

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

September 10, 2024 at 5:30 PM

Venue: City Hall

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## 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-** None

**OLD BUSINESS-** None

### NEW BUSINESS

- i.** **SPR24-07**, Petition submitted by Carol Chadwick, P.E.. (agent) for Momex Investments, LLC (owner), for a Site Plan Review for Momex Addition to existing building, in the Commercial General Zoning District, and located on parcel 14086-000, which is regulated by the Land Development Regulations section 4.12.
- ii.** **SPR24-09**, Petition submitted by Carol Chadwick, P.E.. (agent) for Twenty-Eight Fourteen, LLC (owner), for a Site Plan Review for Mary's RV Resort, in the Commercial Intensive Zoning District, and located on parcel 12845-000, which is regulated by the Land Development Regulations section 4.13.

### WORKSHOP

- iii. Presentation-** Presenter, Shannon Williams, for public awareness for the City of Lake City's Florida Recreation Development Assistance Program (FRDAP) grant application for improvements to Young's Park to include a skate park.

### 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.

**File Attachments for Item:**

**i. SPR24-07**, Petition submitted by Carol Chadwick, P.E.. (agent) for Momex Investments, LLC (owner), for a Site Plan Review for Momex Addition to existing building, in the Commercial General Zoning District, and located on parcel 14086-000, which is regulated by the Land Development Regulations section 4.12.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: 06/20/2024

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

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

Project Number: SPR 24-07

Project Name: Momex Investments

Project Address: 798 SW Main Blvd

Project Parcel Number: 14086-000

Owner Name: Momex Investments, LLC

Owner Address: 798 SW Main Blvd

Owner Contact Information: Telephone Number: 386-397-3800 Email: jmoses@teammomex.com

Owner Agent Name: Carol Chadwick, PE

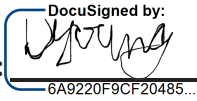
Owner Agent Address: 1208 SW Fairfax Glen

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:**  **Date:** 6/21/2024

No comments at this time

**Planning and Zoning: Reviewed by:**  **Date:** 7/2/2024

Per section 4.12.2.6 Business and Professional Offices are a permitted use.

**Business License: Reviewed by:**  **Date:** 6/24/2024

will need to apply for a business license

**Code Enforcement: Reviewed by:**  **Date:** 6/24/2024

No liens, codes or violations

**Permitting: Reviewed by:**  **Date:** 6/21/2024

no comments at this time

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

**Water Department: Reviewed by:** DocuSigned by: Mike Osborn 899E039544B74E3... **Date:** 6/21/2024

no comments at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Prignon 1B9A1E1F55AAJ2199... **Date:** 6/21/2024

None

**Gas Department: Reviewed by:** DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 6/21/2024

We supply gas to this location, please call in locates.

**Water Distribution/Collection: Reviewed by:** DocuSigned by: Brian Scott 7599EB6125784F8... **Date:** 7/8/2024

no comment

**Customer Service: Reviewed by:** DocuSigned by: Shasta Pelham 6B097A03165C4E0... **Date:** 7/1/2024

The impact fees for office space is calculated per square foot. Additional impact fees will be required. Locates must be obtained in order to ensure that the existing utility infrastructure is not damaged or obstructed.



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

FDOT: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

[Empty box for FDOT comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer Date: 6/24/2024  
650C0305882842D

The site has a previous permit, ERP-023-205828-1. The permit will need to be modified.

School Board: Reviewed by: DocuSigned by: Keith Hatcher Date: 6/24/2024  
660999119106C423

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams Date: 6/20/2024  
20A9E1202526247670

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

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



**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 \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: MOMEX INVESTMENTS
2. Address of Subject Property: 798 SW MAIN BLVD, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-14086-000
4. Future Land Use Map Designation: COMMERCIAL
5. Zoning Designation: CG
6. Acreage: 0.25
7. Existing Use of Property: OFFICE
8. Proposed use of Property: OFFICE
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage 775 s.f.
  - New construction: Total square footage \_\_\_\_\_
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. 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.**

3. If the applicant is agent for the property owner\*.
  - Property Owner Name (title holder): MOMEX INVESTMENTS, LLC
  - Mailing Address: 798 SW MAIN BOULEVARD
  - City: LAKE CITY      State: FL      Zip: 32025
  - Telephone: (386) 397.3800      Fax: ( )      Email: jmoses@teammomex.com

4. Mortgage or Lender Information:  Yes     No  
 Name of Mortgage or Lender: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

*If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.*

**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
3. Future Land Use Map Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Future Land Use Map 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. **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. **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).

3. **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.

4. **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.

5. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

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 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

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

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid
13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must 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.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE**



**NOTICE TO APPLICANT**

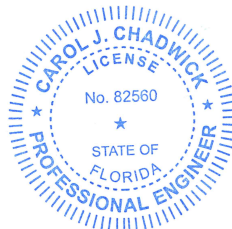
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)



\_\_\_\_\_  
Applicant/Agent Signature

Digitally signed by Carol Chadwick  
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick  
Date: 2024.06.13 08:51:54 -04'00'

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature

\_\_\_\_\_  
Date

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 \_\_\_\_\_ OR verified on-line virtually \_\_\_\_\_  
Type of Identification Produced



# ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

## UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

## PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

# EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, CITY OF LAKE CITY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

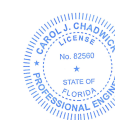
### EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	○	ROOF DRAIN	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	BM	BENCHMARK	Grated	GRATED STORM INLET
W	WATER MAIN	Star	REFERENCE MONUMENT	Storm Inlet	STORM INLET
WS	WATER SERVICE	CA	CABLE TV RISER	SA	SANITARY SEWER MANHOLE
SW	STORM SEWER	T	TELEPHONE RISER	CO	CLEAN OUT
Swale	SWALE/FLOWLINE	WM	WATER METER PIT	G	GAS VALVE
Culvert	CULVERT	Fire	FIRE HYDRANT	G	GAS METER
OP	OVERHEAD POWER	Gate	GATE VALVE	Star	STREET LIGHT
UP	UNDERGROUND POWER	CS	CURB STOP	Anchor	GUY WIRE ANCHOR
GAS	GAS LINE	Tree	CONIFEROUS TREE	Power	POWER POLE
T	PHONE LINE	Decid	DECIDUOUS TREE	Gas	GAS MARKER
FO	FIBER OPTIC	Bush	BUSH	EM	ELECTRIC MARKER
CA	CABLE TV	Hedge	HEDGE/TREE LINE	Transformer	TRANSFORMER SINGLE PHASE
Property	PROPERTY LINE	Pole	I POLE SIGN	Transformer	TRANSFORMER 3 PHASE
R.O.W.	R.O.W.	Bore	BOREHOLE	Electrical	ELECTRICAL VAULT
Building	BUILDING SETBACK LINE	Monitoring	MONITORING WELL	Electrical	ELECTRICAL METER
Easement	EASEMENT LINE	Traffic	TRAFFIC SIGNAL	Fiber	FIBER OPTIC PEDISTAL
Structure	STRUCTURE			Fiber	FIBER OPTIC VAULT
Concrete	EXISTING CONCRETE			Sprinkler	SPRINKLER HEAD
Asphalt	EXISTING ASPHALT			Irrigation	IRRIGATION CONTROL

### PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

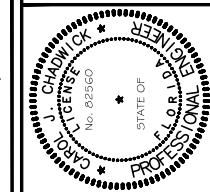
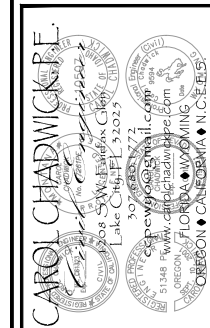
SA	SANITARY SEWER MAIN	CA	CABLE TV RISER	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	T	TELEPHONE RISER	Grated	GRATED STORM INLET
W	WATER MAIN	WM	WATER METER PIT	Storm Inlet	STORM INLET
WS	WATER SERVICE	Fire	FIRE HYDRANT	SA	SANITARY SEWER MANHOLE
SW	STORM SEWER	Gate	GATE VALVE	CO	CLEAN OUT
OP	OVERHEAD POWER	CS	CURB STOP	G	GAS VALVE
UP	UNDERGROUND POWER	Bend	1 1/4" BEND	G	GAS METER
GAS	GAS LINE	Bend	22 1/2" BEND	Star	STREET LIGHT
T	PHONE LINE	Bend	45° BEND	Anchor	GUY WIRE ANCHOR
FO	FIBER OPTIC	Cap	CAP (END OF LINE PLUG)	Power	POWER POLE
CA	CABLE TV	Coupler	COUPLER	Transformer	TRANSFORMER SINGLE PHASE
Property	PROPERTY LINE	Cross	CROSS	Transformer	TRANSFORMER 3 PHASE
Striping	STRIPING	Deflection	DEFLECTION COUPLER	Electrical	ELECTRICAL VAULT
Building	BUILDING SETBACK LINE	TEE	TEE	Electrical	ELECTRICAL METER
Easement	EASEMENT LINE	Reducer	REDUCER	Fiber	FIBER OPTIC PEDISTAL
Sidewalk	SIDEWALK	Pole	I POLE SIGN	Fiber	FIBER OPTIC VAULT
SF	SILT FENCE			Sprinkler	SPRINKLER HEAD
Proposed Structure	PROPOSED STRUCTURE			Irrigation	IRRIGATION CONTROL
Proposed Concrete	PROPOSED CONCRETE	Grass	GRASS	Tree	CONIFEROUS TREE
Proposed Asphalt	PROPOSED ASPHALT	Gravel	PROPOSED GRAVEL SURFACE	Tree	DECIDUOUS TREE
		Bush	BUSH		

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida, dnQualifier=A01410D0000018D46  
3B4E7500032FEE, cn=Carol Chadwick  
Date: 2024.06.13 08:51:23 -0400

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.



