 1128 NE Washington St
3. Parcel ID Number(s): 11915-101 thru 104
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: SFH or DUMH or SUMH
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 & Mort
Mailing Address: 2127 Forest Gate Dr W
City: Jacksonville State: FL Zip: 32246
Telephone: (386) 365-3669 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): Coastway Development LLC
Mailing Address: PO Box 1330
City: Lake City State: FL Zip: 32056
Telephone: 386 984-6176 Fax: () Email: yuette.kiss@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.

***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? **NO**
 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
 Dated June 10, 2022*

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.
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]

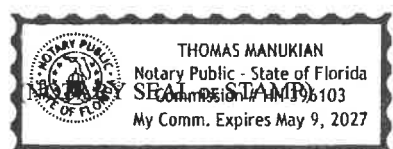
Applicant/Agent Signature

11/7/23

Date

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 7th day of 11, 2023, by (name of person acknowledging).



[Handwritten Signature]

Signature of Notary

Thomas Manukian

Printed Name of Notary

Personally Known _____ OR Produced Identification PL
Type of Identification Produced

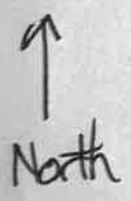
Lake City – Growth Management Department
205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

All swmth will be a maximum size of 15' wide maximum length will be 75' to 80' shown as 75'

Driveways shown with dotted lines - can change to either side Owner: Gateway Development LLC

DRIVEWAYS

WASHINGTON SPRINGS IN SECTION 28, TOWNSHIP 3 SOUTH, RANG COLUMBIA COUNTY, FLORIDA Current Zoning RSF-3



DESCRIPTION BEGIN AT TH SECTION 32, FLORIDA AND CONTINUE NO RIGHT-OF-WA THENCE RUN LINE OF SAL 218.00 FEET; THE WEST RI S.07°07'44"W, DISTANCE OF POINT OF BE SE 1/4 OF T. EAST.

POINT OF BEGINNING THE CORNER OF THE NW 1/4 OF NW 1/4

NOTES

LOT 1+2+3 - Driveway will come from NE Washington St All Front Yards will be 20 to 25' side yards will be 15' minimum

LOT 4 - Driveway will come from NE Webster Ave Front Yard will be 20' South Side Yard will be 20' North side Yard will be 38' Back yard will be 30'



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

PARCEL: 28-3S-17-11915-201 (45549) | VACANT (0000) | 0.21 AC
 LOT 1 CHESTNUT SPRINGS

Owner: GATEWAY DEVELOPMENT LLC
 P O BOX 1330
 LAKE CITY, FL 32056

Site: NONE

Sales Info: NONE

2024 Working Values	
Mkt Lnd	\$6,860
Ag Lnd	\$0
Bldg	\$0
XFOB	\$0
Just	\$6,860
Appraised	\$6,860
Assessed	\$6,860
Exempt	\$0
Total	\$6,860
county:	\$2,290
city:	\$2,290
school:	\$6,860
other:	\$0

NOTES:

Columbia County, FL

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, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

Item iii.

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: Washington 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

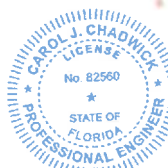
A = the effective building area (assumed) = 1800 sf

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,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick
Date: 2022.06.17
09:12:46 -04'00'

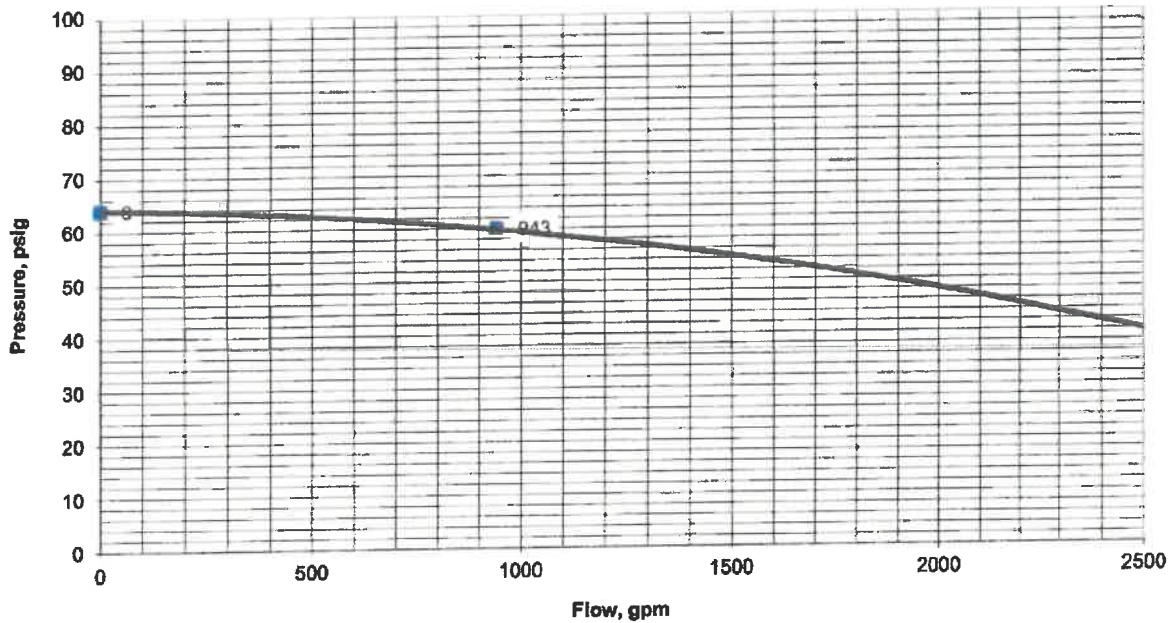
Carol Chadwick, P.E.

City of Lake City Water flow report

HYDRANT # & LOCATION: 1128 NE Washington Street DATE: 5/17/2022
TEST BY: Al/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>		
PITOT READING:	<u>40</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: Washington 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 I
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table I
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

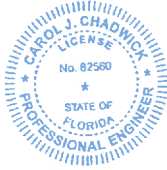
Summary of analyses:

- 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,



Digitally signed by Carol Chadwick
 DN: c=US, o=Florida,
 dnQualifier=A01410D0000017EB6
 D924CE0005954C, cn=Carol
 Chadwick
 Date: 2022.06.17 09:12:32 -04'00'

Carol Chadwick, P.E.

**REVISED CONCURRENCY
WORKSHEET**

Washington Springs
06/10/22

Item iii.

Trip Generation Analysis

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

Potable Water Analysis

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

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can 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: Washington Springs Comprehensive Plan Consistency Analysis

Washington 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

□

CAROL CHADWICK, P.E.
Page 2

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

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

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

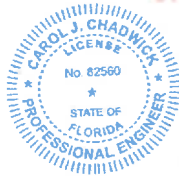
Consistency: The site is located in an existing residential area.

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

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

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
 by Carol
 Chadwick
 DN: c=US,
 o=Florida,
 dnQualifier=A01
 410D0000017EB
 6D924CE000595
 4C, cn=Carol
 Chadwick
 Date: 2022.06.17
 09:12:19 -04'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

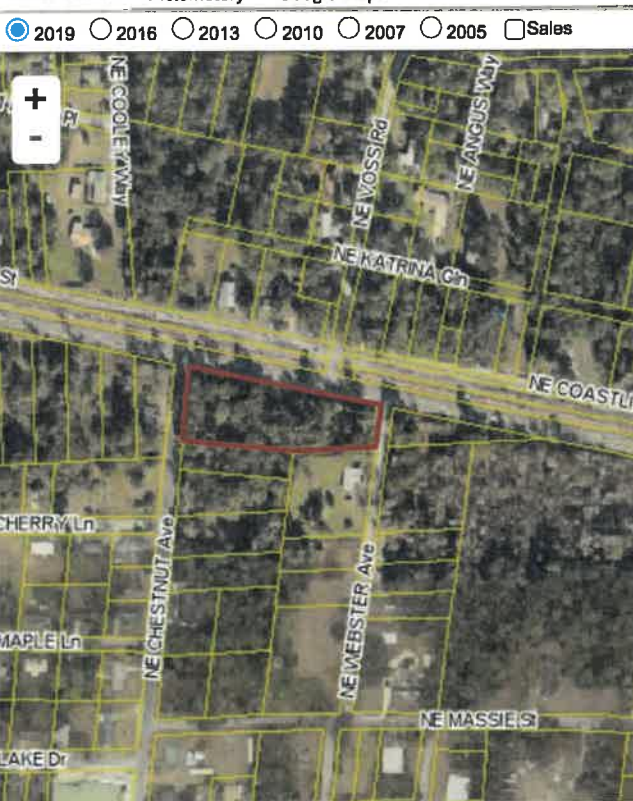
Jeff Hampton

2022 Working Values

updated: 5/12/2022

Parcel: << 28-3S-17-11915-000 (40501) >>

Aerial Viewer Pictometry Google Maps



Owner & Property Info

Owner	GATEWAY DEVELOPMENT LLC P O BOX 1330 LAKE CITY, FL 32056		
Site	1128 NE WASHINGTON St, LAKE CITY		
Description*	COMM AT NE COR OF NW1/4 OF NW1/4 OF SEC 33-3S-17E FOR POB RUN W'RLY 264 FT TO A PT ON E R/W CHESTNUT ST (SAID PT BEING 37 FT N OF N LINE OF SAID NW1/4 OF NW1/4 OF SEC 33, RUN N ALONG E R/W CHESTNUT, 198.7 FT TO S R/W LINE SAL RR, RUN E ALONG RR R/W 509 FT ...more>>>		
Area	1.593 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

2021 Certified Values		2022 Working Values	
Mkt Land	\$13,880	Mkt Land	\$13,880
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$13,880	Just	\$13,880
Class	\$0	Class	\$0
Appraised	\$13,880	Appraised	\$13,880
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$13,880	Assessed	\$13,880
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$13,880 city:\$13,880 other:\$0 school:\$13,880	Total Taxable	county:\$13,880 city:\$13,880 other:\$0 school:\$13,880

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/8/2007	\$20,000	1110/1200	WD	V	Q	
4/23/1991	\$127	1042/1285	WD	V	U	06

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)	69,400.000 SF (1.593 AC)	1.0000/1.0000 1.0000/.4000000 /	\$0 /SF	\$13,880

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:

Matthew D. Rocco (Seal)
Witness Printed Name **Matthew D. Rocco**
Address: 249 S College ST, Macclenny FL 32063

Melinda Weaver (Seal)
Witness Printed Name **MELINDA WEAVER**
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 / Gateway Development (owner name), owner of property parcel
28-35-17 11915-101 to 104 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. <u>James Curry</u>	1. <u>[Signature]</u>
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.

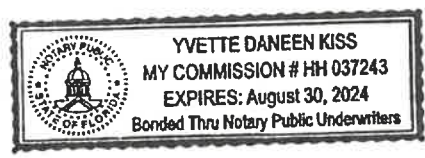
[Signature] Owner Signature (Notarized) 9-15-2023 Date

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.) personally known on this 15th day of September, 2023.

