

BOARD OF ADJUSTMENT CITY OF LAKE CITY

February 10, 2026 at 6:00 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 01-13-2026

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **RESOLUTION NO. BA SE 26-01-** A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY, FLORIDA, GRANTING WITH APPROPRIATE CONDITIONS AND SAFEGUARDS A SPECIAL EXCEPTION AS AUTHORIZED BY THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR A SPECIAL EXCEPTION TO THE PERMITTED USES WITHIN A RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) ZONING DISTRICT, AS PROVIDED WITHIN SECTION 4.5.5 OF THE LAND DEVELOPMENT REGULATIONS, TO PERMIT A STANDARD DESIGN MANUFACTURED HOME, AS DEFINED BY SAID LAND DEVELOPMENT REGULATIONS, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

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

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

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



BOARD OF ADJUSTMENTS MEETING MINUTES

City: Lake City, Florida

Board: Board of Adjustments

Date: January 13, 2026

Time: 18:44

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 18:44 by Mrs. Douglas.

2. ROLL CALL

- Mrs. Douglas
- Mrs. McKellum
- Mrs. Wilson
- Mrs. Johnson
- Mr. Carlucci
- Mr. Lydick
- City Attorney: Mr. Martin

Members Absent:

- None

Staff Present:

- Robert Angelo

Public Attendees: None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of November 12, 2025

Motion to approve: Mr. Carlucci

Second: Mrs. Johnson

Approval of the minutes of December 09, 2025

Motion to approve: Mr. Carlucci

Second: Mrs. Johnson

4. PUBLIC HEARINGS / NEW BUSINESS

None.

5. WORKSHOP ITEMS

None.

6. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mrs. Johnson.

The meeting adjourned at 18:45.

Recording Secretary: _____

Name: Robert Angelo

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas



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 \$1050
 Receipt No. 2026-00024510
 Filing Date 12/23/25
 Completeness Date 1/7/26

SPECIAL EXCEPTION**A. PROJECT INFORMATION**

1. Project Name: Manuad Group Corp
2. Address of Subject Property: 862 NE Coldwater Ave Lake City FL
3. Parcel ID Number(s): 00-00-00-11158-000
4. Future Land Use Map Designation: residential medium
5. Zoning Designation: residential single family-3
6. Acreage: 0.127
7. Existing Use of Property: Single Family Residence
8. Proposed use of Property: Single Family Single Wide Mobile Home
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.5.5.13

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Jon DeFrancesco Title: Agent
 Company name (if applicable): Allstar Homes
 Mailing Address: 5325 S Pine Ave
 City: Ocala State: FL Zip: 34480
 Telephone (352) 6229910 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.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Manuad Group Corp
 Mailing Address: 3700 SW 46th Ave
 City: West Park State: FL Zip: 33023
 Telephone: (954) 907-9667 Fax: () Email:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?

If yes, list the names of all parties involved:

If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute

2. Has a previous application been made on all or part of the subject property? ☐ Yes ☐ No

Future Land Use Map Amendment: ☐ Yes ☐ No

Future Land Use Map Amendment Application No. _____

Rezoning Amendment: ☐ Yes ☐ No

Rezoning 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.
 - 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 \$1050 excluding communication towers which is \$3800. No application shall be accepted or processed until the required application fee has been paid in full. Any professional fees required by the Land Development Administrator will be invoice and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

NOTICE TO APPLICANT

1. 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.
2. A total of two (2) copies of proposed Special Exception Application and support material, and one (1) PDF copy on a CD, are required at the time of submittal. See LDR submittal requirements for more detail.
3. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

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 properly 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 PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Jon Defrancesco

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

12-19-25

Date

STATE OF FLORIDA
COUNTY OF MANA

The foregoing instrument was acknowledged before me this 19 day of Dec., 2025, by (name of person acknowledging) Jon Defrancesco

(NOTARY SEAL OR STAMP)



Madison Gleason
Comm.: HH 244443
Expires: June 19, 2026
Notary Public - State of Florida

Signature of Notary

Madison Gleason
Printed Name of Notary

Personally Known ☒ OR Produced Identification _____ OR verified on-line virtually _____
Type of Identification Produced

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.