REVISION DESCRIPTION	DATE

PREPARED FOR:  
MOMEX INVESTMENTS, LLC  
798 SW MAIN BOULEVARD  
LAKE CITY, FL 32025  
JUSTIN MOSES  
386.397.3800  
jmoses@teammomex.com

**MOMEX INVESTMENTS**

**NOTES & LEGEND**

PROJECT NO.	FL24087
DATE	JUNE 12, 2024
REVISION DATE	
SHEET	3

C:\CONSULTING\JOB FILES\MOMEX\FL24087\DWG\PLANS\FL24087-02-NOTES.dwg, 6/12/2024 4:20:15 PM





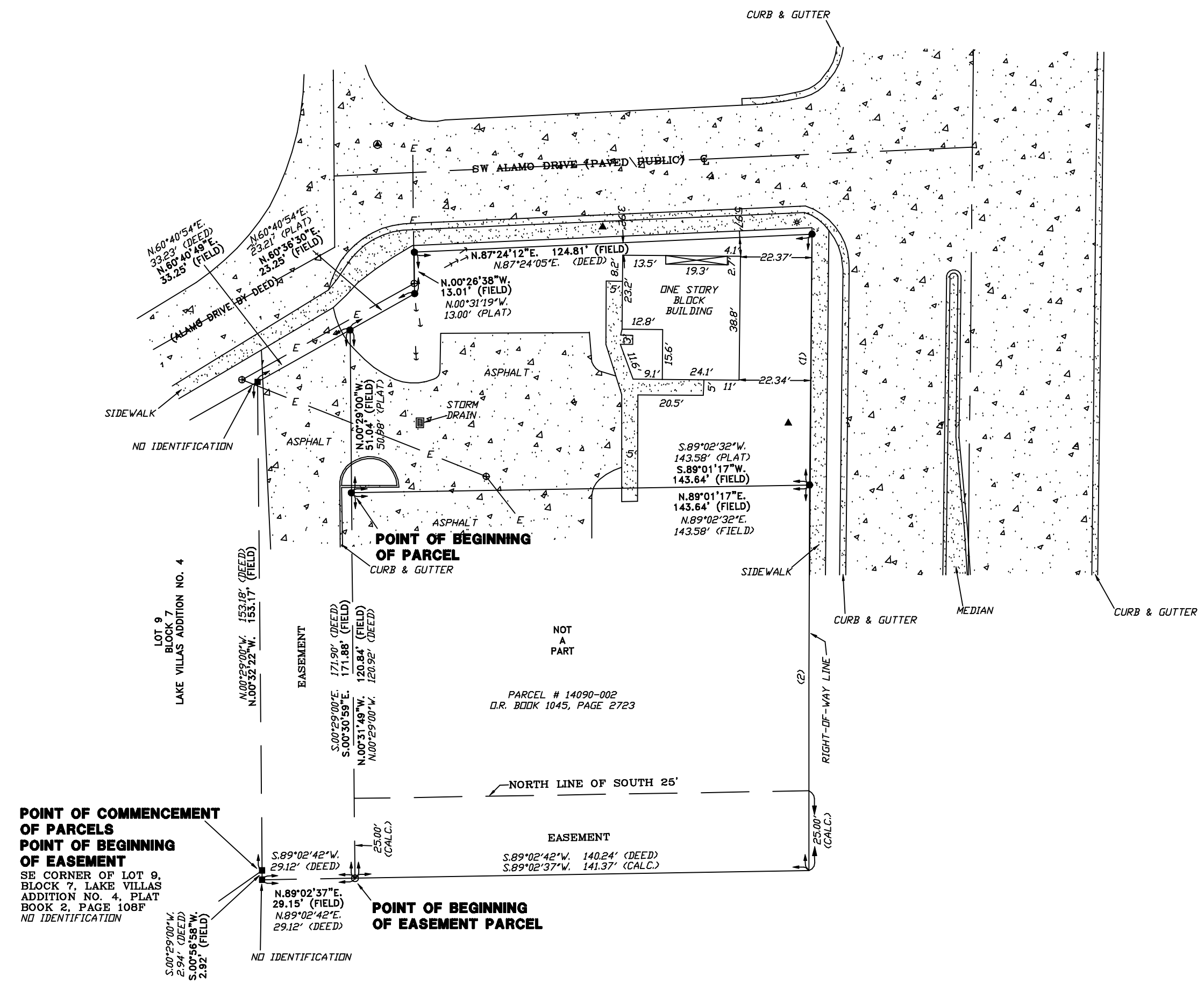
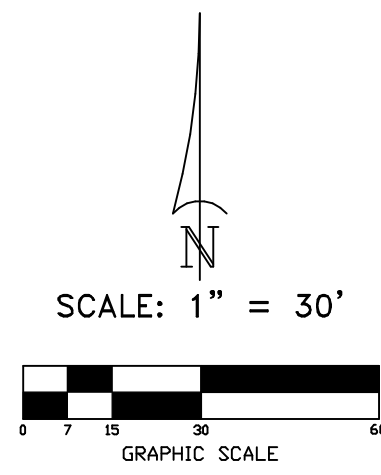
A BOUNDARY SURVEY IN SECTION 32, TOWNSHIP 3 SOUTH,  
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	11409.20'	00°23'42"	78.66'	39.33'	78.66'	N.00°34'17"E.
DEED	11409.20'	00°23'41"	78.60'			
2	11409.20'	00°36'26"	120.92'	60.46'	120.91'	N.00°04'13"E.
DEED	11409.20'	00°36'28"	121.00'			

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- ✕ "X" CUT IN PAVEMENT
- ⊕ ANCHOR PIN
- ⊙ NAIL & DISK
- ⊙ POWER PILE
- ⊕ SIGN POST
- ▲ WATER METER
- ⊙ UTILITY BOX
- ⊙ FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ CENTERLINE
- SECTION LINE
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- (PLAT) AS PER A PLAT OF RECORD
- (DEED) AS PER A DEED OF RECORD
- (CALC.) AS PER CALCULATIONS
- (FIELD) AS PER FIELD MEASUREMENTS
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT



**DESCRIPTION:**  
COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°29'00"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 2.94 FEET; THENCE N.89°02'42"E., A DISTANCE OF 29.12 FEET; THENCE N.00°29'00"W., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND RECORDED IN D.R. BOOK 796, PAGE 1719 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA A DISTANCE OF 120.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'00"W., ALONG SAID EAST LINE, A DISTANCE OF 50.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.60°40'54"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 23.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.00°31'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 13.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT STREET; THENCE N.87°24'05"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT STREET, A DISTANCE OF 124.81 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11409.20 FEET AND A CENTRAL ANGLE OF 00°23'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 78.60 FEET; THENCE S.89°02'32"W., A DISTANCE OF 143.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT AS RESERVED IN THE QUIT CLAIM DEED DATED MAY 11, 2005 AND RECORDED IN D.R. BOOK 1045, PAGE 2698, WHICH EASEMENT IS DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN N.00°29'00"W., ALONG THE EAST LINE OF LOT 9, A DISTANCE OF 153.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.60°40'54"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 33.23 FEET; THENCE S.00°29'00"E., A DISTANCE OF 171.90 FEET; THENCE S.89°02'42"E., A DISTANCE OF 29.11 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4; THENCE N.00°29'00"W., ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, A DISTANCE OF 2.94 FEET TO THE POINT OF BEGINNING.

AND,  
TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°29'00"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 2.94 FEET; THENCE N.89°02'42"E., A DISTANCE OF 29.12 FEET TO THE POINT OF BEGINNING; THENCE N.00°29'00"W., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND RECORDED IN D.R. BOOK 796, PAGE 1719, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 120.92 FEET; THENCE N.89°02'32"E., A DISTANCE OF 143.58 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11409.20 FEET AND A CENTRAL ANGLE OF 00°36'28"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 120.00 FEET; THENCE S.89°02'42"W., A DISTANCE OF 140.24 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND.
  - BEARINGS ARE BASED ON A DEED OF RECORD AS PROVIDED THIS OFFICE.
  - IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER 12023C 0292 C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
  - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
  - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:  
MICHAEL MOSES & STEPHEN SMITH

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

03/27/09 FIELD SURVEY DATE  
03/31/09 DRAWING DATE  
L. SCOTT BRITT, P.S.M. CERTIFICATION # 5757  
NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**BRITT SURVEYING & ASSOCIATES, INC.**  
LAND SURVEYORS AND MAPPERS, L.B. # 7593  
830 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-19817

FIELD BOOK: 311 PAGE(S): 07

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

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ccpewyo@gmail.com

www.carolchadwickpe.com

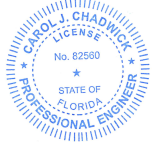
June 12, 2024

re: Momex Drainage Memo

The proposed additions will create 757 s.f. of new impervious building area. The original building and surfacing was installed in 1957. This amount is under the threshold for stormwater management.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
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dnQualifier=A01410D0000018D46  
3B4E7500032FEE, cn=Carol  
Chadwick  
Date: 2024.06.13 08:50:47 -04'00'

Carol Chadwick, P.E.