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)





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

Detail by Entity Name

Florida Limited Liability Company
GATEWAY DEVELOPMENT, LLC

Filing Information

Document Number	L05000013094
FEI/EIN Number	20-2597092
Date Filed	02/08/2005
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/10/2017
Event Effective Date	NONE

Principal Address

341 NW LAKE VALLEY TERRACE
LAKE CITY, FL 32055

Changed: 03/18/2021

Mailing Address

POST OFFICE BOX 1330
LAKE CITY, FL 32056

Changed: 01/18/2016

Registered Agent Name & Address

CURRY, GABRIEL M
329 N. SHIPWRECK AVENUE
PONTE VEDRA BEACH, FL 32081

Address Changed: 02/16/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

CURRY, GABRIEL M
POST OFFICE BOX 1330
LAKE CITY, FL 32056

Annual Reports

Report Year	Filed Date
2019	04/19/2019
2020	03/18/2020
2021	03/18/2021

Document Images

03/18/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
03/04/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- LC Amendment	View image in PDF format
02/16/2017 -- ANNUAL REPORT	View image in PDF format
01/18/2016 -- ANNUAL REPORT	View image in PDF format
02/02/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
03/19/2013 -- ANNUAL REPORT	View image in PDF format
02/06/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
12/16/2008 -- CORLCMMRES	View image in PDF format
04/08/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- ANNUAL REPORT	View image in PDF format
05/16/2005 -- Amendment	View image in PDF format
02/16/2005 -- Name Change	View image in PDF format
02/08/2005 -- Florida Limited Liability	View image in PDF format

Columbia County Tax Collector

generated on 7/30/2021 3:20:09 PM EDT

Tax Record

Last Update: 7/30/2021 3:18:01 PM EDT

[Register for eBill](#)

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			
R11915-000	REAL ESTATE	2020			
Mailing Address GATEWAY DEVELOPMENT LLC P O BOX 1330 LAKE CITY FL 32056		Property Address 1128 WASHINGTON NE LAKE CITY			
		GEO Number 283S17-11915-000			
Exempt Amount See Below	Taxable Value See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code			
Legal Description (click for full description) 28-3S-17 0000/00001.59 Acres COMM AT NE COR OF NW1/4 OF NW1/4 OF SEC 33-3S-17E FOR POB RUN W'RLY 264 FT TO A PT ON E R/W CHESTNUT ST (SAID PT BEING 37 FT N OF N LINE OF SAID NW1/4 OF NW1/4 OF SEC 33, RUN N ALONG E R/W CHESTNUT, 198.7 FT TO S R/W LINE SAL RR, RUN E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	13,880	0	\$13,880	\$68.01
BOARD OF COUNTY COMMISSIONERS	8.0150	13,880	0	\$13,880	\$111.25
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	13,880	0	\$13,880	\$10.38
LOCAL	3.7810	13,880	0	\$13,880	\$52.48
CAPITAL OUTLAY	1.5000	13,880	0	\$13,880	\$20.82
SUWANNEE RIVER WATER MGT DIST	0.3696	13,880	0	\$13,880	\$5.13
LAKE SHORE HOSPITAL AUTHORITY	0.0001	13,880	0	\$13,880	\$0.00
Total Millage		19.3137	Total Taxes		\$268.07
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
Total Assessments					\$50.40
Taxes & Assessments					\$318.47
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/3/2020	PAYMENT	9920265.0001	2020	\$305.73

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

Project Summary

Project Name: Washington Springs Special Exception

Project Number: SE24-02

Parcel Number: 11915-101, 11915-102, 11915-103, and 11915-104

Project Notes

- Project type: Special Exception
- Future land use is: Residential Medium
- Zoning designation is: Residential Single Family-3 (RSF-3)
- Proposed use of the property: Standard Design Manufactured Homes
- Land is conducive for use: Yes, per section 4.5.5.13 of the Land Development Regulations with an approved special exception.

Project Summary

Project SE 24-02 is for a special exception to allow standard design manufactured homes. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.

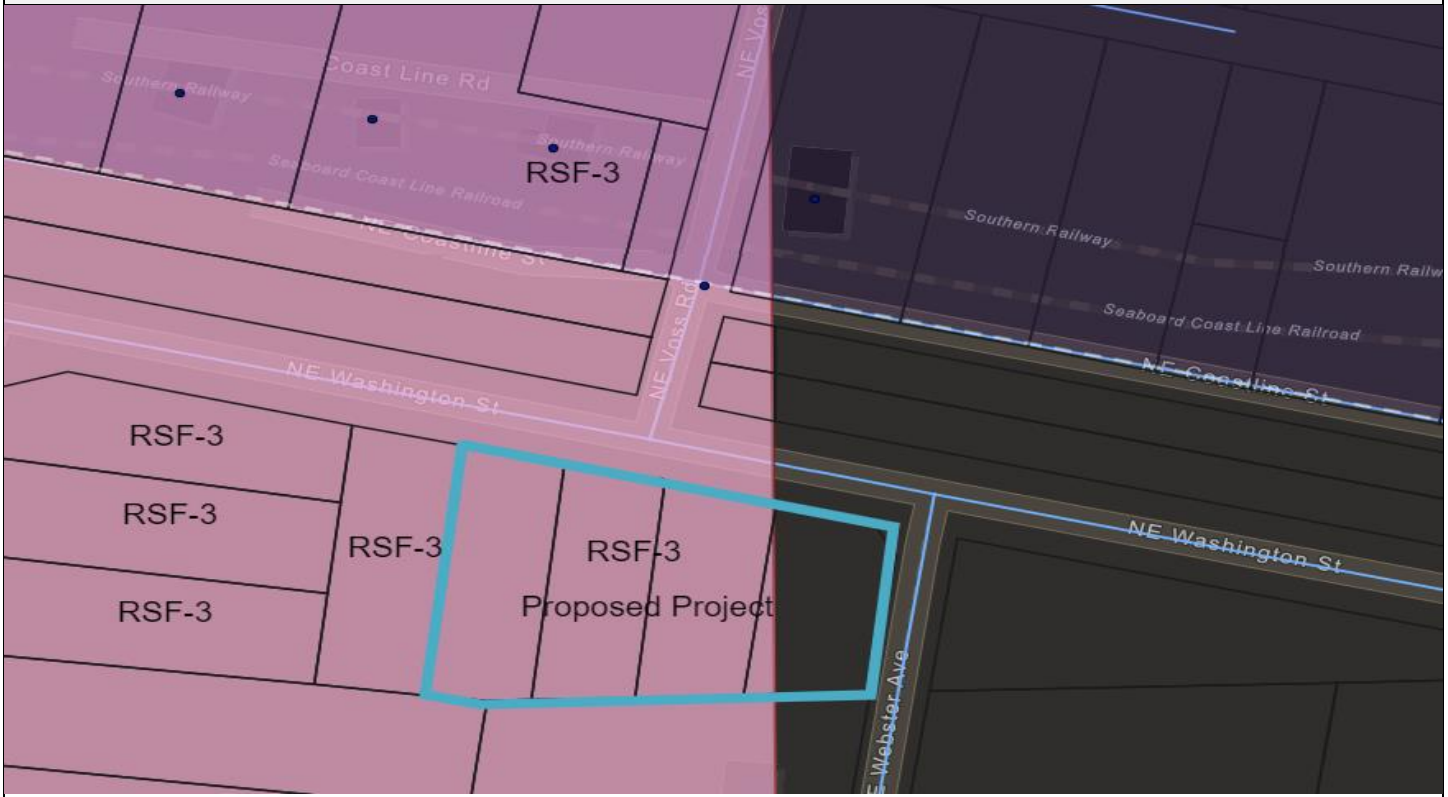
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

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

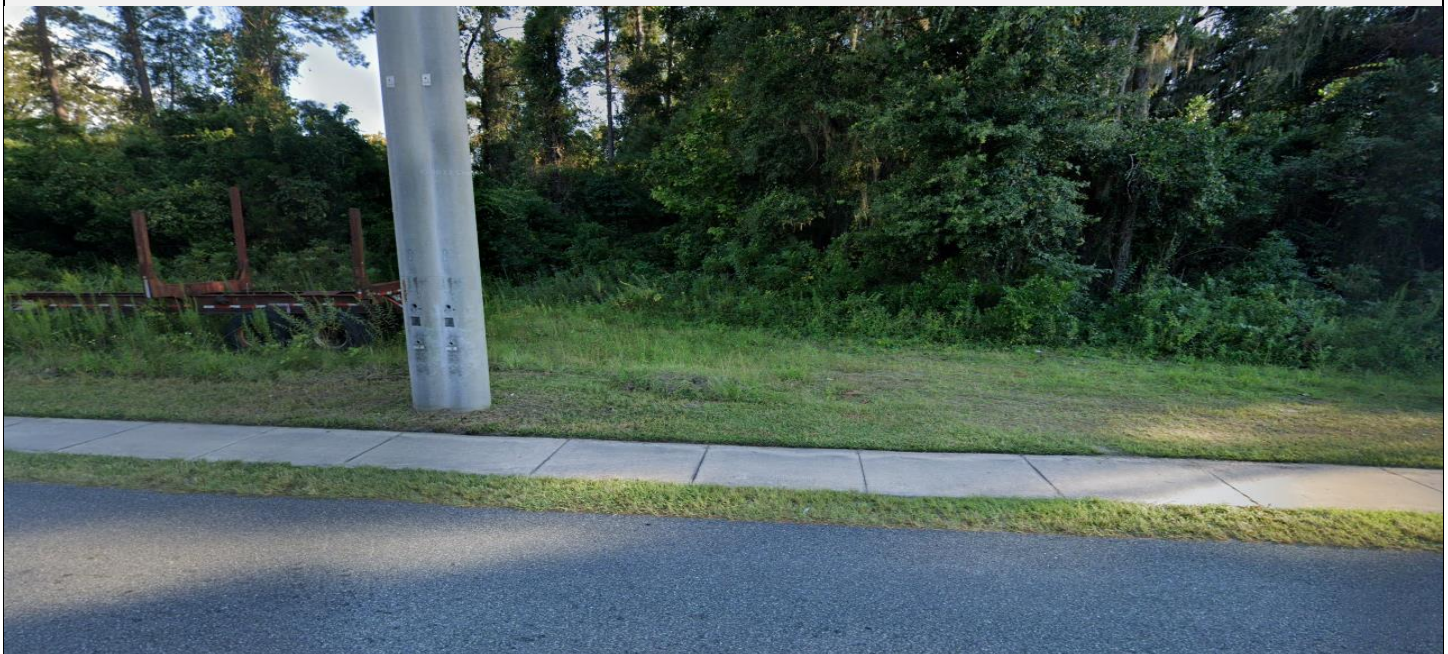
Subject Property Information	
Size	+/- 0.77 Acres
Location	1128 NE Washington St, Lake City, FL
Parcel Number	11915-101 thru 104
Future Land Use	Residential Medium
Proposed Future Land Use	N/A
Current Zoning District	Residential Single Family-3 (RSF-3)
Proposed Zoning	N/A
Flood Zone-BFE	Flood Zone X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



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

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

Date: 01/08/24

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

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

Project Number: SE24-02 and SE24-03

Project Name: Chestnut Springs and Washington Springs

Project Address: _____

Project Parcel Number: 11915-101 through 104

Owner Name: Gateway Development LLC

Owner Address: PO Box 1330, Lake City, FL 32056

Owner Contact Information: Telephone Number: 386-984-6476

Email: _____

Owner Agent Name: James Curry

Owner Agent Address: 2127 Forest Gate Dr, Jacksonville, FL 32246

Owner Agent Contact Information: Telephone: 386-365-3669

Email: jim@jimcurryhomes.com

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

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

Building Department: Reviewed by: DocuSigned by: Dave Young 2624CF6D4D2B43B... **Date:** 1/11/2024

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33B98E4BE... **Date:** 1/12/2024

Use permitted by special exception per section 4.5.5.13 of the Land Development Regulations.

Business License: Reviewed by: DocuSigned by: Marshall Sova E8B18D144D974CD... **Date:** 1/11/2024

No comments

Code Enforcement: Reviewed by: DocuSigned by: Marshall Sova E8B18D144D974CD... **Date:** 1/11/2024

No open code cases or liens

Permitting: Reviewed by: DocuSigned by: Alex Jones C656039271CC40E... **Date:** 1/11/2024

no comments

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 896E039544B74E3... **Date:** 1/12/2024

none at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55AD249B... **Date:** 1/12/2024

none

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 1/12/2024

No comment

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F590E86125784F8... **Date:** 1/12/2024

no comment at this time

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165D4E0... **Date:** 1/17/2024

A tap application and utility plans will need to be submitted in order to request city utilities. The utility fees will be calculated upon approval of the tap application and utility plans.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 1/12/2024

No comment

Fire Department: Reviewed by: DocuSigned by: Dwight Booger 4D1447DF64AA45D... **Date:** 1/12/2024

No concerns at this time.