There would be no adverse affects to the cities comprehensive plan.

b. Whether the proposed use is compatible with the established land use pattern.

It is compatible with the 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.

It would not alter the population density.

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

There will be no change to the community or neighborhood.

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

This will not adversely influence living conditions in the neighborhood.

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

This will not create excessive traffic.

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

This will not create a drainage problem.

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

This will not reduce light and air to adjacent areas.

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

This will not adversely affect property values in the adjacent area.

j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

This will not be a deterrent to improvement or development in area.

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

This is not out of scale with the needs of the surrounding neighborhood as there are already existing manufactured homes in the area.

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-11156-000 <https://search.ccpafl.com/parcel/11156000000000>

862 NE COLDWATER AVE

Owners

MANUAD GROUP CORP
3700 SW 46TH AVE
WEST PARK, FL 33023

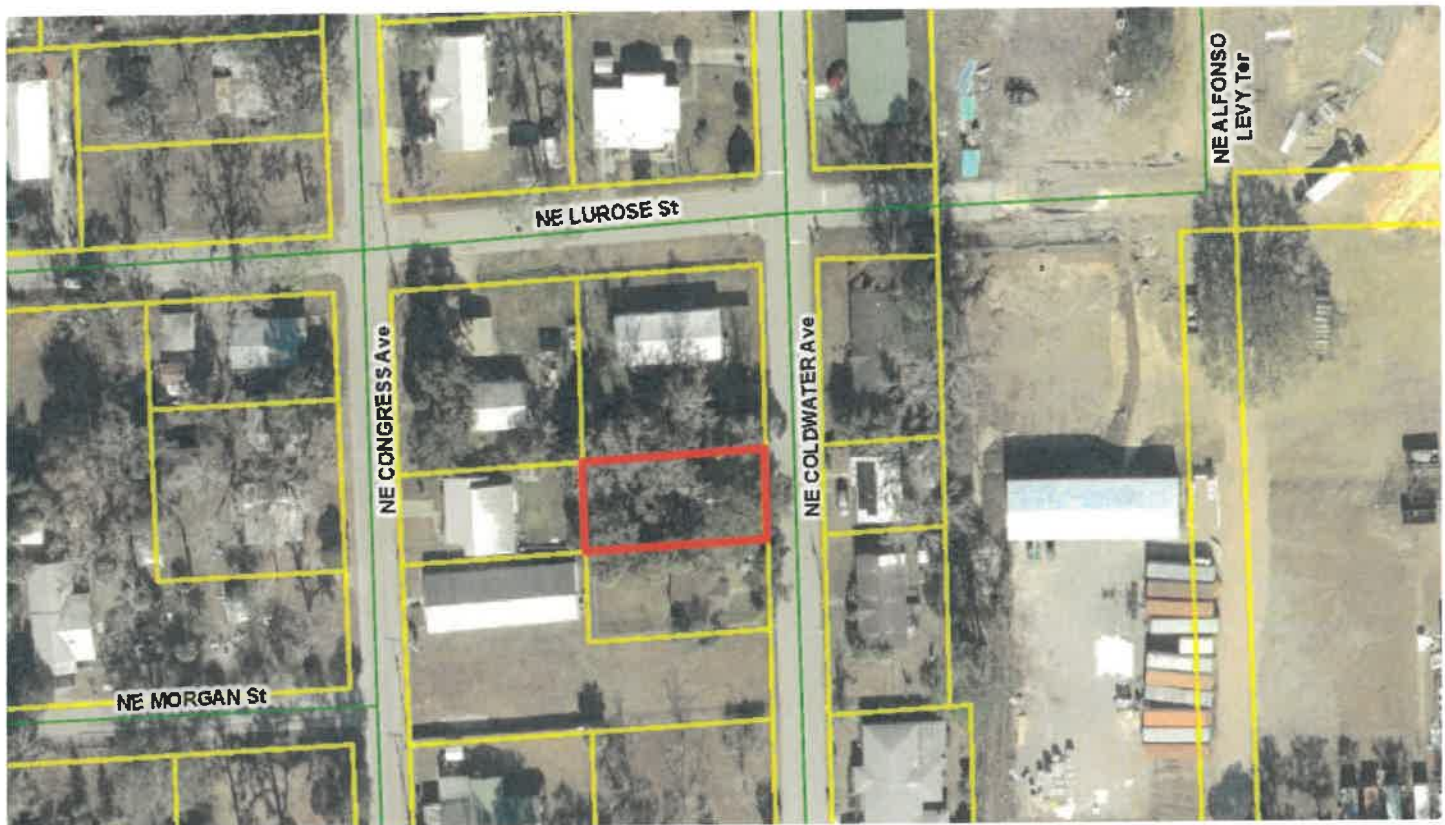
Use: 0100: SINGLE FAMILY

Subdivision: GELBERG'S

Legal Description

NE DIV: E1/2 OF LOT 13 BLOCK 34 GELBERG'S
REPLAT OF MCELROY'S S/D.

419-428, TD 1402-136, QC 1413-2609,
WD 1440-2417, WD 1502-166,



362 NE Coldwaters Ave.
Lake City FL 32055

DATE 11/19/2025

Proposed New 13' x 56'
Manufactured Home

Hand-drawn site plan for a property on NE Coldwater Ave. The plan shows a rectangular lot with dimensions 53' by 105'. A 'Proposed new 13x56' Manufactured Home' is shown in the center. To the left of the home is a 'Proposed A/C' unit. To the right is a 'Home Face' with a small structure. The lot is divided into sections by 15' and 25' dimensions. The front boundary is NE Coldwater Ave. The back boundary is 53'. The left boundary is 105'. The right boundary is 105'. The bottom boundary is 53'. The top boundary is 53'. The lot is surrounded by neighbors: 'Neighbors Privacy fence' to the north, 'Neighbors' to the east, and 'Neighbors' to the south. The lot is also adjacent to an 'Existing Driveway' and an 'Existing sewer stub'.

12

Concurrency Impact Analysis:

Making a special exception for this site to allow a single wide mobile home should not affect impacts to public facilities. As this property already allows for single family homes and there are existing mobile homes in this area.

7. Comprehensive Plan Consistency Analysis:

Allowing a special exception to this specific property to allow a single wide mobile home should not affect the city's comprehensive plan as the property currently allows for single family homes and there are existing mobile homes in the area.

Legal Description with Tax Parcel Number

00-00-00-11156-000

NE DIV: E1/2 OF LOT 13 BLOCK 34 GELBERG'S REPLAT OF MCELROY'S S/D. 419-428, TD 1402-136, QC 1413-2609,
WD 1440-2417, WD 1502-166,

Record \$ 18.50
DS \$.70

This instrument prepared by:
Reuben S. Williams, IV
Wilson & Williams, P.A.
954 E. Silver Springs Blvd.
Ocala, Florida 34470

Inst: 202312020625 Date: 11/02/2023 Time: 11:58AM
Page 1 of 2 B: 1502 P: 166, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel No.

WARRANTY DEED

This indenture made on sep 20, 2023 between SONIA ANGELICA MOTTA, a single woman, whose address is 3700 SW 46th Avenue, West Park, Florida, 33023, Grantor, to MANUAD GROUP CORP, a Florida Corporation, whose address is 3700 SW 46th Avenue, West Park, Florida, 33023, Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in COLUMBIA County, Florida, to-wit:

E ½ of Lot 13, Block 34, Gelberg's Replat of McElroy's Subdivision, a subdivision per the plat of record in Plat Book 2, Page 18, of the Public Records of Columbia County, Florida, being the lands deeded in that certain instrument recorded at Official Records Book 419, Page 428, Public Records of Columbia County, Florida.

SUBJECT TO:

- (i) Ad valorem taxes for the current year and all subsequent years.

Title to the lands described herein has not been examined by Wilson & Williams, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances (This instrument was prepared and based solely upon information provided by grantor.)

Minimum documentary stamps are affixed to this Deed because transfer is a gift of unencumbered property. (F.A.C.12B-4.014(2)(a)).

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.

*Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Grantor:



Witness #1 Sign Name



Witness #1 Print Name



Witness #2 Sign Name



Witness #2 Print Name


SONIA ANGELICA MOTTA

STATE OF FLORIDA
COUNTY OF Broward

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of September, 2023, by SONIA ANGELICA MOTTA, a single woman, who is personally known to me, or who produced FL Driver's License as identification.