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CC Job #FL24087

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*Civil Engineer*

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 12, 2024

re: Momex Fire Flow Report

ISO:  $NFF = (C) (O) [1 + (X + P)] = 1250 * 0.85 [1 + (0 + 0)] = 1063 \rightarrow 1000 \text{ gpm}$

Where:

- NFF = Needed Fire Flow
- (C) = Construction factor, including effective area: C = 1250
- (O) = Occupancy factor: C-2 = 0.85
- (X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{2009} = 1210 \rightarrow 1250$

Where:

- F = the coefficient related to the construction type = 1.5
- A = the effective building area = 2009 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/08/2022, the water flow is 1328 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

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CC Job #FL24087

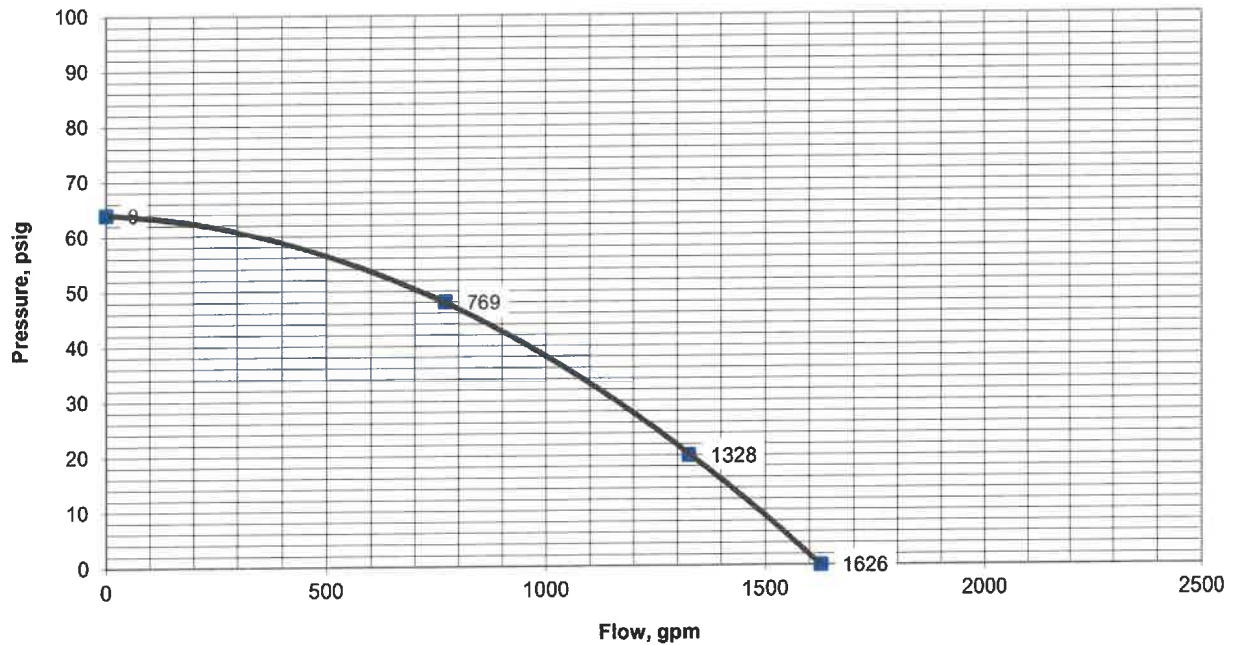


# City of Lake City Water flow report

HYDRANT # & LOCATION: **798 SW Main Blvd** DATE: **6/3/2024**  
 TEST BY: **Brandon/Penny** Day: **Monday** Time: **12:50** Minutes: **5**  
 WATER SUPPLIED BY: **Municipal**  
 PURPOSE OF TEST: **request**

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
COEFFICIENT:	<b>0.9</b>		
PITOT READING:	<b>21</b>		
GPM:	<b>769</b>	<b>0</b>	<b>0</b>
TOTAL FLOW DURING TEST:	<b>769</b> GPM		
STATIC READING:	<b>64</b> PSI	RESIDUAL:	<b>48</b> PSI
RESULTS: AT 20 PSI RESIDUAL	<b>1328</b> GPM		AT 0 PSI <b>1626</b> GPM
ESTIMATED CONSUMPTION:	<b>3845</b> GAL.		
REMARKS:			





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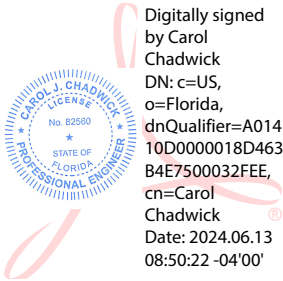
June 12, 2024

re: Momex Mobility Plan

The site is adjacent to SW Main Boulevard with an existing sidewalk.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

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CC Job #FL24087

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 13, 2024

re: Momex Concurrency Impact Analysis

The proposed development will be on a public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 710
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

Summary of analyses:

- Trip generation: 22 ADT & 3 Peak PM trips
- Potable Water: 120 gallons per day
- Potable Water: 120 gallons per day
- Solid Waste: 3.67 tons per year

See the attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol  
Chadwick  
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dnQualifier=A014  
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cn=Carol  
Chadwick  
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Carol Chadwick, P.E.

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Lake City, FL 32025

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ccpewyo@gmail.com

www.carolchadwickpe.com

June 12, 2024

re: Momex Comprehensive Plan Consistency Analysis

The Momex proposed site 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 subject property an existing office building proposing with direct access to SW Main Boulevard.*

- 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 subject property is located with direct access to SW Main Boulevard.*

- 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 will be accessed directly from SW Main Boulevard with no traffic impacting residential used in the 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 2025.

*Consistency: The development of the site will additional office space for an existing business.*

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: There are no wetlands, agricultural lands or environmental sensitive areas near the site.*

- 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: No impacts to adjacent land topography or soil conditions will result from the proposed site plan.*

- 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 additions are compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

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  
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cn=Carol  
Chadwick  
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Carol Chadwick, P.E.

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CC Job #FL24087

**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

<b>ITE Code</b>	<b>ITE Use</b>	<b>ADT Multiplier</b>	<b>PM Peak Multiplier</b>	<b>KSF^2</b>	<b>Total ADT</b>	<b>Total PM Peak</b>
710	General Office	11.01	1.49	0.25	22.00	3.00

**Potable Water Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
----------------------------------	--	--	--------------------------------

Office Building	15.00	8.00	120.00
-----------------	-------	------	--------

\* 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. (8 EMPLOYEES)

**Sanitary Sewer Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
----------------------------------	--	--	--------------------------------

Office Building	15.00	8.00	120.00
-----------------	-------	------	--------

\* 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. (8 EMPLOYEES)

**Solid Waste Analysis**

<b>Use</b>	<b>Tons Per Dwelling Unit**</b>	<b>S.F.</b>	<b>Total (Tons Per Year)</b>
Office	1.00	2000.00	3.67

\*\*1# per 100 s.f. per day

# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**

updated: 6/6/2024

Parcel: << 00-00-00-14086-000 (42629) >>

## Owner & Property Info

Result: 1 of 0

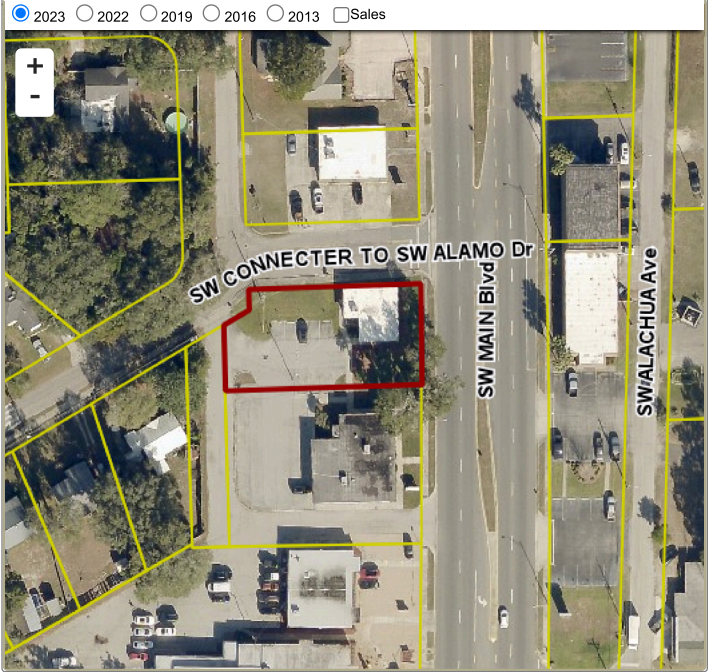
Owner	<b>MOMEX INVESTMENTS, LLC</b> 798 SW MAIN BLVD LAKE CITY, FL 32025		
Site	798 SW MAIN BLVD, LAKE CITY		
Description*	S DIV: COMM SE COR LOT 9 BLOCK 7 LAKE VILLAS ADD #4 RUN S. 2.94 FT, E 29.12 FT, N 120.92 FT FOR POB, CONT N 50.98 FT TO S R/W OF ALAMO DR, NE ALONG R/W 23.21 FT, N 13 FT, EAST 124.81 FT TO W R/W OF U S HWY 41, S ALONG R/W 78.60 FT, WEST 143.58 FT TO POB. <a href="#">...more&gt;&gt;&gt;</a>		
Area	0.25 AC	S/T/R	32-3S-17
Use Code**	PROFESS SVC/BLD (1900)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$61,256	Mkt Land	\$61,256
Ag Land	\$0	Ag Land	\$0
Building	\$58,015	Building	\$57,888
XFOB	\$3,898	XFOB	\$3,898
Just	\$123,169	Just	\$123,042
Class	\$0	Class	\$0
Appraised	\$123,169	Appraised	\$123,042
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$123,169	Assessed	\$123,042
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$123,169 city:\$123,169 other:\$0 school:\$123,169	Total Taxable	county:\$123,042 city:\$123,042 other:\$0 school:\$123,042