Police Department: Reviewed by: DocuSigned by: Sue Trull 665374359EAC4D8... **Date:** 1/22/2024

No concerns at this time

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

CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

SE 24-02, an application by Jim Curry, as agent, for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5.13 of the Land Development Regulations, to permit standard design manufactured homes, as defined by these Land Development Regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated January 11, 2024, to be located on property described as follows:

A parcel of land lying in Section 28, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: BEGIN 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 AND RUN N.83°13'25" W., A DISTANCE OF 32.66 FEET, THENCE CONTINUE N.06°52'49" E., DISTANCE OF 166.12 TO SOUTHERLY RIGHT-OF-WAY LINE S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.08 FEET, THENCE RUN S.26°44'46" E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE, THENCE S.07°07'44" W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET, THENCE S.88°42'57" W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Containing 0.77 acres, more or less

WHEN;	February 6 th , 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

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

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

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

PUBLIC NOTICE

(A document is posted on the sign, but its text is illegible due to blurring.)

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.



January 18, 2024

To Whom it May Concern

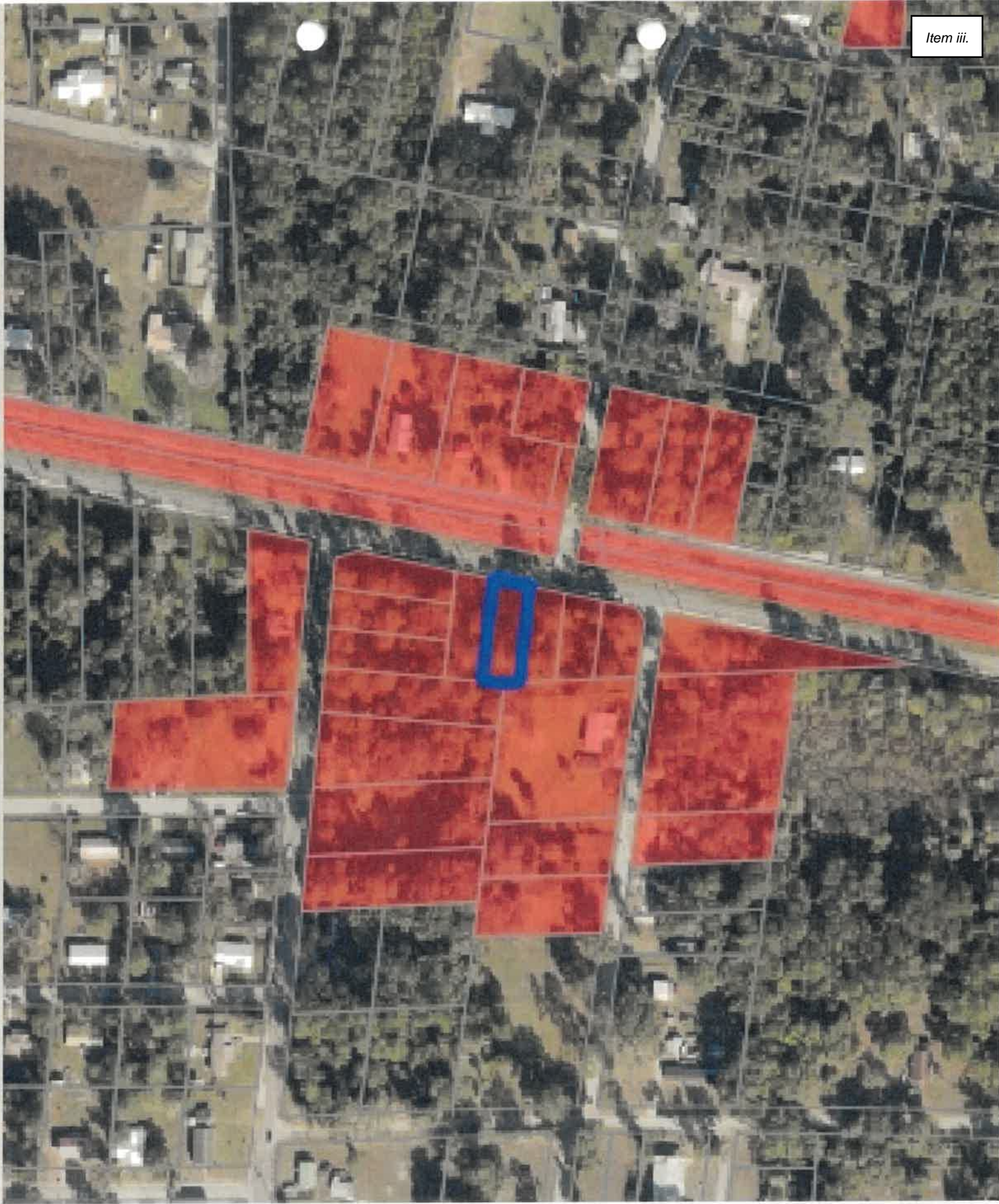
On February 6, 2024 the Board of Adjustments will be having a meeting at 5:30pm, or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition for a special exception to allow an allow a standard design manufactured home for a property located on parcels 11915-101, 11915-102, 11915-103, and 11915-104 within Columbia County.

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

Robert Angelo

Planning and Zoning Tech
City of Lake City

Item iii.



0 330 660 990 1320



0 320 640 960 1280

Columbia County Property Appraiser - Sales Report

Name	Address 1	Address 2	Address 3	City	State	ZIP
C S X TRANSPORTATION INC	245 RIVERSIDE AVE	SUITE 250	JACKSONVILLE	FL	32202	
COCKFIELD ALLEN	12861 SW 187TH TERR		MIAMI	FL	33177	
HOGAN BRIAN	1069 KOKO LIKA PLACE		HONOLULU	HI	96825	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GAINES FRANKIE	289 SE CHEDDAR CT		LAKE CITY	FL	32056	
WESLEY RICHARD L	1249 NW 70TH ST		LAKE CITY	FL	32025	
KING LOYD JR	138 NE WEBSTER AVE		MIAMI	FL	33147	
BOULOM SKY	15608 18TH PL W		LAKE CITY	FL	32055	
POITIER JOSEPH	1284 NE 92ND STREET		LYNNWOOD	WA	98087	
HARRELL HAZEL (ESTATE)	211 NE BERRY PLACE		MIAMI SHORES	FL	33138	
HARRELL SAM	211 NE BARRY PL		LAKE CITY	FL	32055	
POITIER ARLEEN	1284 NE 92ND ST		LAKE CITY	FL	32055	
TIIT/STATE OF FLORIDA	3900 COMMONWEALTH BLVD		MIAMI SHORES	FL	33138	
NORFOLK SOUTHERN CORP	TAXATION DEPARTMENT	1200 WEST PEACHTREE STREET NW	TALLAHASSEE	FL	32399	
EICHENBERG CRYSTAL E	983 NE CHERRY LN		ATLANTA	GA	30308	
WILLIAMSON LINDA G	388 NE CHESTNUT AVE		LAKE CITY	FL	32055	
ALLEN CLARA EST	1945 NW 152 TERRACE		LAKE CITY	FL	32055	
IVEY MARLON M	13768 CR 132		OPA LOCKA	FL	33054	
DOBSON VERNICE	807 NE RICHARDSON TER		LIVE OAK	FL	32060	
DBM PROPERTY LLC	261 SW SEBASTIAN CIR		LAKE CITY	FL	32055	
JONES JULIA	523 NE DUNMORE WAY		LAKE CITY	FL	32024	
WHITNEY CHERYL TERRALEE	336 NE WEBSTER AVE		LAKE CITY	FL	32055	
C S X TRANSPORTATION INC	245 RIVERSIDE AVE	SUITE 250	LAKE CITY	FL	32055	
NORFOLK SOUTHERN CORP	TAXATION DEPARTMENT	1200 WEST PEACHTREE STREET NW	JACKSONVILLE	FL	32202	
			ATLANTA	GA	30308	

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
C S X TRANSPORTATION INC	245 RIVERSIDE AVE	SUITE 250	JACKSONVILLE	FL	32202	
COCKFIELD ALLEN	12861 SW 187TH TERR		MIAMI	FL	33177	
HOGAN BRIAN	1069 KOKO UKA PLACE		HONOLULU	HI	96825	
PAYNE AUDREY	4210 57TH CT		VERO BEACH	FL	32967	
THE STATE OF FLORIDA	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399	
UNKNOWN						
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GATEWAY DEVELOPMENT LLC	P O BOX 1330		LAKE CITY	FL	32056	
GAMES FRANKIE	289 SE CHEDDAR CT		LAKE CITY	FL	32025	
KING LOYD JR	138 NE WEBSTER AVE		LAKE CITY	FL	32025	
BOULOM SKY	15608 18TH PL W		LYNNWOOD	WA	98087	
POTIER JOSEPH	1284 NE 92ND STREET		MIAMI SHORES	FL	33138	
HARRELL HAZEL (ESTATE)	211 NE BERRY PLACE		LAKE CITY	FL	32055	
HARRELL SAMI	211 NE BERRY PL		LAKE CITY	FL	32055	
POTIER ARLEEN	1284 NE 92ND ST		MIAMI SHORES	FL	33138	
THE STATE OF FLORIDA	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399	
NORFOLK SOUTHERN CORP	TAXATION DEPARTMENT	1200 WEST PEACHTREE STREET NW	ATLANTA	GA	30308	
ALLEN CLARA EST	1945 NW 152 TERRACE		OPALOCKA	FL	33054	
IVEY MARLON M	13768 CR 132		LIVE OAK	FL	32060	
LUCAS WILLIE JAMES	P O BOX 3681		LAKE CITY	FL	32056	
BREWER WALTER JR	1215 NE MASSIE STREET		LAKE CITY	FL	32055	
DOBSON VERNICE	807 NE RICHARDSON TER		LAKE CITY	FL	32055	
DBM PROPERTY LLC	283 NW WEBSTER AVE		LAKE CITY	FL	32055	
DBM PROPERTY LLC	261 SW SEBASTIAN CIR		LAKE CITY	FL	32055	
JONES JULIA	523 NE DUNMORE WAY		LAKE CITY	FL	32024	
WHITNEY CHERYL TERRALEE	306 NE WEBSTER AVE		LAKE CITY	FL	32055	
C S X TRANSPORTATION INC	245 RIVERSIDE AVE	SUITE 250	JACKSONVILLE	FL	32202	
NORFOLK SOUTHERN CORP	TAXATION DEPARTMENT	1200 WEST PEACHTREE STREET NW	ATLANTA	GA	30308	



LAKE CITY
250 NW MAIN BLVD
LAKE CITY, FL 32055-9998
(800)275-8777

01/23/2024 11:25 AM

Product Qty Unit Price

First-Class Mail® 1 \$0.68
Letter
Jacksonville, FL 32202
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 01/25/2024
Certified Mail® \$4.40
Tracking #:
9589 0710 5270 1427 8385 63
Total \$5.08

First-Class Mail® 1 \$0.68
Letter
Miami, FL 33177
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 01/26/2024
Certified Mail® \$4.40
Tracking #:
9589 0710 5270 1427 8385 70
Total \$5.08

First-Class Mail® 1 \$0.68
Letter
Honolulu, HI 96825
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Sat 01/27/2024
Certified Mail® \$4.40
Tracking #:
9589 0710 5270 1427 8385 87
Total \$5.08

First-Class Mail® 1 \$0.68
Letter
Lake City, FL 32025
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 01/25/2024
Certified Mail® \$4.40
Tracking #:
9589 0710 5270 1427 8385 94
Total \$5.08

First-Class Mail® 1 \$0.68
Letter
Miami, FL 33147

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

VERO BEACH, FL 32967 AL USE

Certified Mail Fee \$4.40

0570
17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

01/23/2024

Sent To Payne Auburn

Street and Apt. No., or PO Box No.