Notary stamp or seal


Notary Public



Brian Gonzalez
Comm: HH 426094
Expires: Jul. 26, 2027
Notary Public - State of Florida

FLORIDA LIMITED POWER OF ATTORNEY

I. THE PARTIES. This Florida Limited Power of Attorney ("Power of Attorney") created on the undersigned date, is between the following:

PRINCIPAL: Sonia A. Motta ("Principal") with a mailing address of:
3700 SW 46 AVENUE WEST PARK, FL 33023

do hereby grant a limited and specific powers to:

AGENT: Jonathan J DeFrancesco of ALLSTAR MANUFACTURED HOUSING, LLC ("Agent") with a mailing address of 5325 S PINE Ave, Ocala, FL 34480, who shall have the full power and authority to undertake and perform the following acts mentioned in this Power of Attorney.

II. THE POWERS. The Principal authorizes the Agent to handle the following actions on their behalf:

Apply for, and sign for, all permits and applications required for the installation of a new mobile home on property owned by the principle, including the signing and recording of Notice of Commencements.

The authority granted herein shall include such incidental acts as are reasonably required to carry out the aforementioned powers given by the Principal. The Agent certifies and accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with the Principal's best interest.

III. EFFECTIVE DATE. This Power of Attorney shall become effective immediately.

IV. TERMINATION. This Power of Attorney shall terminate when the above-referenced powers and responsibilities have been completed by the Agent.

In addition to the aforementioned termination conditions, this Power of Attorney shall be automatically revoked upon the death or incapacitation of the Principal. Any person relying on this document shall have the full rights to accept and reply upon the authority of the Agent until in receipt of actual notice of revocation.

V. GOVERNING LAW. This Power of Attorney shall be governed under the laws located in the State of Florida.

VI. EXECUTION. IN WITNESS WHEREOF, I, the Principal, have executed this Power of Attorney on
November, 2025.

Sonia Motta

Principal's Signature

STATE OF FLORIDA, Madon County.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ online presence this _____, 20____, by _____ who is

☐ personally known to me or ☒ who has produced driver's license as identification.

[Signature]

Notary Public

My commission expires: June, 2026



Madison Gleason
 Comm.: HH 244443
 Expires: June 19, 2026
 Notary Public - State of Florida



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

Detail by Entity Name

Florida Profit Corporation
MANUAD GROUP CORP.

Filing Information

Document Number	P23000034151
FEI/EIN Number	APPLIED FOR
Date Filed	05/01/2023
Effective Date	04/28/2023
State	FL
Status	ACTIVE

Principal Address

3700 SW 46 AVENUE
WEST PARK, FL 33023

Mailing Address

3700 SW 46 AVENUE
WEST PARK, FL 33023

Registered Agent Name & Address

9 WEIS PROPERTY INVESTMENTS LLC
14900 SW 30TH STREET
#277766
MIRAMAR, FL 33027

Address Changed: 02/20/2025

Officer/Director Detail

Name & Address

Title P

MOTTA, SONIA A
3700 SW 46 AVENUE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
2024	02/18/2024
2025	02/20/2025

Document Images

02/20/2025 -- ANNUAL REPORT	View image in PDF format
02/18/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- Domestic Profit	View image in PDF format

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

34416.0000

Item ii.

PARCEL NUMBER	ESCROW CD	Millage Code
R11156-000		1

MANUAD GROUP CORP
3700 SW 46TH AVE
WEST PARK FL 33023

THIS BILL IS FULLY PAID

862 COLDWATER NE LAKE CITY 32055
NE DIV: E1/2 OF LOT 13 BLOCK 34 GELBERG'S
REPLAT OF MCELROY'S S/D.

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	22,038	4.9000	0	22,038	107.99
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	22,038	7.8150	0	22,038	172.23
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	22,038	0.7480	0	22,038	16.48
LOCAL	22,038	3.1010	0	22,038	68.34
CAPITAL OUTLAY	22,038	1.5000	0	22,038	33.06
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	22,038	0.2812	0	22,038	6.20
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	22,038	0.0001	0	22,038	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3453	AD VALOREM TAXES	404.30
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	1.00 Unit @445.0900	445.09

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	445.09
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COMBINED TAXES AND ASSESSMENTS	849.39	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	849.39	-33.98	0.00	815.41	0.00