Aerial Viewer Pictometry Google Maps



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/21/2021	\$185,000	<a href="#">1457 / 1687</a>	WD	I	U	30
5/11/2005	\$160,000	<a href="#">1045 / 2702</a>	WD	I	U	06
11/21/1997	\$79,500	<a href="#">849 / 544</a>	WD	I	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	OFFICE LOW (4900)	1957	1178	1433	\$57,888

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC, PAVMT	1993	\$537.00	358.00	0 x 0
0260	PAVEMENT-ASPHALT	1998	\$3,361.00	3734.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1900	PROF BLDG (MKT)	10,890.000 SF (0.250 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$6 /SF	\$61,256

Search Result: 1 of 0

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

by: [GrizzlyLogic.com](#)

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ABSPDU"  
35.50  
Doc Stamps 1295.00  
41330.50

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

**MARLIN M. FEAGLE, ESQUIRE**  
**MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.**  
153 NE Madison Street  
Post Office Box 1653  
Lake City, Florida 32056-1653  
Florida Bar No. 0173248

Inst: 202212001410 Date: 01/25/2022 Time: 11:31AM  
Page 1 of 4 B: 1457 P: 1687, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 1295.00

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

**WARRANTY DEED**

**THIS INDENTURE**, made this 21 day of December, 2021, between **MICHAEL MOSES** a married man not residing on the property, whose mailing address is 798 S. W. Main Blvd., Lake City, Florida 32025 and **STEPHEN A. SMITH** a married man not residing on the property, whose mailing address is Post Office Box 1792, Lake City, Florida 32056, parties of the first part, Grantors, and **MOMEX INVESTMENTS, LLC.**, a Florida limited liability company, whose mailing address is 798 S. W. Main Blvd., Lake City, Florida 32025, parties of the second part, Grantees,

**W I T N E S S E T H:**

That said Grantors, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**

Tax Parcel No.:00-00-00-14086-000 (42629).

**N.B.** No portion of the above described property constitutes the homestead of Grantor, and is not contiguous to Grantor's homestead property.

**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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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, 2021.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Tara Dicks  
Witness Signature

Tara Dicks  
Print or type name

Mindy Type  
Witness Signature

Mindy Type  
Print or type name

*Michael C. Moses* (SEAL)  
**MICHAEL C. MOSES**

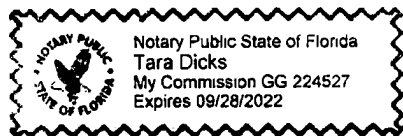
**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 21 day of December, 2021, by **MICHAEL C. MOSES**, who is  
personally known to me.

*Tara Dicks*  
Notary Public, State of Florida

(NOTARIAL  
SEAL)

My Commission Expires: 09/28/2022





Signed, sealed and delivered  
in the presence of:

Jac T's

Witness Signature

Tara Dicks

Print or type name

Mindy Tyre

Witness Signature

Mindy Tyre

Print or type name

Stephen A. Smith

(SEAL)

STEPHEN A. SMITH

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

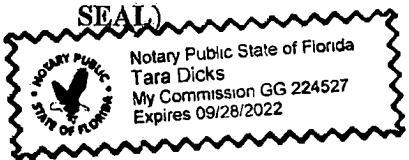
The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 21 day of December, 2021, by **STEPHEN A. SMITH**, who is  
personally known to me.

Jac T's

Notary Public, State of Florida

(NOTARIAL

SEAL)



My Commission Expires: 09/28/2022

**EXHIBIT "A"**

COMMENCE at the Southeast corner of Lot 9, Block 7, LAKE VILLAS ADDITION NUMBER 4, a subdivision recorded in Plat Book 2, Page 108F of the Public Records of Columbia County, Florida and run South 00°29'00" East along the southerly extension of the East line of said Lot 9 a distance of 2.94 feet; thence North 89°02'42" East a distance of 29.12 feet; thence North 00°29'00" West along the southerly extension of the East line of a parcel of land recorded in Deed Book 796, Page 1719 of the Public Records of Columbia County, Florida a distance of 120.92 feet to the POINT OF BEGINNING; thence continue North 00°29'00" West along said East line a distance of 50.98 feet to a point on the Southerly Right-of-Way line of Alamo Drive; thence North 60°40'54" East along said Southerly Right-of-Way line of Alamo Drive a distance of 23.21 feet to a point on the Easterly Right-of-Way line of Alamo Drive; thence North 0°31'19" West along said Easterly Right-of-Way line of Alamo Drive a distance of 13.00 feet to a point on the Southerly Right-of-Way line of a 50 foot street; thence North 87°24'05" East along said Southerly Right-of-Way line of a 50 foot street a distance of 124.81 feet to a point on a curve concave to the West having a radius of 11409.20 feet and a central angle of 00°23'41"; thence Southerly along the arc of said curve, being also the Westerly Right-of-Way line of U.S. Highway 41, a distance of 78.60 feet; thence South 89°02'32" West a distance of 143.58 feet to the POINT OF BEGINNING. Containing 0.25 acres, more or less.

TOGETHER WITH a perpetual non-exclusive easement for Ingress, egress and utilities as reserved by Grantors in that certain Quit Claim Deed dated May 11, 2005 to D.B. Odom, Individually, and D.B. "Hayes" Odom, as Trustee of the Virginia K. Odom Family Trust created pursuant to the terms of last will and testament of Virginia K. Odom, as recorded in Official Records Book 1045, page 2649, public records, Columbia County, Florida, reserving however, to Grantor the right to convey and transfer a like and similar easement right to any third parties whomsoever; and also

TOGETHER WITH a perpetual non-exclusive easement for Ingress, egress and utilities over and across the south 25 feet of the following described parcel:

Commence at the Southeast corner of Lot 9, Block 7, LAKE VILLAS ADDITION NUMBER 4, a subdivision recorded in Plat Book 2, page 108F, public records, Columbia County, and run South 00°29'00" East along the southerly extension of the East line of said Lot 9 a distance of 2.94 feet; thence North 89°02'42" East a distance of 29.12 feet to the point of beginning; thence North 00°29'00" West along the southerly extension of the East line and the East line of a parcel of land recorded in Deed Book 796, page 1719, public records, Columbia County, Florida a distance of 120.92 feet; thence North 89°02'32" East a distance of 143.58 feet to a point on a curve concave to the West having a radius of 11409.20 feet and a central angle of 00°36'28"; thence Southerly along the arc of said curve, being also the Westerly right-of-way line of U.S. Highway 41, a distance of 121.00 feet; thence South 89°02'42" West a distance of 140.24 feet to the point of beginning. Containing 0.39 acres, more or less.



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

## Detail by Entity Name

Florida Limited Liability Company  
MOMEX INVESTMENTS LLC

### Filing Information

**Document Number** L19000189091  
**FEI/EIN Number** 84-3011260  
**Date Filed** 07/23/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

798 SW MAIN BLVD  
LAKE CITY, FL 32055

### Mailing Address

798 SW MAIN BLVD  
LAKE CITY, FL 32055

### Registered Agent Name & Address

Moses, Michael  
798 SW MAIN BLVD  
LAKE CITY, FL 32055

Name Changed: 03/19/2020

Address Changed: 03/19/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MOSES, MICHAEL  
798 SW MAIN BLVD  
LAKE CITY, FL 32055

Title AMBR

MOSES, JUSTIN  
798 SW MAIN BLVD  
LAKE CITY, FL 32055

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	07/14/2022
2023	01/27/2023
2024	04/02/2024

**Document Images**

<a href="#">04/02/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/14/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/23/2019 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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

AGENT AUTHORIZATION FORM

I, Momep Investments, LLC (owner name), owner of property parcel

number 00-00-00-14086-000 (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	
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.

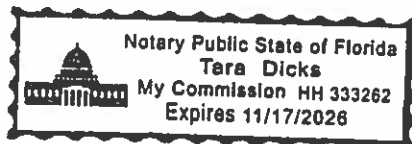
Michael Moser  
 Owner Signature (Notarized) \_\_\_\_\_ Date 06/11/2024

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Michael Moser, personally appeared before me and is known by me or has produced identification (type of I.D.) N/A on this 11 day of June, 2024.

Tara Dicks  
 NOTARY'S SIGNATURE \_\_\_\_\_

(Seal/Stamp)





# AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Momex Site Plan Review SPR 24-07
Applicant	Carol Chadwick
Owner	Momex Investments LLC
Requested Action	Site Plan review petition SPR 24-07 for expansion of existing building.
Hearing Date	08-13-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- .25 Acres
Location	798 SW Main Blvd, Lake City, FL
Parcel Number	14086-000
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial General
Proposed Zoning	Commercial General
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Office	
E	Commercial	CG	Office	
S	Commercial	CG	Office	
W	Residential Moderate	RSF-2	Residential	



### Map of Location



### Picture of Location





**Summary of Request**

Applicant has petitioned for a site plan review to expand their existing facility.