2710 Birch St

City, State, ZIP+4®

VERO BEACH FL 32967

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of (including the recipient's signature) by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail™, First-Class Mail® , First-Class Package Service™ or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

BT 5 FEB 24 4T 0225 0720 6856

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Signature restricted delivery service, which requires the signee to be at least 21 years of age (not available at retail).

- To ensure that your Certified Mail item is accepted as legal proof of mailing, you must affix a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present this Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

90 1579 6151 0853 0225 5270 0720 6856

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City FL 32056
OFFICIAL USE

Certified Mail Fee \$4.40

\$0.00 0570 17

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postmark
Here

Postage \$0.68

01/23/2024

Total Postage and Fees \$5.08

Sent To

Lucas M Mr James

Street and Apt. No., or PO Box No.

P.O. Box 3281

City, State, ZIP+4®

Lake City FL 32056

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.

■ A restricted delivery (including the recipient's signature) retained by the Postal Service™ for a specified period of time.

Important Reminders

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® Packets or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

■ For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

- Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

IMPORTANT: Save this receipt for your records.

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.

- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

- Signature restricted delivery service, which requires the signee to be at least 21 years of age and the signature of the addressee specified by name, or the signature of the authorized agent (not available at retail).

■ To ensure that your Certified Mail item is accepted as legal proof of mailing, you should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

90 1519 ES80 0225 0120 6856

9589 0710 5270 0853 6151 13

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055
AL USE

Certified Mail Fee \$4.40

\$0.00
0570
17

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postmark
Here

Postage \$0.68

01/23/2024

Total Postage and Fees

\$5.08

Sent To

Brewer Walter Jr

Street and Apt. No., or PO Box No.

1215 NE Massie St

City, State, ZIP+4®

Lake City FL 32055

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.

- Certified international insurance coverage is not available for purchase with Certified Mail service.

ET TST9 ES80 0225 0T20 6856

(not available at retail).

- Insurance coverage does not change the of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age (not available at retail).

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8384 57

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055 AL USE

Certified Mail Fee \$4.40 \$0.00 0570 17

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$40.00
- Adult Signature Restricted Delivery \$

Postmark Here

Postage \$0.68

Total Postage and Fees \$5.08

01/23/2024

Sent To Whitney Cheryl Terrible

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

336 NE Webster Ave
Lake City FL 32055

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.

■ Certified Mail service is *not* available for intern

■ Insura 25 THREE 224T 0225 0T20 6856

of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

- Return receipt service, which provides a record of delivery (including the recipient's signature).

You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8384 40

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055 AL USE

Certified Mail Fee \$4.40

0570

Extra Services & Fees (check box, add fee as appropriate)

\$0.00

17

Return Receipt (hardcopy) \$

\$0.00

Return Receipt (electronic) \$

\$0.00

Certified Mail Restricted Delivery \$

\$0.00

Adult Signature Required \$

\$0.00

Adult Signature Restricted Delivery \$

\$

Postage

\$0.68

Total Postage and Fees

\$5.08

01/23/2024

Sent To

Jane's Jewels

Street and Apt. No., or PO Box No.

523 NE Burnmore Way

City, State, ZIP+4®

Lake City FL 32055

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®,

0 04 48E8 224T 0225 0T20 6856
 international item. (not available for purchase)
 ■ Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age (not available at retail).
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

Receipt; attach PS Form 3811 to your mailpiece;

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8384 33

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32024 AL USE

Certified Mail Fee \$4.40

\$0.00 0570
17

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postmark
Here

Postage \$0.68

01/23/2024

Total Postage and Fees

\$5.08

Sent To

DBM Properties LLC

Street and Apt. No. or PO Box No.

211 SW Sebastian Ave

City, State, ZIP+4®

Lake City FL 32024

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.

- Insurance with Certificate of Certificate

EE H8E8 224T 0225 0T20 6856

insurance coverage automatically included with certain Priority Mail items.

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

- Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

Receipt; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified

accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8384 26

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055 AL USE

Certified Mail Fee \$4.40

0570

17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$10.00

Certified Mail Restricted Delivery \$10.00

Adult Signature Required \$10.00

Adult Signature Restricted Delivery \$

Postmark

Here

Postage

\$10.68

01/23/2024

Total Postage and Fees

\$15.08

Sent To

Dobson Verne

Street and Apt. No., or PO Box No.

501 NE Richardson Ave

City, State, ZIP+4®

Lake City FL 32055

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for

92 48E8 224T 0225 0T20 6856

- Insu
of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8384 19

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE
FL 32060
DAK, FL 32060

Certified Mail Fee \$4.40

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$

Postage \$0.68

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Ivey Marlon M
1518 Oak Pl
32060

0570
17

Postmark
Here

01/23/2024

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is not available for certain Priority Mail items.

Insurance coverage automatically included with certain Priority Mail items.

For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

000 Locko, FL 33054 AL USE

Certified Mail Fee \$4.40

0570
17

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postmark
Here

Postage

\$0.68

Total Postage and Fees

\$5.08

01/23/2024

Sent To

Allen Clark 5st

Street and Apt. No., or PO Box No.

City, State ZIP+4®

000 Locko FL 33054

9589 0710 5270 1427 8384 02

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the insurance of Certified Mail service does not cover certain Priority Mail International® services.

20 H8ER 22HT
 0225 0T20 6856

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 and provides retail agent

Ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8383 96

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055
OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate) \$0.00

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$

Postage \$0.68

Total Postage and Fees

01/23/2024

Sent To

Williamson Landacre

Street and Apt. No., or PO Box No.

508 NE Chestnut Ave

City, State, ZIP+4®

Lake City FL 32055

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.

■ Certified Mail service is not available for **Insu** **96 E8E8 22HT 0225 0T20 6856** **age**
 with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Adult signature service, which provides the recipient's signature on the return receipt. For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8383 89

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055 AL USE

Certified Mail Fee \$4.40

0570
17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$10.68

01/23/2024

Total Postage and Fees \$5.08

Sent To

K. Chamberberg Crystal E.

Street and Apt. No., or PO Box No.

4635 NE Cheney Ln

City, State, ZIP+4®

Lake City FL 32055

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for international mail.

68 EREER 22HT 0225 0TL20 6856

- Insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and a restricted delivery agent.

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- IMPORTANT: Save this receipt for your records.**

9589 0710 5270 1427 8383 65

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Talitha Sasser, FL 32399
OFFICIAL USE

Certified Mail Fee \$4.40

0570

17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Postmark

Here

01/23/2024

Total Postage and Fees \$0.00

Sent To Tiff/State of FL

Street and Apt. No. or PO Box No.

3905 Commonwealth Blvd

City, State, ZIP+4®

Tallahassee, FL 32399

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchases

59 E8E8 224T 0225 0T20 685b

INSURANCE COVERAGE AUTOMATICALLY INCLUDED WITH certain Priority Mail items.

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent.

accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

MIAMI, FL 33138 SPECIAL USE

Certified Mail Fee \$4.40 0570
17

Extra Services & Fees (check box, add fee as appropriate) \$0.00

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To

Rafic Arlen

Street and Apt. No., for PO Box use

1289 NE Arlen St.

City, State, ZIP+4®

Miami Shores FL 33138

Postmark
Here

01/23/2024

9589 0710 5270 1427 8385 56

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- **Certified Mail®**

9589 0710 5270 1427 8385 56

- Insurance coverage to protect your mailpiece.

with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

- Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which

(not available at retail).

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8383 58

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055 AL USE

Certified Mail Fee \$4.40

\$0.00 0570 17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Postmark Here 01/23/2024

Total Postage and Fees \$5.08

Sent To HARVEY SAM

Street and Apt. No., or P.O. Box No.

11 NE Barry Pl

City, State, ZIP+4® Lake City FL 32055

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.

■ Insurance with Ce **95 E9ER 224T**

of Certi **0225 0T20 6856**

insurance coverage automatically included with certain Priority Mail items.

■ For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

- Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery

(not available at retail).

■ To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8386 48

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055 AL USE

Certified Mail Fee \$4.40

0570
17

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$10.00
- Return Receipt (electronic) \$10.00
- Certified Mail Restricted Delivery \$10.00
- Adult Signature Required \$10.00
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$0.68

01/23/2024

Total Postage and Fees \$5.08

Sent To

Hannel Hanel Estate

Street and Apt. No., or PO Box No.

2116 Perry Place

City, State, ZIP+4®

Lake City FL 32055

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

with **QH 98E8 224T 0225 0T20 6856** of C

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and *not* available at retail.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8386 31

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Miami, FL 33138
OFFICIAL USE

Certified Mail Fee \$4.40

0570
17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postmark
Here

Postage \$0.68

Total Postage and Fees \$5.08

01/23/2024

Sent To Joseph Poitief

Street and Apt. No., or PO Box No.

128 NW 4th St

City, State, ZIP+4®

Miami FL 33138

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.

Certifier _____
 Internal _____
 Insuran _____
 with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

TE 98ER 224T 0225 0T20 6856

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8386 24

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lynnwood, WA 98087
OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate) \$0.00

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$0.00

Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

Boulton Sky
Boulton PLEW
Lynnwood WA 98087

0570
17

Postmark
Here

01/23/2024

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for inter-territory mail.

Insured with **9589 0710 5270 1427 8386 24** of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name or to the addressee's authorized agent

accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

LAKE CITY, FL 32055
OFFICIAL USE

Certified Mail Fee \$4.40

0570

Extra Services & Fees (check box, add fee as appropriate)

17

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Postmark
Here

Total Postage and Fees \$0.00

01/23/2024

Sent To King Lloyd JR

Street and Apt. No. or PO Box No. 138 NE Webster Ave

City, State, ZIP+4® Lake City FL 32055

9589 0710 5270 1427 8386 17

Certified Mail service provides the following benefits:

- A receipt (this portion of the receipt is attached to the Certified Mail label).
- A unique identifier for you
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail[®], First-Class Mail[®], or Priority Mail[®] service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available with Certified Mail service. Insurance coverage available on certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece may be purchased for the following services:
 - Return receipt service, including electronic version. For complete PS Form 3800, attach PS Form 3800, January 2

9589 0710 5270 1427 8386 17

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS[®]-postmarked Certified Mail receipt to the retail associate.

Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.

Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office[™] for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

Return receipt service, including electronic version. For complete PS Form 3800, attach PS Form 3800, January 2

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8386 00

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$4.40

\$0.00

0570
17

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$0.62

01/23/2024

Total Postage and Fees

\$

Sent To

Wesley Richard

Street and Apt. No., or PO Box No.

2244 Arbor St

City, State, ZIP+4®

Miami FL 33147

Certified Mail service provides

- A receipt (this portion of the Certified Mail label)
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail[®], First-Class Package Service or Priority Mail[®] service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may receive the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, attach PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811T to your mailpiece for an electronic return receipt.

the following benefits:

- For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS[®]-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office[™] for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

00 9386 1427 5270 0710 9589

9589 0710 5270 1427 8385 94

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake City, FL 32025 AL USE

Certified Mail Fee \$4.40

0570

17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postmark
Here

Postage \$0.68

01/23/2024

Total Postage and Fees \$0.00

Sent To

Frankie Gaines

Street and Apt. No., or PO Box No.