Kyle Keen, CFC

Columbia County Tax Collector

2025 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

34416.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R11156-000		1

MANUAD GROUP CORP
3700 SW 46TH AVE
WEST PARK FL 33023

THIS BILL IS FULLY PAID

862 COLDWATER NE LAKE CITY 32055
NE DIV: E1/2 OF LOT 13 BLOCK 34 GELBERG'S
REPLAT OF MCELROY'S S/D.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	849.39	-33.98	0.00	815.41	0.00

Receipt(s) 2025-901904 on 11/26/25 for \$815.41 by Sonia Motta Manual group C

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



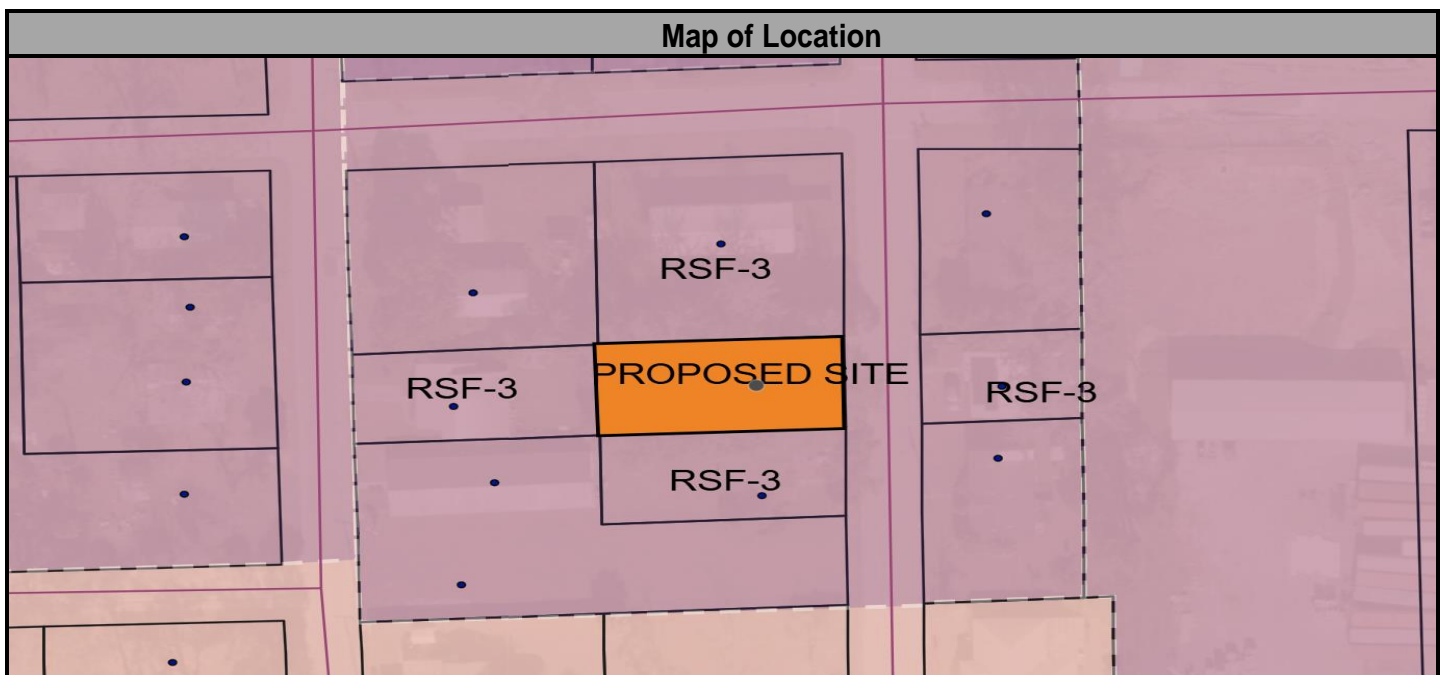
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Special Exception, SE 26-01, for Manuad Group Corp
Applicant	Jon DeFrancesco, agent
Owner	Manuad Group Corp
Requested Action	<ul style="list-style-type: none"> Seeking approval of a special exception to allow a standard design manufactured home in an RSF-3 zoning district.
Hearing Date	02-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information		
Size	+/- 0.127 Acres	
Location	862 NE Coldwater Ave, Lake City, FL	
Parcel Number	11156-000	
Future Land Use	Residential Medium	
Proposed Future Land Use	Residential Medium	
Current Zoning District	Residential Single-Family 3	
Proposed Zoning	Residential Single Family 3	
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	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	6,000 Square Feet/4.5.6	5,532 Square Feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.5.7.4 Front 20' Side 10' Rear 15'	Meets requirements.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.5.7	No wetland
Max height of signs.	NA	NA
Max square footage of signs.	NA	NA
Lot coverage of all buildings.	40%/ 4.5.9	13% coverage.
Minimum landscape requirements.	None 4.10.10	Meets requirements.
Minimum number of parking spaces.	2 spaces 4.2.15.16	Meets requirements.
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	NA	NA
'ADA parking space size.	NA	NA