# PUBLIC NOTICE

Two columns of text, likely containing details of a public notice or meeting, are visible on the sign. The text is too small to read accurately but appears to be organized into two columns.



**CITY OF LAKE CITY  
NOTICE  
LAND USE ACION**

**A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:**

**SPR 24-07**, a petition by Carol Chadwick, P.E., as agent, to request a Site Plan Review approval be granted as provided for in Section 4.13 of the Land Development Regulations, to get approval on site plan for Momex Addition to the existing building for a property located in the Commercial Intensive zoning district, in accordance with the submittal of the petition dated June 13, 2024, to be located on;  
PARCEL: 00-00-00-14086-000

**DESCRIPTION:**

COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°29'00"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 2.94 FEET; THENCE N.89°02'42"E., A DISTANCE OF 29.12 FEET; THENCE N.00°29'00"W., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. BOOK 796, PAGE 1719 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA A DISTANCE OF 120.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'00"W., ALONG SAID EAST LINE, A DISTANCE OF 50.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.60°40'54"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 23.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.00°31'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 13.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT STREET; THENCE N.87°24'05"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT STREET, A DISTANCE OF 124.81 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11409.20 FEET AND A CENTRAL ANGLE OF 00°23'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 78.60 FEET; THENCE S.89°02'32"W., A DISTANCE OF 143.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT AS RESERVED IN THE QUIT CLAIM DEED DATED MAY 11, 2005 AND RECORDED IN O.R. BOOK 1045, PAGE 2698, WHICH EASEMENT IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN N.00°29'00"W., ALONG THE EAST LINE OF LOT 9, A DISTANCE OF 153.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE THENCE N.60°40'54"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 33.23 FEET; THENCE S.00°29'00"E., A DISTANCE OF 171.90 FEET; THENCE S.89°02'42"W., A DISTANCE OF 29.11 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, BLOCK 7, LAKE VILLAS NUMBER 4; THENCE N.00°29'00"W., ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, A DISTANCE OF 2.94 FEET TO THE POINT OF BEGINNING.

AND,

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°29'00"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 2.94 FEET; THENCE N.89°02'42"E., A DISTANCE OF 29.12 FEET TO THE POINT OF BEGINNING; THENCE N.00°29'00"W., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. BOOK 796, PAGE 1719, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 120.92 FEET; THENCE N.89°02'32"E., A DISTANCE OF 143.58 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11409.20 FEET AND A CENTRAL ANGLE OF 00°36'28"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 121.00 FEET; THENCE S.89°02'42"W., A DISTANCE OF 140.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.25 ACRES, MORE OR LESS.

WHEN;	September 10, 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: <a href="https://www.youtube.com/c/CityofLakeCity">https://www.youtube.com/c/CityofLakeCity</a> .

Copies of the site plan application are available for public inspection by contacting the Growth Management office at [growthmanagement@lcfla.com](mailto: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 INFORMATION CONTACT  
ROBERT ANGELO  
PLANNING AND ZONING TECHNICIAN  
AT 386-719-5820**

# NOTICE OF PUBLIC MEETING CITY OF LAKE CITY PLANNING AND ZONING BOARD

**THIS SERVES AS PUBLIC NOTICE** the Planning and Zoning Board will hold a meeting on Tuesday, September 10, 2024 at 5:30 PM or as soon after.

## **Agenda items-**

1. **SPR 24-07**, Petition submitted by Carol Chadwick, P.E., (agent) for Momex Investments, LLC, (owner), for a Site Plan Review for adding an addition to the current building, in a Commercial General zoning district, and located on parcel 14086-000, which is regulated by the Land Development Regulations Section 4.12.
2. **SPR 24-08**, Petition submitted by Andres Boral, P.E., (agent) for a Site Plan Review for Sweet Water Apartments, in a Residential Single-Family zoning district, and located on parcel 10845-000, which is regulated by the Land Development Regulations Section 4.5.
3. **SPR 24-09**, Petition submitted by Carol Chadwick, P.E., (agent) for Twenty-Eight Fourteen, LLC, (owner), for a Site Plan Review for Mary's Resort RV Park, in a Commercial Intensive zoning district, and located on parcel 12845-000, which is regulated by the Land Development Regulations Section 4.13.

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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:** Wednesday, August 28, 2024 8:38 AM  
**To:** Angelo, Robert  
**Subject:** RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Confirmed

Kym Harrison - 386-754-0401

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Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine

1086 SW Main Blvd. Ste 103

Lake City, FL 32055

---

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Wednesday, August 28, 2024 8:12 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Looks Good.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto: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](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Tuesday, August 27, 2024 12:17 PM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** FW: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Just making sure you saw this. Below and attached please

Kym Harrison - 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32055

**From:** LCR-Classifieds

**Sent:** Monday, August 26, 2024 4:31 PM

**To:** 'Angelo, Robert' <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Subject:** 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Hi Robert! 3 ads attached to publish 8/29

P&A 3 x 3.5 272.25

BOA 3 x 5 247.50

HISTORIC 3 x 5.5 272.25

Kym Harrison - 386-754-0401

**Support your local news source while reaching our community of loyal subscribers**

Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine

1086 SW Main Blvd. Ste 103

Lake City, FL 32055

---

**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Sent:** Monday, August 26, 2024 3:23 PM

**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>

**Subject:** Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 29, 2024** paper.

Thank You

Robert Angelo

City of Lake City

Growth Management

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

386-719-5820



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## NOTICE OF PUBLIC MEETING

### CITY OF LAKE CITY

### PLANNING AND ZONING BOARD

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1. **SPR 24-07**, Petition submitted by Carol Chadwick, P.E., (agent) for Momex Investments, LLC, (owner), for a Site Plan Review for adding an addition to the current building, in a Commercial General zoning district, and located on parcel 14086-000, which is regulated by the Land Development Regulations Section 4.12.
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<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.





August 26, 2024

To Whom it May Concern,

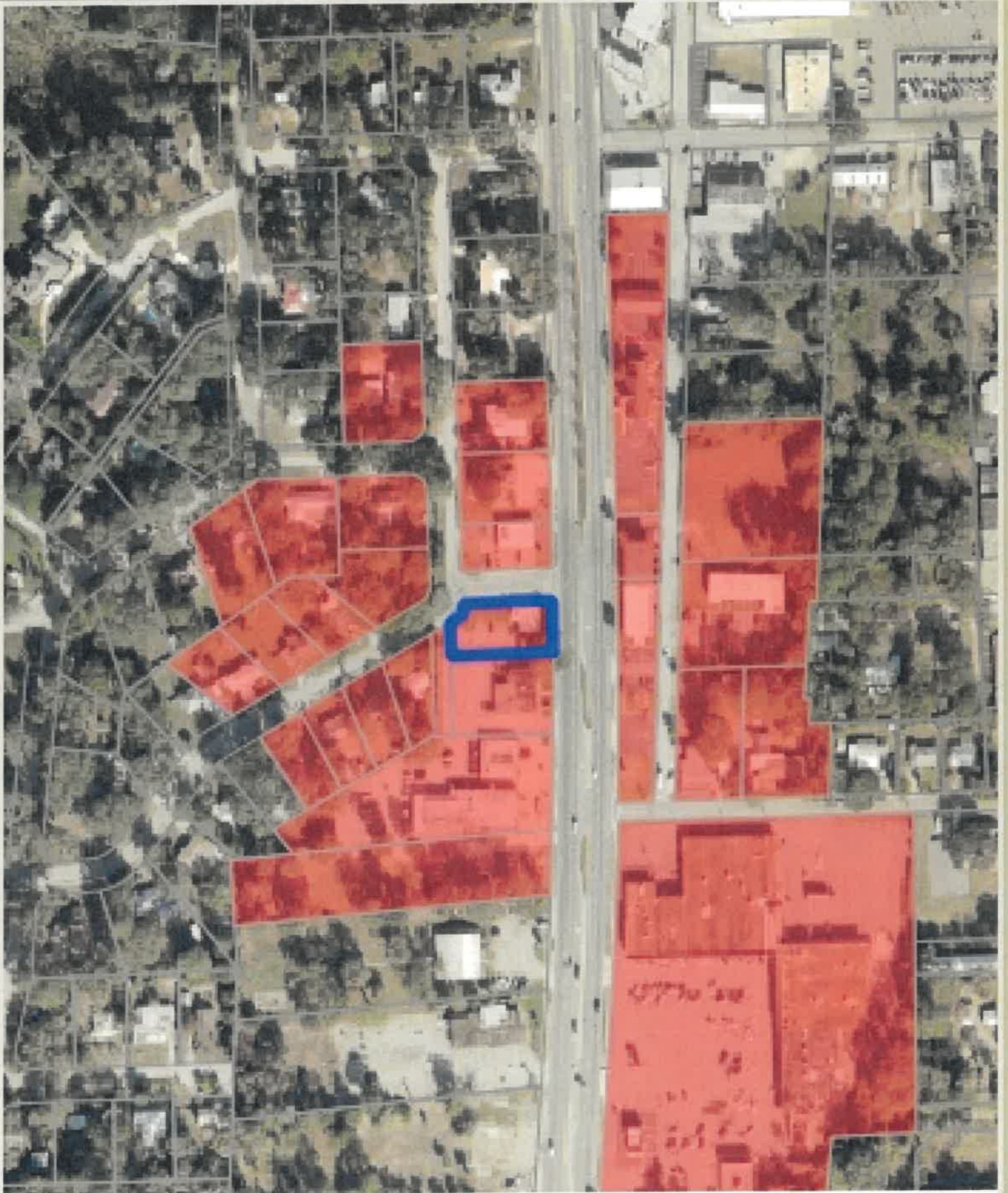
On September 10, 2024 the Planning and Zoning Board will be having a meeting at 5:30 pm at 205 N Marion. At the above-mentioned meeting we will be hearing a site plan approval petition, SPR 24-07, located on parcel 14086-000, more specific, located at 798 SW Main Blvd, Lake City, FL. The petition is to expand the existing building.