Frankie Gaines

City, State, ZIP+4®

Lake City FL 32025

Certified Mail service p

- A receipt (this portion of the Certified Mail)
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient signature) that is retained by the Postal Service for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail[®], First-Class Package Service or Priority Mail[®] service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the price of Certified Mail service does not change if insurance coverage automatically included on certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece.

PS Form 3800, January 2023 (Reverse) PSN 7589

See the following benefits:

- For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS[®]-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a "Post Office" for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

000-9047

9589 0710 5270 1427 8385 87

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Honolulu, HI 96825
AL USE

Certified Mail Fee

\$4.40

0570

17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

\$0.00

Return Receipt (electronic)

\$0.00

Certified Mail Restricted Delivery

\$0.00

Adult Signature Required

\$0.00

Adult Signature Restricted Delivery

\$0.00

Postage

\$0.68

Postmark
Here

Total Postage and Fees

\$5.08

01/23/2024

Sent To

Brian Hogan

Street and Apt. No., or PO Box No.

666 Koko WKA Place

City, State, ZIP+4®

Honolulu HI 96825

Certified Mail

- A receipt (this portion)
- A unique identifier for
- Electronic verification delivery.
- A record of delivery (in signature) that is retained for a specified period

Important Reminder

- You may purchase Certified Mail[®], First-Class Mail[®], First-Class Mail[®] or Priority Mail[®] service with Certified Mail service international mail.
- Insurance coverage with Certified Mail service of Certified Mail service insurance coverage certain Priority Mail
- For an additional fee endorsement on the following service
 - Return receipt service of delivery (including electronic version) complete PS Form Receipt; attach it

Price provides the following benefits:

certified Mail label).
mailpiece.
try or attempted

the recipient's
the Postal Service™

Mail service with
Package Service[®],

available for

available for purchase
However, the purchase
is not change the
initially included with

with a proper
face, you may request

which provides a record
recipient's signature).
copy return receipt or an
hardcopy return receipt,
Domestic Return

3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.

- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

■ To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8385 87

9589 0710 5270 1427 8385 70

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

MIAMI, FL 33177 OFFICIAL USE

Certified Mail Fee \$4.40

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To

Allen Lockfield

Street and Apt. No., or PO Box No.

2801 SW 18th Ter

City, State, ZIP+4®

Miami FL 33177

0570
17

Postmark
Here

01/23/2024

9589 0710 5270 1427 8385 70

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8385 63

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jacksonville, FL 32202
USE

Certified Mail Fee \$4.40

Postage \$0.68

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postmark
Here

Total Postage and Fees \$0.68

Sent to SX Transportation

Street and Apt. No., or PO Box No. SX Transportation

City, State, ZIP+4® Jacksonville FL 32202

9589 0710 5270 1427 8385 63

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

9589 0710 5270 1427 8383 72

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Atlanta, GA 30308 1AL USE

Certified Mail Fee \$4.40

0570

Extra Services & Fees (check box, add fee as appropriate)

17

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postmark
Here

Postage \$0.68

Total Postage and Fees \$5.08

01/23/2024

Sent To

Norfolk Southern Corp

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

1500 Peachtree St NW
Atlanta, GA 30309

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for

22 E8E8 22HT 0225 0T20 6856

(not available at retail).

specified agent

- of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Atlanta, GA 30308 1A L USE

Certified Mail Fee

\$4.40

0570

17

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

\$10.00

Return Receipt (electronic)

\$10.00

Certified Mail Restricted Delivery

\$10.00

Adult Signature Required

\$10.00

Adult Signature Restricted Delivery

\$

Postmark

Here

Postage

\$0.68

Total Postage and Fees

\$5.08

01/23/2024

Sent To

Street and Apt. No., or PO Box No.

Norfolk Southern Corp

City, State, ZIP+4®

1234 Peachtree St NW
Atlanta GA 30309

9589 0710 5270 1427 8384 71

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.

■ Certified Mail service is *not* available for international insurance.

■ Insurance with Certified Mail service, however, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age (not available at retail).

■ To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

TL H9ER L2HT 0L2S 0TL0 6856

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:40 AM
To: Angelo, Robert
Subject: RE: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Confirmed

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 10:37 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:35 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Attached for approval 3x5.5 272.25

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:10 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Kym

Please publish this ad in the body of the paper as a display ad in the January 25, 2024 paper.

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



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

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

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

**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
BOARD OF ADJUSTMENTS**

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

Item iii.

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 9:17 AM
To: Angelo, Robert
Subject: RE: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Confirmed

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:13 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Looks good.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Friday, January 19, 2024 11:00 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Attached for approval by noon on Wednesday.

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>

Sent: Thursday, January 18, 2024 2:31 PM

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

Subject: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Kym

Please publish in the legal section of the Lake City Reporter on **January 25, 2024.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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

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

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 01/19/24 10:59 by kharr-cn

Acct #: 45150

Ad #: 798738

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 01/25/2024 Stop: 01/25/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 23.23 Words: 847
Total STD 23.23
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 383.30

Contact: AP CHERYL 719-5794
Phone: (386)719-5804
Fax#:
Email:
Agency:

Affidavits: 1
Ad Descrpt: SE 24-01, SE 24-02, AND V
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: kharr 01/19/24 10:57
Last Changed: kharr 01/19/24 10:59

PUB ZONE EDT TP RUN DATES
LCR A 96 S 01/25

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-01, a petition by The Beverly Standridge, as agent for The Arc North Florida, INC, to request a special exception be granted as provided for in Section 4.10.5 of the Land Development Regulations, to permit a adult care center, as defined by these land development regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated January 5, 2024, to be located on property described, as follows:

A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Parcel 13734-000

S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653, Containing 0.406 acre, more or less.

SE 24-02, a petition by Jim Curry, as agent for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated January 11, 2024, to be located on property described, as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: BEGIN

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 AND RUN N.83° 13'25" W., A DISTANCE OF 32.66 FEET, THENCE CONTINUE N.06°52'49" E., DISTANCE OF 166.12 TO SOUTHERLY RIGHT-OF-WAY LINE S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.08 FEET, THENCE RUN S.26°44'46" E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE, THENCE S.07°07'44" W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET, THENCE S.88° 42'57" W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Containing 0.77 acre, more or less.

V 24-01, a petition by Carol Chadwick, as agent for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan submitted with a petition dated December 27, 2023, to be located on property described, as follows:

PARCEL 11122-001 NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acre, more or less.

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

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

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

calling 386.719.5746.

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

798738

January 25, 2024

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-01, a petition by The Beverly Standridge, as agent for The Arc North Florida, INC, to request a special exception be granted as provided for in Section 4.10.5 of the Land Development Regulations, to permit a adult care center, as defined by these land development regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated January 5, 2024, to be located on property described, as follows:
 A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Parcel 13734-000

S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653,
 Containing 0.406 acre, more or less.

SE 24-02, a petition by Jim Curry, as agent for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated January 11, 2024, to be located on property described, as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: BEGIN 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 AND RUN N.83°13'25" W., A DISTANCE OF 32.66 FEET, THENCE CONTINUE N.06°52'49" E., DISTANCE OF 166.12 TO SOUTHERLY RIGHT-OF-WAY LINE S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.08 FEET, THENCE RUN S.26°44'46" E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE, THENCE S.07°07'44" W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET, THENCE S.88°42'57" W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Containing 0.77 acre, more or less.

V 24-01, a petition by Carol Chadwick, as agent for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan submitted with a petition dated December 27, 2023, to be located on property described, as follows:

PARCEL 11122-001

NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acre, more or less.

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

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

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



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

FOR PLANNING USE ONLY	Item iv.
Application # <u>V24-01</u>	
Application Fee \$200.00	
Receipt No. _____	
Filing Date <u>12/27/23</u>	
Completeness Date _____	

Variance Application

A. PROJECT INFORMATION

- Project Name: TOE SMALL HOUSE 2
- Address of Subject Property: 407 NE LUROSE COURT, LAKE CITY, FL
- Parcel ID Number(s): 00-00-00-11122-001
- Future Land Use Map Designation: RESIDENTIAL-MEDIUM
- Zoning Designation: RSF-3
- Acreage: 0.043
- Existing Use of Property: VACANT
- Proposed use of Property: SINGLE FAMILY HOME
- Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): SECTION 4.5.7.: REDUCE THE SIDE SETBACKS FROM 10' TO 7' AND REDUCE THE REAR SETBACK FROM 15' TO 10'

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (307) 680.1772 Fax: () Email: ccpewyo@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.

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): TWENTYEIGHT FOURTEEN LLC
 Mailing Address: 930 NE JOE CONEY TERRACE
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (386) 628.7152 Fax: () Email: swarren3rd@icloud.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: 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. CP _____
 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. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
 - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 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.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.
 - vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).

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. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these 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 variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

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.

Twelve (12) copies of a site plan must accompany an application for a Variance.

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 Growth Management 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.

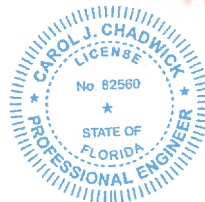
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.12.22 Date
15:26:39 -05'00'

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

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

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 21, 2023

re: TOE Small House 2 Analysis of the Requirements of Section 11.3 of the Land Development Regulations

The TOE Small House 2 requested variance is consistent with Lake City's requirements of Section 11.3 of the Land Development Regulations.

The owner requests to reduce the side setbacks from 10 feet to seven feet and the rear setback from 15 feet to 10 feet. The home will be used as a rental home for seniors. The adjacent properties on each side are owned by the same property owner.

1. Special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Analysis: The variance is necessary for the construction of a single family home to be used as a rental for seniors. The lot is very small and the setback reductions are necessary.

2. The special conditions and circumstances do not result from the actions of the application.

Analysis: The variance is requested due to the size of the lot and the need for housing in the area.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings or structures in the same zoning district.

Analysis: The variance will not confer special privilege to the owner that other property owners with similar uses aren't allowed to apply for a variance.

4. Literal interpretations of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.

Analysis: The variance is requested due to the size of the lot and the need for housing in the area.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Analysis: The owner is requesting this variance to be allowed to construct a home for rentals to

□

CAROL CHADWICK, P.E.

Page 2

seniors and provide much needed housing in the area.

6. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Analysis: The variance is in harmony with the residential area of the property.

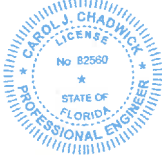
7. Limitations on a subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- 1) The new written petition constituting a proposed variance different from the one proposed in the denied written process
- 2) Failure to waive period constitutes a hardship to the applicant resulting from mistake, in adventure, or newly discovered matters of consideration.

Analysis: Noted.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



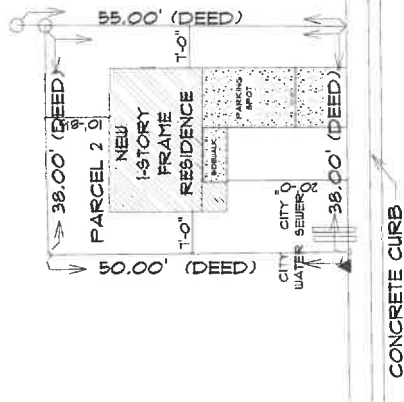
Digitally signed by Carol Chadwick
 DN: c=US, o=Florida,
 dnQualifier=A01410D0000017EB6
 D924CE0005954C, cn=Carol
 Chadwick
 Date: 2023.12.22 15:26:56 -05'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
 CC Job #FL23573

□





NE LUROSE STREET (PAVED/PUBLIC)

*** SITE PLAN ***

SCALE : 1" = 10'-0"

PARCEL 2:
 NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES MORE OR LESS.