Map of Location



Flood and Wetland Map

National Flood Hazard Layer FIRMette



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE)
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
MAP PANELS	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



0 250 500 1,000 1,500 2,000 Feet 1:6,000 82°37'31"W 30°11'46"N

Basemap Imagery Source: USGS National Map 2023

Summary of Staff Analysis**Parking**

Does not apply for one (1) and two (2) family dwellings per section 4.2.15.1.4 of the Lake City Land Development Regulation.

Setbacks

The Residential Single Family 3 zoning district requires the following setbacks, front- 20 feet, side- 10 feet each side and rear- 15 feet.

Signage

Not applicable.

Landscaping

Not applicable.

Land Use

The property is surrounded by Residential Single Family 3 zoning. The property on all sides is used for residential.

Lot Coverage of All Building

The Residential Office zoning district requires maximum lot coverage of 40%. The proposed site plan shows that the lot coverage of all buildings will be 13%.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.



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: 12/23/2025

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

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

Project Number: TBD

Project Name: Manuad Group Corp Special Exception

Project Address: 862 NE Coldwater Ave, Lake City, FL

Project Parcel Number: 11156-000

Owner Name: Manuad Group Corp

Owner Address: 3700 SW 46th Ave, West Park, FL 33023

Owner Contact Information: Telephone Number: 954-907-9667 Email: _____

Owner Agent Name: Jon DeFrancesco

Owner Agent Address: 5325 S Pine Ave, Ocala, FL 34480

Owner Agent Contact Information: Telephone: 352-622-9910 Email: cmlservicesfl@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:** Signed by: Scott Thomas 7C2DC476A338441... **Date:** 1/5/2026

No comments at this time.

Planning and Zoning: Reviewed by: Signed by: Robert Angelo F0D1ED33898E4BE... **Date:** 1/2/2026

No comment at this time.

Business License: Reviewed by: Signed by: Marshall Sova E8B18D144D974CD... **Date:** 1/2/2026

If they will be operating a business out of this location, they are required to obtain a business tax receipt and apply for a certificate of use.


Code Enforcement: Reviewed by: Signed by: Marshall Sova E8B18D144D974CD... **Date:** 1/2/2026

No liens, codes or violations on this property.

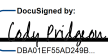
Permitting: Reviewed by: Signed by: Way Stockstill 6548153A5E144C0... **Date:** 1/7/2026

No comments at this time.

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

Water Department: Reviewed by:  Date: 1/2/2026

No comments at this time

Sewer Department: Reviewed by:  Date: 1/28/2026

No comment at this time

Gas Department: Reviewed by: _____ Date: _____

Water Distribution/Collection: Reviewed by: _____ Date: _____

Customer Service: Reviewed by: _____ Date: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ Date: _____

Fire Department: Reviewed by:

Signed by:




F7031F118EC645F

 _____ Date: 1/3/2026

Nothing to comment at this time.

Police Department: Reviewed by:

Signed by:



090407F400043F

 _____ Date: 1/29/2026

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.

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

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by:

Signed by:

SARA FURSON

DP 12769097AE4AB

 _____ Date: 1/5/2026

Single family properties outside the regulatory floodway are not within SRWMD jurisdiction. If zoning changes, please contact us.

School Board: Reviewed by:

Signed by:

Robert Hartley

SBA/20080730484

 _____ Date: 1/28/2026

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____