If you have any questions or concerns please call 386-719-5820 or email [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com).

Robert Angelo

Planning and Zoning  
City of Lake City

# GIS Buffer



0 330 660 990 1320

## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
840 MAIN BLVD LLC	1096 SW MAIN BLVD	.	LAKE CITY	FL	32025	
FOREMAN RONALD R LIVING TRUST DATED AUGUST 23, 2022	1326 NW SCENIC LAKE DR	.	LAKE CITY	FL	32055	
CASCIONE CARL JEROME	SILVIA N CASCIONE AS TRUSTEES	680 BOLLARD PL	NAPELS	FL	34103	
AMIR N LLC	3773 SW 49TH PLACE	.	FT LAUDERDALE	FL	33312	
RBG-CM LLC	1850 COLWOOD CT	.	JACKSONVILLE	FL	32217	
JULIAO RAFAEL H III	295 NW COMMONS LOOP	STE 115-255	LAKE CITY	FL	32055	
RICHARDSON CANDACE W	345 SW ALAMO DR	.	LAKE CITY	FL	32025	
HANCOCK JADE	408 SW ALAMO DR	.	LAKE CITY	FL	32025	
SEARS ROSS JACK	595 SE CAMP ST	.	LAKE CITY	FL	32025	
BULLARD JOSEPH D JR	1268 SW STATE ROAD 47	.	LAKE CITY	FL	32025	
HOUP T SHARON KAY	433 SW ALAMO DR	.	LAKE CITY	FL	32025	
PARKER DOUGLAS JASON	355 SW NIGHTSHADE DR	.	LAKE CITY	FL	32024	
DURDEN RANDY J	445 SW ALAMO DR	.	LAKE CITY	FL	32025	
SRJ MANAGEMENT COMPANY LLC	6364 SE POUNDS HAMMOCK RD	.	LULU	FL	32061	
MCCRANIE LANDS II, LLC	P O BOX 1945	.	LAKE CITY	FL	32056	
CARNEY ROSANNE	775 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
KT PROPERTY MASTERS LLC	P O BOX 426	.	SANDERSON	FL	32087	
BAKER LAUREN	368 SW HARRISON PL	.	LAKE CITY	FL	32025	
RBG-R LLC	1850 COLWOOD CT	.	JACKSONVILLE	FL	32217	
FIRST FEDERAL SAVINGS BANK OF FLORIDA	P O BOX 2029	.	LAKE CITY	FL	32056	
DRAWDY ENTERPRISES LLC	317 NW STREAMSIDE CT	.	LAKE CITY	FL	32055	
WOODS SONHWA E	186 SW DUSTY GLN	.	LAKE CITY	FL	32024	
FOREMAN RONALD R LIVING TRUST DATED AUGUST 23, 2022	1326 NW SCENIC LAKE DR	.	LAKE CITY	FL	32055	
MOMEX INVESTMENTS, LLC	798 SW MAIN BLVD	.	LAKE CITY	FL	32025	
DICKS REALTY LLC	466 SE PRICE CREEK LOOP	.	LAKE CITY	FL	32025	
840 MAIN BLVD LLC	1096 SW MAIN BLVD	.	LAKE CITY	FL	32025	
FLORIDA FIRST COAST INVESTMENT CORP	677 SW BASCOM NORRIS DR	.	LAKE CITY	FL	32025	
LAKE CITY PLAZA LLC	PO BOX 460	.	VALLEY STREAM	NY	11482	

**File Attachments for Item:**

ii. **SPR24-09**, Petition submitted by Carol Chadwick, P.E.. (agent) for Twenty-Eight Fourteen, LLC (owner), for a Site Plan Review for Mary's RV Resort, in the Commercial Intensive Zoning District, and located on parcel 12845-000, which is regulated by the Land Development Regulations section 4.13.





**GROWTH MANAGEMENT**

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

**FOR PLANNING USE ONLY**

Application # SPR24-09  
Application Fee \$200.00  
Receipt No. \_\_\_\_\_  
Filing Date 7/10/24  
Completeness Date 8/11/24

# Site Plan Application

**A. PROJECT INFORMATION**

1. Project Name: MARY'S RESORT
2. Address of Subject Property: 123 NE BRADLEY TERRACE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-12845-000
4. Future Land Use Map Designation: COMMERCIAL, INTENSIVE
5. Zoning Designation: CI
6. Acreage: 1.01
7. Existing Use of Property: OFFICE
8. Proposed use of Property: RV PARK
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage 1442
  - New construction: Total square footage 3321
  - Relocation of an existing structure: Total square footage 0

**B. APPLICANT INFORMATION**

1. Applicant Status  Owner (title holder)  Agent
2. 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: 32024  
 Telephone: (307) 680.1772 Fax: ( ) Email: ccpeuyo@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.**

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): TWENTYEIGHT FOURTEEN, LLC  
 Mailing Address: 930 NE JOE CONEY AVENUE  
 City: LAKE CITY State: FL Zip: 32055  
 Telephone: (407) 748.1475 Fax: ( ) Email: vgeorge1976@hotmail.com

4. Mortgage or Lender Information:  Yes  No  
 Name of Mortgage or Lender: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

*If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.*

**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
3. Future Land Use Map Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Future Land Use Map 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. **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. **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).

3. **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.
4. **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.
5. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.
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 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

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

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid
13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must 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.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE**



**NOTICE TO APPLICANT**

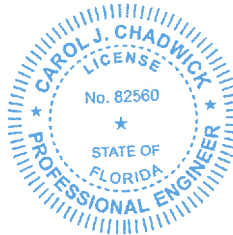
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)



\_\_\_\_\_  
Applicant/Agent Signature

Digitally signed by Carol Chadwick

\_\_\_\_\_ Date

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick

\_\_\_\_\_  
Applicant/Agent Signature

Date: 2024.05.30 10:28:05 -04'00'

\_\_\_\_\_ Date

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

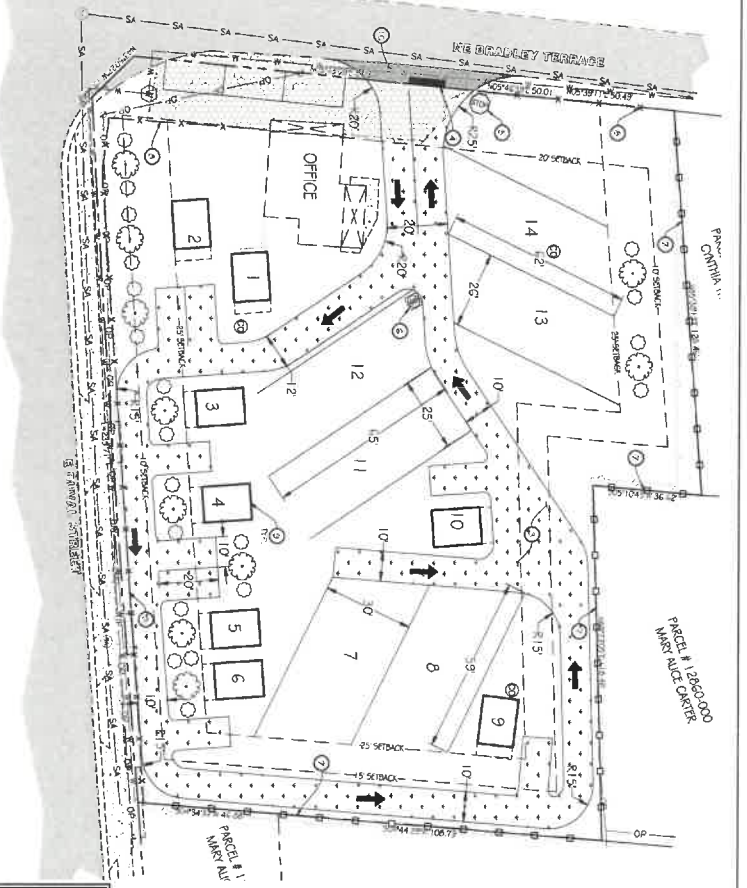
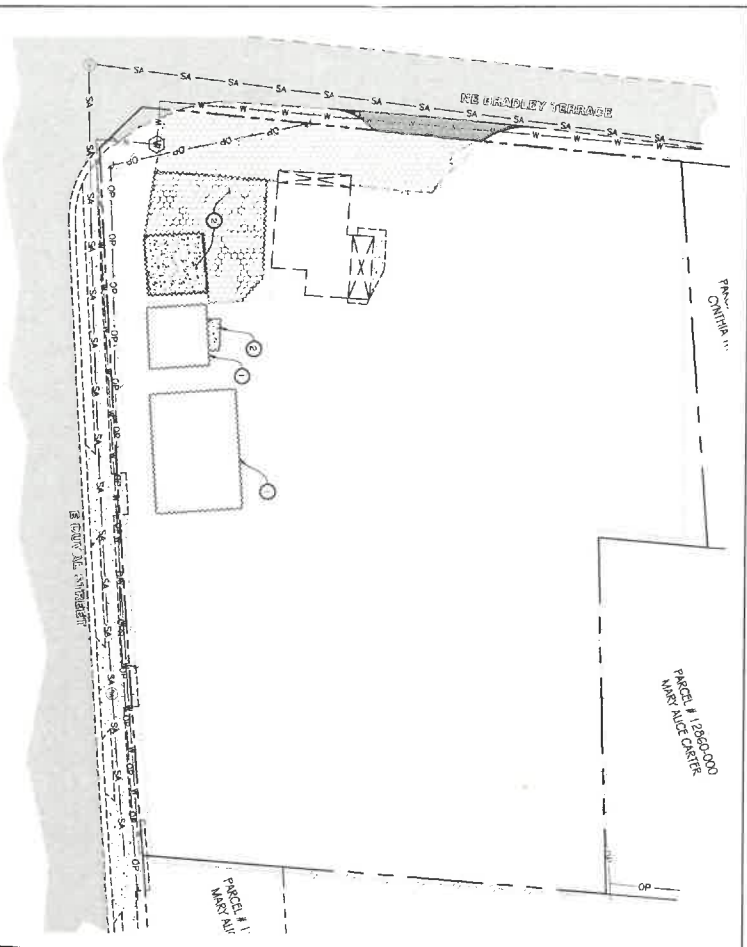
\_\_\_\_\_  
Printed Name of Notary