TINY HOUSE
 FOR
 TCE
 LAKE CITY, FL

DATE	11/11/2020
DRAWN BY	DAVID
CHECKED BY	DAVID
SCALE	1" = 10'-0"
PROJECT	TINY HOUSE
CLIENT	TCE
DATE	11/11/2020
DRAWING NUMBER	A-1
SHEET	1 OF 1

Item iv.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

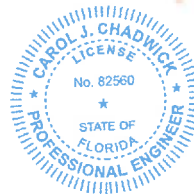
December 21, 2023

re: TOE Small House 2 Stormwater Management Plan

The TOE Small House 2 proposed site plan is consists approximately 200 s.f. of pavement subjected to vehicular travel and a 372 s.f. building. These amounts are under the threshold requiring stormwater management by SRWMD.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by

Carol Chadwick

DN: c=US,

o=Florida,

dnQualifier=A014

10D0000017EB6D

924CE0005954C,

cn=Carol

Chadwick

Date: 2023.12.22

15:27:09 -05'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23573



PARCEL: 00-00-00-11122-001

DESCRIPTION:

NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 12/21/2023

Parcel: << 00-00-00-11122-001 (46444) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY TER LAKE CITY, FL 32055		
Site	407 NE LUROSE ST, LAKE CITY		
Description*	NE DIV: COMM SE COR OF BLOCK 29 MCELROY'S S/D, RUN W 65 FT FOR POB, RUN N 50 FT, W 38 FT, S APPROX 50 FT TO N R/W OF REGISTER ST (A PT 108 FT W OF SE COR OF BLOCK 29) RUN E 43 FT TO POB. 476-393, 487-723, 729-124, 748-1182, 795-2030, 826-433, 830-353, 832 ...more>>>		
Area	0.043 AC	S/T/R	29-3S-17
Use Code**	MISC IMPROVED (0700)	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.

2023 2022 2019 2016 2013 Sales



Property & Assessment Values

2023 Certified Values	2024 Working Values	
There are no 2024 Certified Values for this parcel	Mkt Land	\$950
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$950
	Class	\$0
	Appraised	\$950
	SOH Cap [?]	\$0
	Assessed	\$950
	Exempt	\$0
	Total	county:\$950 city:\$950
	Taxable	other:\$0 school:\$950

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

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)	1,900.000 SF (0.043 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$950

TAX DEED

State of Florida

County of Columbia

Cert. No. 2939 of 2016

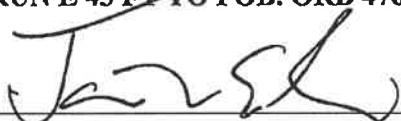
Parcel No. 11118-002

Case No. 23-9-TD

The following Tax Certificate numbered **2939** issued on **May 31, 2016** was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **7th** day of **August, 2023**, offered for sale as required by law for cash to the highest bidder and was sold to **Twentyeight Fourteen, LLC.** whose mailing address is, **930 NE Joe Coney Terrace, Lake City, FL. 32055** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, on this 8th day of **August, 2023**, in the County of Columbia, State of Florida, in consideration of the sum of **\$8,100.00** being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

NE DIV: COMM SE COR OF BLOCK 29 MCELROY'S S/D, RUN W 65 FT FOR POB, RUN N 50 FT, W 38 FT, S APPROX 50 FT TO N R/W OF REGISTER ST (A PT 108 FT W OF SE COR OF BLOCK 29) RUN E 43 FT TO POB. ORB 476-393, 729-124, 748-1182, QC 1143-515



James M. Swisher, Jr.
Clerk of the Circuit Court
Columbia County, Florida

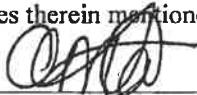
Witness:



Inst: 202312014915 Date: 08/08/2023 Time: 2:37PM
Page 1 of 3 B: 1496 P: 1322, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy ClerkDoc Stamp-Deed: 56.70

State of Florida
County of Columbia

On this 8 day of **August, 2023**, before me personally appeared James M. Swisher, Jr., Clerk of Circuit Court in and for Columbia County Florida, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned. Witness my hand and official seal date aforesaid.



NOTARY PUBLIC



23-09-TD

CERTIFICATE OF CLERK

I HEREBY CERTIFY that copies of the Notice of Application for Tax Deed filed by **TWENTYEIGHT FOURTEEN** regarding Tax Certificate number 2939 issued May 31, 2016 were mailed via certified/registered mail to the following persons:

Twentyeight Fourteen
930 NE Joe Coney Terrace
Lake City, Florida 32055

Ulysses Murphy Jr
Joann Murphy
1265 NW Rukon Gln
Lake City, FL 32055

Ulysses Murphy Jr
1222 SE Putnam St
Lake City, FL 32025

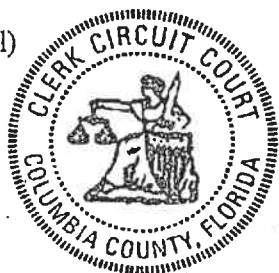
Jessie Murphy & Joann Murphy
1578 Wilson Street
Lake City, FL 32055


Linda K Ilonzo Glenda Mae Pridgen (ETAL)
16002 Sherwood Drive
Tampa, FL 33618

Patricia J Morgan
P O Box 2983
Lake City, FL 32056-2983

Dated this 22 day of June 2023, at Columbia County, Florida.

(Seal)




JAMES M. SWISHER, JR.
CLERK OF COURT

Item iv.

THE LAKE CITY REPORTER
Lake City, Columbia County, Florida

Legal Copy
As Published

STATE OF FLORIDA,
COUNTY OF: COLUMBIA COUNTY

Before the undersigned authority personally appeared Todd Wilson, who on oath says that he or she is Publisher of the Lake City Reporter, a newspaper published at Lake City in Columbia County, Florida; that the attached copy of advertisement, being a

in the matter of Legal Amended Notice of Application for Tax Deed

in the _____ Court, was published in said newspaper by print in the issues of July 5, 12, 19, 26, 2023

or by publication on the newspaper's website, if authorized, on July 5, 12, 19, 26, 2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

[Signature]

Sworn to and subscribed before me this 31 day of July, A.D. 2023, by Todd Wilson who is personally known to me.

[Signature]
(Signature of Notary Public)



KATHLEENA RIOTTO
Commission # HH 282049
Expires August 20, 2026

AMENDED NOTICE OF APPLICATION FOR TAX DEED
Sec. 197.241 F.S.

Notice is hereby given that TWENTYEIGHT FOURTEEN the holder of the following certificate has filed said certificate for a Tax Deed to be issued thereon. The certificate number and year of issuance, the description of the property and name in which it was assessed is as follows:

Certificate Number: 2939
Year of Issuance: 2016
File No. 23-09 TD
Description of Property: PARCEL NUMBER 11118-002
NE DIV. COMM SE COR OF BLOCK 29 MCELROY'S S/D, RUN W 65 FT FOR POB, RUN N 50 FT, W 38 FT, S APPROX 50 FT TO N R/W OF REGISTER ST (A PT 108 FT W OF SE COR OF BLOCK 29) RUN E 43 FT TO POB: ORB 476-393, 729-124, 748-1182, QC 1143-515

Name(s) in which assessed: ULYSSES MURPHY JR, JOANN MURPHY, JESSIE MURPHY

All of said property being in the County of Columbia, State of Florida. Unless said certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at the

Columbia County Courthouse on Monday the 7th day of August, 2023 at 11:00 A.M. JAMES M. SWISHER, JR. CLERK OF COURTS DATED: June 28th, 2023

WARNING
THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN; IN WHICH YOU HAVE AN INTEREST IN OR THE PROPERTY IS CONTIGUOUS TO YOUR PROPERTY (NEIGHBORING YOUR PROPERTY). THE PROPERTY WITH THE UNPAID TAXES WILL BE SOLD AT PUBLIC AUCTION

TO MAKE ARRANGEMENTS FOR PAYMENT, OR TO RECEIVE FURTHER INFORMATION, PLEASE CONTACT THE TAX COLLECTORS OFFICE, 135 NE HERNANDO AVE., STE 125, LAKE CITY, FL 32055. PHONE (386)758-1172.

Dates of Publication: July 5, 12, 19 and 26

769140
July 5, 12, 19, 26, 2023

KYLE KEEN

COLUMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
REAL ESTATE 2022 36127.0000

Item iv.

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R11118-002		SEE BELOW	SEE BELOW	SEE BELOW	001

MURPHY ULYSSES JR
MURPHY JOANN
1265 NW RUKON GLN
LAKE CITY FL 32055

00-00-00 0000/0000.04 Acres
NE DIV: COMM SE COR OF BLOCK 29
MCELROY'S S/D, RUN W 65 FT FOR
POB, RUN N 50 FT, W 38 FT, S
APPROX 50 FT TO N R/W OF
See Tax Roll For Extra Legal

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
CITY OF LAKE CITY	4.9000	950		950	4.66
BOARD OF COUNTY COMMISS	7.8150	950		950	7.42
COLUMBIA COUNTY SCHOOL					
DISCRETIONARY	0.7480	950		950	0.71
LOCAL	3.2990	950		950	3.13
CAPITAL OUTLAY	1.5000	950		950	1.43
SUWANNEE RIVER WATER MG	0.3368	950		950	0.32
LAKE SHORE HOSPITAL AUTH	0.0001	950		950	

Exemptions Applied:

TOTAL MILLAGE	18.5989	AD VALOREM TAXES	17.67
---------------	---------	------------------	-------

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT		50.40
NON-AD VALOREM ASSESSMENTS		50.40

Please retain this portion for your records

COMBINED TAXES AND ASSESSMENTS	68.07	See reverse side for important information
--------------------------------	-------	--

If Paid By Please Pay	Mar 31 2023 68.07	Apr 30 2023 68.07	May 22 2023 110.27	May 31 2023 110.27
--------------------------	----------------------	----------------------	-----------------------	-----------------------

KYLE KEEN

COLUMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
REAL ESTATE 2022 36127.0000

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R11118-002		SEE ABOVE	SEE ABOVE	SEE ABOVE	001

RETURN WITH PAYMENT

MURPHY ULYSSES JR
MURPHY JOANN
1265 NW RUKON GLN
LAKE CITY FL 32055

00-00-00 0000/0000.04 Acres
NE DIV: COMM SE COR OF BLOCK 29
MCELROY'S S/D, RUN W 65 FT FOR
POB, RUN N 50 FT, W 38 FT, S
APPROX 50 FT TO N R/W OF
See Tax Roll For Extra Legal

PLEASE PAY IN U.S. FUNDS (NO POST DATED CHECKS) TO KYLE KEEN TAX COLLECTOR - 135 NE HERNANDO AVE - SUITE 125, LAKE CITY, FL 32055-4006

If Paid By Please Pay	Mar 31 2023 68.07	Apr 30 2023 68.07	May 22 2023 110.27	May 31 2023 110.27
--------------------------	----------------------	----------------------	-----------------------	-----------------------



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

AGENT AUTHORIZATION FORM

I, Sylvester Warren III (owner name), owner of property parcel

number 00-00-00-11122-001 (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. Carol Chadwick, PE	1.
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.

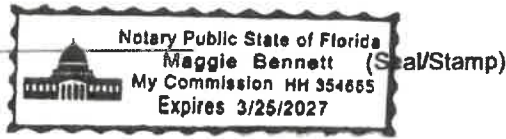
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Date 12/22/23
Owner Signature (Notarized)

NOTARY INFORMATION:
STATE OF: FLORIDA COUNTY OF: Columbia

The above person, whose name is Sylvester Warren, personally appeared before me and is known by me or has produced identification (type of I.D.) FDL on this 22nd day of December, 2023.