Personally, Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_ OR verified on-line virtually \_\_\_\_\_  
Type of Identification Produced

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







**DEMOLITION NOTES & ESTIMATED QUANTITIES**

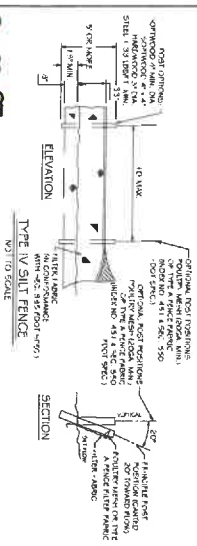
- 1 DRIVING BLDG TO BE REMOVED 2 EA.
- 2 REINFORCEMENT TO BE REMOVED 1594 S.F.

**CONSTRUCTION NOTES & ESTIMATED QUANTITIES**

- | SYMBOL | PLANT SCHEDULE                     | QTY.         |
|--------|------------------------------------|--------------|
| (1)    | GRASS DRIVELWAY & PARKING          | 2001.12 S.F. |
| (2)    | 2" X 4" WHITE 5/12" SAWN           | 1 EA.        |
| (3)    | 3/4" STIFF SIGN PER M.I.C.O.R. 1:1 | 1 EA.        |
| (4)    | 2" X 4" NOT BURNED SIGN            | 4 EA.        |
| (5)    | 6" CHROME WOOD FENCE               | 1527 L.F.    |
| (6)    | 2" X 4" REINFORCEMENT FENCE        | 1527 L.F.    |
| (7)    | 12" X 20" CONCRETE                 | 107 EA.      |
| (8)    | 1.5" A.C. PAVED/DRIVEWAY           | 2677 S.F.    |

**NOTES**

1. VERIFY ALL DIMENSIONS AND LOCATIONS WITH FIELD SURVEY DATA.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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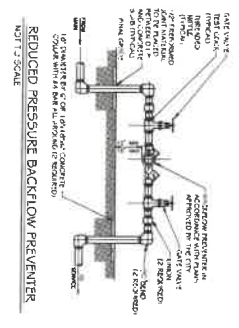


TYPE IV SILT FENCE  
NOT TO SCALE

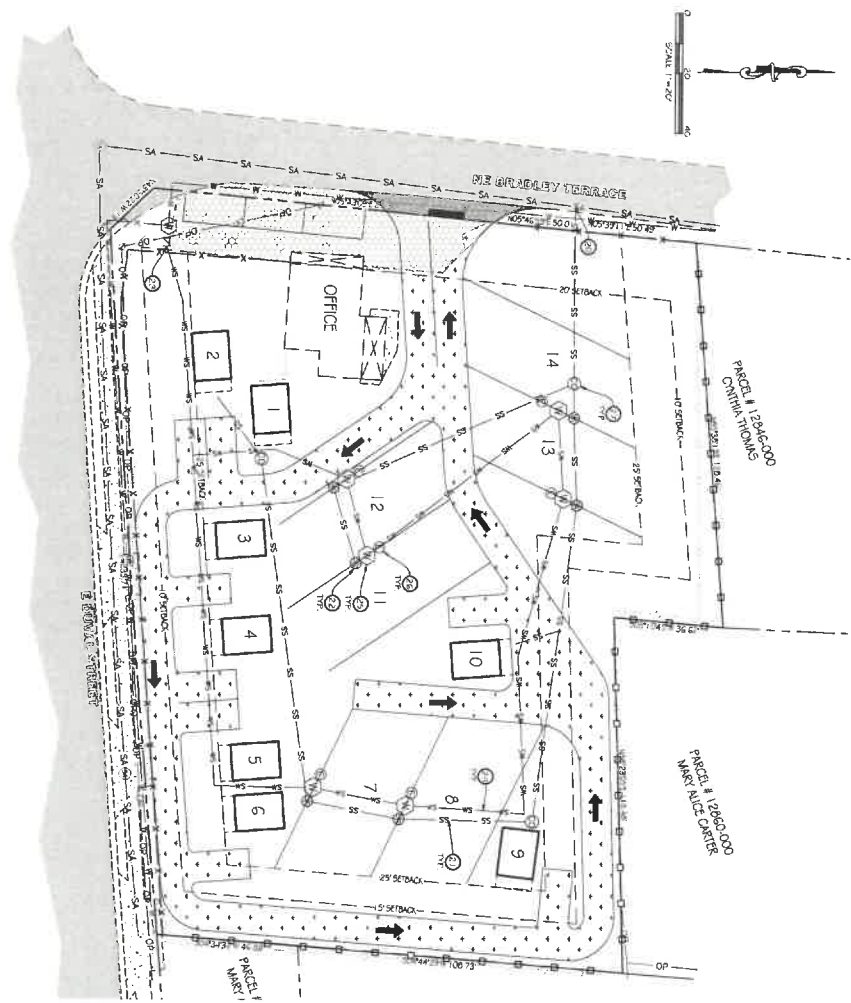
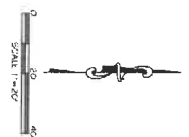


**MARY'S RESORT**  
**DEMO, SITE, DIMENSION**  
**& LANDSCAPING PLAN**

DATE: AUG 11, 2024  
 PROJECT: MARY'S RESORT  
 DRAWING NO: 2024-08-11



REDUCED PRESSURE BACKFLOW PREVENTER  
NOT TO SCALE



- CONSTRUCTION NOTES & ESTIMATED QUANTITIES**
- 1. CONNECT TO EXISTING 8" SEWER MAIN PER DETAIL 204
  - 2. 1" SA
  - 3. 6" SINKER
  - 4. 550 L.F.
  - 5. 6" SA
  - 6. 8" BY 8" DIAGONAL REINFORCEMENT PER DETAIL SHEET 4
  - 7. 11 A
  - 8. 4" WATER LINE
  - 9. 540 L.F.
  - 10. 6" SA
  - 11. 8" BY 8" DIAGONAL REINFORCEMENT PER DETAIL SHEET 4
  - 12. 3 SA
  - 13. 8" BY 8" DIAGONAL REINFORCEMENT PER DETAIL SHEET 4
  - 14. 3 SA

**NOTES**

1. ALL WORK SHALL BE PER THE CITY OF TAMPA SPECIFICATIONS FOR WATER, SEWER, GAS, AND ELECTRIC.

Robert J. Williams  
 Professional Engineer  
 License No. 11111  
 State of Florida

7-23117	MARY'S RESORT	PROJECT LOCATION: 1300 W. JOE CROW AND S. W. 130th AVE CONTACT: 813-987-1111 #17	
A 11 2024	UTILITY PLAN	DATE: 11/11/2024	





CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

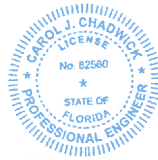
May 30, 2024

re: Mary's Resort Drainage Memo

Existing impervious surfacing on the site is 5640 s.f. (buildings, concrete & RAP). 2753 s.f. existing surfacing and buildings will be removed. 1920 s.f. of buildings (cabins) will be constructed for a total of 3312 s.f. impervious surfacing on the site. This amount is under the threshold for stormwater management.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000018D46  
3B4E7500032FEE, cn=Carol  
Chadwick  
Date: 2024.05.30 10:22:03 -04'00'

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 #FL23317

□

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 30, 2024

re: Mary's Resort Fire Flow Report

ISO:  $NFF = (C) (O) [1 + (X + P)] = 1250 * 0.85 [1 + (0 + 0)] = 1063 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area:  $C = 1250$

(O) = Occupancy factor:  $C-2 = 0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{2294} = 1293 \rightarrow 1250$

Where:

F = the coefficient related to the construction type = 1.5

A = the effective building area = 2294 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/08/2022, the water flow is 4284 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  
0D000018D463B  
4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.30  
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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 #FL23317