NOTARY'S SIGNATURE



Project Summary

Project Name: TOE Small House 2 Variance at 407 NE Lurose

Project Number: V24-01

Parcel Number: 11122-001

Project Notes

- Project type: Variance
- Future land use is: Residential Medium
- Zoning designation is: Residential Single Family 3 (RSF-3)
- Proposed use of the property: Single Family Dwelling
- Land is conducive for use: Yes, per section 4.5.2.1 of the Land Development Regulations.

Project Summary

Project V24-01 is for a variance for the setbacks and has been reviewed by Growth Management and City Staff. The setback on the sides are from 10' to 7' and on the rear from 15' to 10'. The lot is considered a legally non-conforming lot and was platted before the Land Development Regulations were adopted.

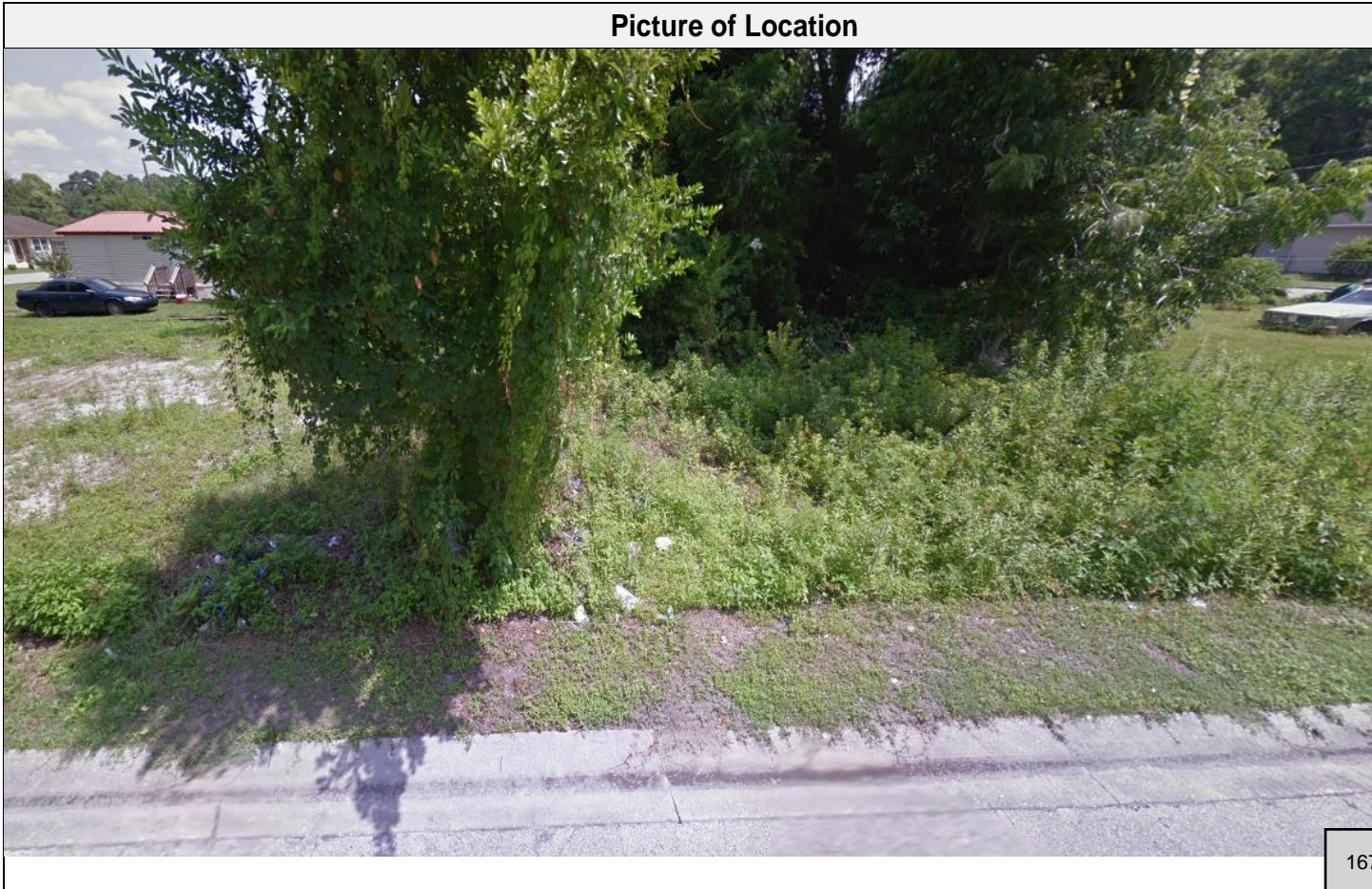
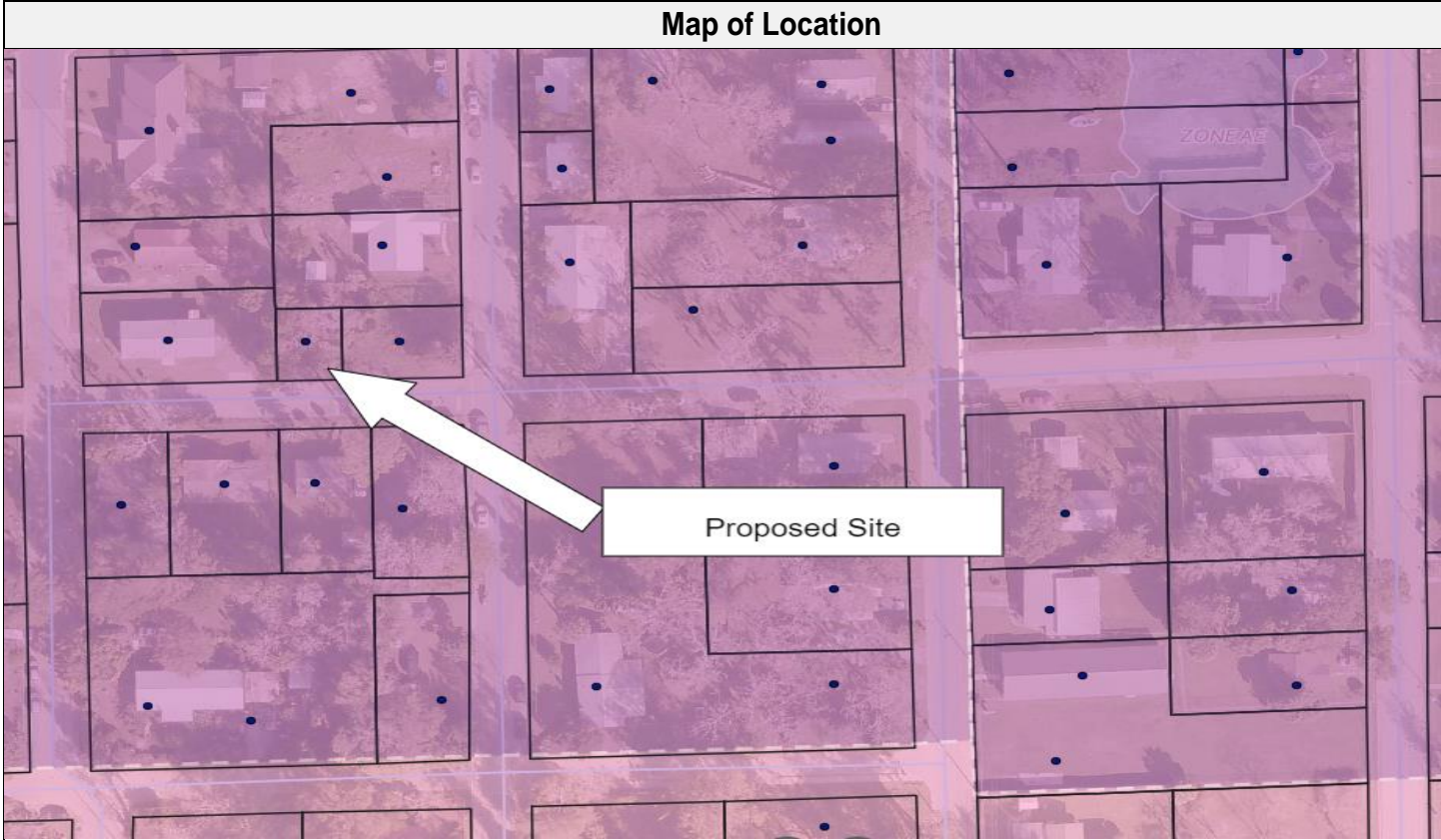
Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	TOE Small House 2 (V 24-01)
Applicant	Carol Chadwick, PE, as agent
Owner	Twentyeight Fourteen, LLC
Requested Action	Petition for a variance to the setback on the sides from 10' to 7' and on the rear from 15' to 10'. The lot is considered a legally non-conforming lot and was platted before the Land Development Regulations were adopted.
Hearing Date	02-06-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.043 Acres
Location	407 NE Lurose Ct, Lake City, FL
Parcel Number	11122-001
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	Single Family Home	
E	Residential Medium	RSF-3	Single Family Home	
S	Residential Medium	RSF-3	Single Family Home	
W	Residential Medium	RSF-3	Single Family Home	



Summary of Request

Applicant has requested a to the setback on the sides from 10' to 7' and on the rear from 15' to 10'. The lot is considered a legally non-conforming lot and was platted before the Land Development Regulations were adopted.



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

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

Date: 01/02/2024

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

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

Project Number: V24-01

Project Name: 407 NE Lurose Ct, Variance

Project Address: 407 NE Lurose Ct, Lake City, FL

Project Parcel Number: 11122-001

Owner Name: Twenty-eight Fourteen LLC

Owner Address: 930 NE Joe Coney Terrace, Lake City, FL

Owner Contact Information: Telephone Number: 386-628-7152 Email: swarren3rd@icloud.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

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

Building Department: Reviewed by: DocuSigned by: Dave Young **Date:** 1/2/2024
2624CF6D4D2B43B...

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo **Date:** 1/8/2024
F0D1ED33B98E4BE...

No concerns at this time.

Business License: Reviewed by: DocuSigned by: Marshal Souza **Date:** 1/3/2024
E8B18D144D974CD...

No comments

Code Enforcement: Reviewed by: DocuSigned by: Marshal Souza **Date:** 1/3/2024
E8B18D144D974CD...

No open code cases

Permitting: Reviewed by: DocuSigned by: Ann Jones **Date:** 1/3/2024
C856039271CC40E...

no comments at this time

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 896E039544B74E3... Date: 1/3/2024

none

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55AD249B... Date: 1/3/2024

none

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... Date: 1/3/2024

no comment at this time

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F599EB8125784F8... Date: 1/12/2024

no comment at this time

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165D4E0... Date: 1/3/2024

No comments at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 8857D0CE8F2F465... **Date:** 1/3/2024

no comment at this time

Fire Department: Reviewed by: DocuSigned by: Dwight Booger 4D1447DF6A445D... **Date:** 1/3/2024

No Concers at that this time.

Police Department: Reviewed by: DocuSigned by: Sue Tuell 665374359EAC4D8... **Date:** 1/5/2024

No concerns at this time

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

CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

V 24-01, an application by Carol Chadwick, as agent, for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in Section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet, as defined by these Land Development Regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated December 27, 2023, to be located on property described as follows:

A parcel of land lying in Section 29, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows:

PARCEL 11122-001

NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acres, more or less

WHEN;	February 6 th , 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

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

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

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

PUBLIC NOTICE

**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS HEREBY NOTICED TO CONSIDER A RESUBMITTAL FOR
[Small text describing the hearing details]

**FOR MORE INFORMATION CONTACT
ROBERT ANDRIGLIO
PLANNING AND ZONING TECHNICIAN
AT 888.755.5070**

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

Item iv.

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.



January 9, 2024

To Whom it May Concern

On February 6, 2024 the Board of Adjustments will be having a meeting at 5:30pm, or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition to get approval for a variance to the setbacks for a property located at 407 NE Lurose Court, Lake City, FL 32055.

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

Robert Angelo

Planning and Zoning Tech
City of Lake City



0

290

580

870

1160

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	City	State	ZIP
RIVERS AMELIA ESTATE	1609 S WOLF RD		HILLSIDE	IL	60162
GEORGE DEANNA R	920 NE JOE CONEY TERR		LAKE CITY	FL	32055
WILSON CARLOS	815 NE JACKSON AVE		LAKE CITY	FL	32055
FLOWERS SERENA	876 NE CONGRESS AVE		LAKE CITY	FL	32055
MORGAN PATRICIA J	P O BOX 2983		LAKE CITY	FL	32056-2983
DOAR RINAT	914 NE ABERDEEN AVE		LAKE CITY	FL	32055
EQUITY TRUST FBO 200345702	P O BOX 451340		WESTLAKE	OH	44145
DOUGLAS CLYDE	929 NE JOE CONEY TER		LAKE CITY	FL	32055
ALFORD GERALD M	703 NW MORRELL DRIVE		WHITE SPRINGS	FL	32096
MONROE DAVID O M	945 NE ABERDEEN AVE		LAKE CITY	FL	32055
CHURCH PROPERTY	948 NE ABERDEEN AVE		LAKE CITY	FL	32055
BLANKENSHIP MAY E	5640 56TH WAY		WEST PALM BEACH	FL	33409
MORGAN TERRY BELSON	P O BOX 1304		LAKE CITY	FL	32056-1304
FLOWERS SERENA	876 NE CONGRESS AVE		LAKE CITY	FL	32055
MAYO ELIZABETH G	906 NE CONGRESS AVE		LAKE CITY	FL	32055
HUGGINS ROY	942 NE CONGRESS AVE		LAKE CITY	FL	32055
MAEWEATHER RUSSELL	11760 LINDSEY LAKE DR		LAKE CITY	FL	32055
GEORGE ANTHONY JR	1136 HILBURN DR SE		JACKSONVILLE	FL	32221
ANDERSON DINYADA V	825 NE JOE CONEY TERR		ATLANTA	GA	30316-2811
HAWKINS HATTIE LOUISE	862 NE JOE CONEY TERR		LAKE CITY	FL	32055
AUSGOOD VERONICA	876 NE JOE CONEY TERR		LAKE CITY	FL	32055
WILLIAMS DAVID SR ESTATE	879 NE JOE CONEY TERR		LAKE CITY	FL	32055
TWENTYEIGHT FOURTEEN, LLC	903 NE JOE CONEY TER		LAKE CITY	FL	32055
TRUST NO. 913JCC	P O BOX 281		FLAGLER BEACH	FL	32136
GEORGE DEANNA	920 NE JOE CONEY TERR		LAKE CITY	FL	32055
GEORGE VANESSA	930 NE JOE CONEY TER		LAKE CITY	FL	32055
BAKER ALVIN J	999 NW ZACK DR		LAKE CITY	FL	32055
CARTER MARY ALYCE	769 NE GURLEY AVE		LAKE CITY	FL	32055
WILLIAMS KAYLA	396 NE LUROSE ST		LAKE CITY	FL	32055
COMBS FREDRINA T	9730 PORTA LEONALN		LAKE CITY	FL	32055
TWENTYEIGHT FOURTEEN LLC	930 NE JOE CONEY TER		BOYNTON BEACH	FL	33472
TWENTYEIGHT FOURTEEN LLC	930 NE JOE CONEY TER		LAKE CITY	FL	32055
TAYLOR SHANETHA	331 NE BURBANK TER		LAKE CITY	FL	32055
FOUNDATION ANNA FERTIC	P O BOX 621171		LAKE CITY	FL	32055
PATE LINDA	884 CEDAR CANYON SQUARE		OVIEDO	FL	32762
OWENS WALLACE	872 NE ABERDEEN AVE		MARIETTA	GA	30067
MORGAN HELEN	435 NE MORGAN STREET		LAKE CITY	FL	32055
WASHINGTON CHARLES A	406 CASTILLO TER		LAKE CITY	FL	32055

9589 0710 5270 1427 8391 64

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com .

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	01/23/2024
Total Postage and Fees	\$5.08	

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8391 88

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com .

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	01/23/2024
Total Postage and Fees	\$5.08	

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8392 01

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com .

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	01/23/2024
Total Postage and Fees	\$5.08	

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8391 57

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com .

Hillside, IL 60162

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	01/23/2024
Total Postage and Fees	\$5.08	

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8391 71

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com .

Westlake, OH 44145

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	01/23/2024
Total Postage and Fees	\$5.08	

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8391 95

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com .

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	01/23/2024
Total Postage and Fees	\$5.08	

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8392 25

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	01/23/2024
Total Postage and Fees	\$5.08	
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8392 18

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	01/23/2024
Total Postage and Fees	\$5.08	
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Item iv.

9589 0710 5270 1427 8392 49

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8392 32

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8392 63

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8392 56

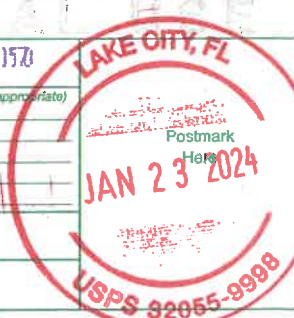
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Lake City, FL 32055

Certified Mail Fee	\$4.40	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8392 87

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8393 17

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

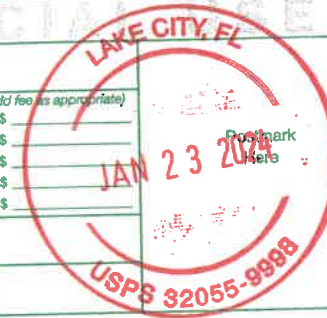
Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8393 55

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

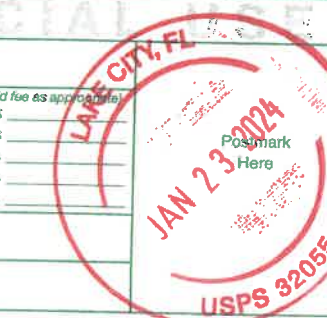
Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8392 70

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8392 94

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8393 48

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8375 97

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8375 80

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Item iv.

9589 0710 5270 1427 8393 79

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8376 03

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

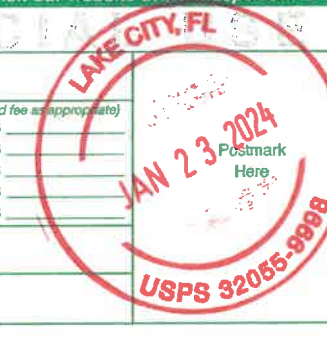
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8393 31

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$ 4.40

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage
 \$ 0.68

Total Postage and Fees
 \$ 5.08

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8393 62

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

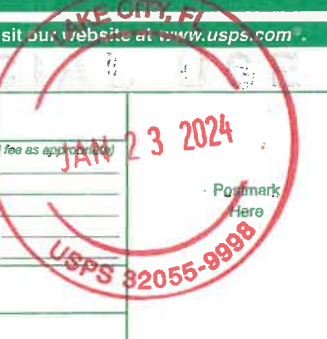
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1427 8393 00

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee			Postmark Here
\$			
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/>	Return Receipt (hardcopy) \$		
<input type="checkbox"/>	Return Receipt (electronic) \$		
<input type="checkbox"/>	Certified Mail Restricted Delivery \$		
<input type="checkbox"/>	Adult Signature Required \$		
<input type="checkbox"/>	Adult Signature Restricted Delivery \$		
Postage			
\$			
Total Postage and Fees			
\$			
Sent To			
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8393 24

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Item iv.

For delivery information, visit our website at www.usps.com

Certified Mail Fee			Postmark Here
\$			
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/>	Return Receipt (hardcopy) \$		
<input type="checkbox"/>	Return Receipt (electronic) \$		
<input type="checkbox"/>	Certified Mail Restricted Delivery \$		
<input type="checkbox"/>	Adult Signature Required \$		
<input type="checkbox"/>	Adult Signature Restricted Delivery \$		
Postage			
\$			
Total Postage and Fees			
\$			
Sent To			
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:40 AM
To: Angelo, Robert
Subject: RE: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Confirmed

Thank you
Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 10:37 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:35 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Attached for approval 3x5.5 272.25

Thank you
Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- **Advertising in Newspapers Cause Readers to Act**
- **More than 124 million U.S. adults read newspaper media each week**

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:10 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Kym

Please publish this ad in the body of the paper as a display ad in the January 25, 2024 paper.

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



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

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

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

**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
BOARD OF ADJUSTMENTS**

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

Item iv.

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 9:17 AM
To: Angelo, Robert
Subject: RE: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Confirmed

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:13 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Friday, January 19, 2024 11:00 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Attached for approval by noon on Wednesday.

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Thursday, January 18, 2024 2:31 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Kym

Please publish in the legal section of the Lake City Reporter on **January 25, 2024.**

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



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

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

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

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

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 01/19/24 10:59 by kharr-cn

Acct #: 45150

Ad #: 798738

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 01/25/2024 Stop: 01/25/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 23.23 Words: 847
Total STD 23.23
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 383.30

Contact: AP CHERYL 719-5794
Phone: (386)719-5804
Fax#:
Email:
Agency:

Affidavits: 1
Ad Descript: SE 24-01, SE 24-02, AND V
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: kharr 01/19/24 10:57
Last Changed: kharr 01/19/24 10:59

PUB ZONE EDT TP RUN DATES
LCR A 96 S 01/25

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-01, a petition by The Beverly Standridge, as agent for The Arc North Florida, INC, to request a special exception be granted as provided for in Section 4.10.5 of the Land Development Regulations, to permit a adult care center, as defined by these land development regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated January 5, 2024, to be located on property described, as follows:

A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Parcel 13734-000

S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653.

Containing 0.406 acre, more or less.

SE 24-02, a petition by Jim Curry, as agent for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated January 11, 2024, to be located on property described, as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: BEGIN

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 AND RUN N.83° 13'25" W., A DISTANCE OF 32.66 FEET, THENCE CONTINUE N.06°52'49" E., DISTANCE OF 166.12 TO SOUTHERLY RIGHT-OF-WAY LINE S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.08 FEET, THENCE RUN S.26°44'46" E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE, THENCE S.07°07'44" W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET, THENCE S.88° 42'57" W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Containing 0.77 acre, more or less.

V 24-01, a petition by Carol Chadwick, as agent for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan submitted with a petition dated December 27, 2023, to be located on property described, as follows:

PARCEL 11122-001
NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acre, more or less.

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

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

Copies of the special exception are available for public inspection by contacting the Office of Growth Management at growth-management@lcfla.com or by

calling 386.719.5746.

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

798738

January 25, 2024

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-01, a petition by The Beverly Standridge, as agent for The Arc North Florida, INC, to request a special exception be granted as provided for in Section 4.10.5 of the Land Development Regulations, to permit a adult care center, as defined by these land development regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated January 5, 2024, to be located on property described, as follows:
A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Parcel 13734-000

S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653,
Containing 0.406 acre, more or less.

SE 24-02, a petition by Jim Curry, as agent for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated January 11, 2024, to be located on property described, as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: BEGIN 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 AND RUN N.83°13'25" W., A DISTANCE OF 32.66 FEET, THENCE CONTINUE N.06°52'49" E., DISTANCE OF 166.12 TO SOUTHERLY RIGHT-OF-WAY LINE S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.08 FEET, THENCE RUN S.26°44'46" E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE, THENCE S.07°07'44" W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET, THENCE S.88°42'57" W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Containing 0.77 acre, more or less.

V 24-01, a petition by Carol Chadwick, as agent for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan submitted with a petition dated December 27, 2023, to be located on property described, as follows:

PARCEL 11122-001

NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acre, more or less.

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

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

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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