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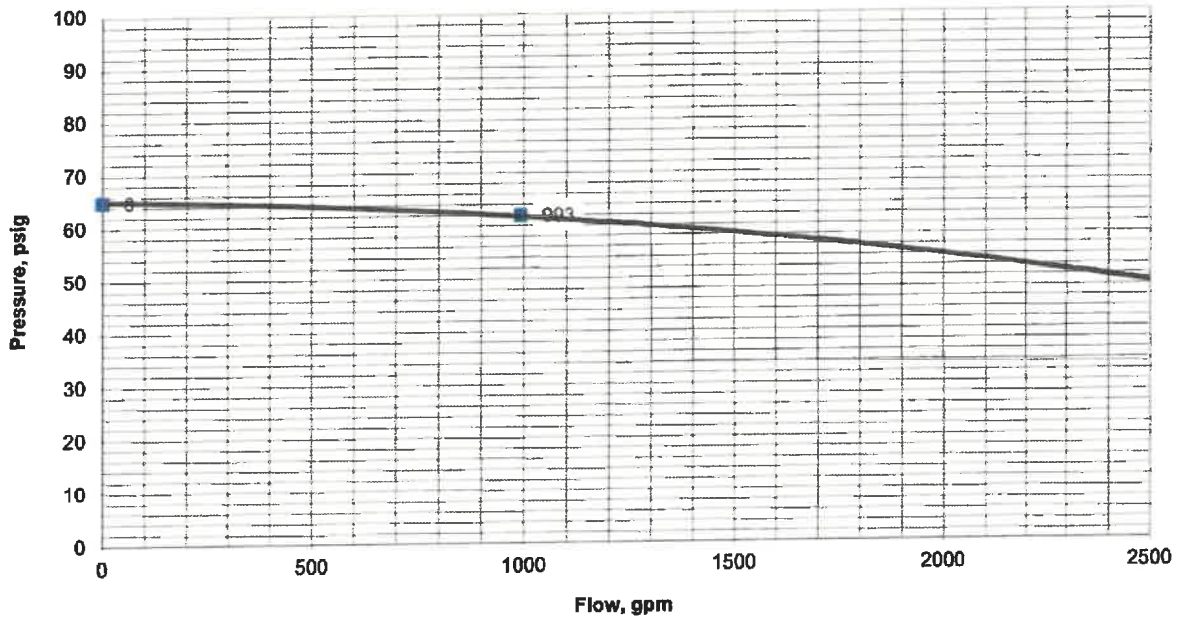


# City of Lake City Water flow report

HYDRANT # & LOCATION: **NE Bradley Ter. & NE Jenkins Lane**      DATE: **5/15/2024**  
 TEST BY: **Brandon/Penny**      Day: **Wednesday**      Time: **8:30**      Minutes: **5**  
 WATER SUPPLIED BY: **Municipal**  
 PURPOSE OF TEST: **request**

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
COEFFICIENT:	<b>0.9</b>		
PITOT READING:	<b>35</b>		
GPM:	<b>993</b>	<b>0</b>	<b>0</b>
TOTAL FLOW DURING TEST:	<b>993</b> GPM		
STATIC READING:	<b>65</b> PSI		RESIDUAL: <b>62</b> PSI
RESULTS: AT 20 PSI RESIDUAL	<b>4284</b> GPM		AT 0 PSI <b>5226</b> GPM
ESTIMATED CONSUMPTION:	<b>4963</b> 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

May 30, 2024

re: Mary's Resort Mobility Plan

The site is adjacent to E Duval Street/US Hwy. 90 with an existing sidewalk.

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  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.30  
10:21:31 -04'00'

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 #FL23317

□

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*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 30, 2024

re: Mary's Resort Concurrency Impact Analysis

The proposed development will be on a public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 416
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

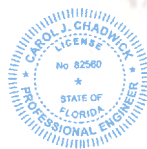
Summary of analyses:

- Trip generation: 0.48 ADT & 1.0 Peak PM trips
- Potable Water: 1050 gallons per day
- Potable Water: 1050 gallons per day
- Solid Waste: 25.55 tons per year

See the 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=A014  
10D000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.30  
10:21:19 -04'00'

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 #FL23317

□

**REVISED CONCURRENCY  
WORKSHEET**

1075 RV  
MAY 12, 2022

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Acres*	Total ADT	Total PM Peak
416	Campground/RV Park	0.48	0.98	1.00	0.48	0.98

\*Per acre

**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)
Campground/RV Park	75.00	14.00	1050.00

\* 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)
Campground/RV Park	75.00	14.00	1050.00

\* 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**	Total Floor Area*	Total (Tons Per Year)
Campground/RV Park	1.83	14.00	25.55

\*\*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

May 30, 2024

re: Mary's Resort Comprehensive Plan Consistency Analysis

The Mary's Resort proposed site 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 subject property is located in an area that is primarily commercial uses due to its proximity to E Duval Street/US Hwy. 90.*

- 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 subject property is located on E Duval Street/US Hwy. 90.*

- 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 will be accessed directly from E Duval Street/US Hwy. 90 with no traffic impacting residential used in the 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 2025.

*Consistency: The development of the site will provide a service not currently available in the area.*

□

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: There are no wetlands, agricultural lands or environmental sensitive areas near the site.*

- 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: No impacts to adjacent land topography or soil conditions will result from the proposed site plan.*

- 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 campground development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

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  
10D000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.30  
10:20:51 -04'00'

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 #FL23317

□

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**  
updated: 5/9/2024

Parcel: << 00-00-00-12845-000 (48113) >>

**Owner & Property Info**

<b>Owner</b>	TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY AVE LAKE CITY, FL 32055		
<b>Site</b>	123 NE BRADLEY TER, LAKE CITY		
<b>Description*</b>	E DIV: LOTS 1 THRU 5 & 13 THRU 18, JAMES BRADLEY ADDITION & BEG NE COR OF LOT 15 BLOCK A, E 56.88 FT, S 46.59 FT TO CURVE, W ALONG CURVE 49.09 FT, N 47.26 FT TO POB. EX RD R/W. 589-409, 649-4, 653-310, 765-1513, 772-1888, 826-1443, 839-1796, 901-134,137, ...more>>>		
<b>Area</b>	1.003 AC	S/T/R	33-3S-17
<b>Use Code**</b>	OFFICE BLD 1STY (1700)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

**Property & Assessment Values**

2023 Certified Values		2024 Working Values	
Mkt Land	\$69,983	Mkt Land	\$69,983
Ag Land	\$0	Ag Land	\$0
Building	\$23,306	Building	\$23,972
XFOB	\$12,559	XFOB	\$12,559
Just	\$105,848	Just	\$106,514
Class	\$0	Class	\$0
Appraised	\$105,848	Appraised	\$106,514
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$105,848	Assessed	\$106,514
Exempt	\$0	Exempt	\$0
<b>Total Taxable</b>	county:\$105,848 city:\$105,848 other:\$0 school:\$105,848	<b>Total Taxable</b>	county:\$106,514 city:\$106,514 other:\$0 school:\$106,514



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/19/2023	\$100	1480/2486	WD	I	U	11
3/13/2023	\$100	1486/0615	WD	I	U	11
12/31/2019	\$100	1402/1753	WD	I	U	11
1/12/2017	\$100	1329/0631	WD	I	U	11

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1944	810	1029	\$23,972

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0189	FENCE/WOOD	2001	\$900.00	300.00	0 x 0
0186	CONC,PAVMT	2017	\$400.00	1.00	0 x 0
0140	CLFENCE 6	2001	\$709.00	450.00	0 x 0
0030	BARN,MT	2017	\$3,000.00	1.00	20 x 20
0181	3-STRAND BARBWIRE	2017	\$100.00	1.00	0 x 0
0140	CLFENCE 6	2022	\$250.00	1.00	x
0041	BARN,MACH 3-SIDED	2022	\$7,200.00	1.00	x

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	26,232.830 SF (0.786 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$26,233
1000	VACANT COMMERCIAL (MKT)	17,500.000 SF (0.217 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$43,750

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

by: GrizzlyLogic.com

The information presented on this website 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, its use, or its interpretation. This website was last updated: 5/9/2024 and may not reflect the data currently on file at our office.



PREPARED BY & RETURN TO:

Name: TWENTYEIGHT FOURTEEN, LLC

Address: 930 NE JOE CONEY AVE  
LAKE CITY, FL 32055

Parcel ID No.: R12845-000

Inst: 202312009089 Date: 05/19/2023 Time: 3:56PM  
Page 1 of 2 B: 1490 P: 2486, James M Swisher Jr, Clerk of Court  
Columbia, County, Fl: AM  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 19th day of MAY, 2023, by SYLVESTER WARREN, III, **CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to TWENTYEIGHT FOURTEEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, having its principal place of business at 930 NE JOE CONEY AVE, LAKE CITY, FLORIDA 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

**SEE ATTACHED EXHIBIT "A"**  
**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME. LEGAL PROVIDED BY GRANTOR.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Lang  
Witness Signature  
Printed Name: PATRICIA LANG

Sylvester Warren III L.S.  
Name: SYLVESTER WARREN, III  
Address: 930 NE JOE CONEY AVE, LAKE CITY, FL 32055

Jessica L. Nettles  
Witness Signature  
Printed Name: Jessical Nettles

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19th day of MAY, 2023, by SYLVESTER WARREN, III, who is personally known to me or who has produced as identification.

Patricia Lang  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-27



**EXHIBIT "A"**

**R12845-000**

LOTS 1, 2, 3, 4, 5, 13, 14, 15, AND 16, JAMES BRADLEY ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 106, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND IN LOTS 1 AND 2, IN THE JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION OF BLOCK "A", BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK "A", OF BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF BRADLEY STREET, AND ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90); THENCE NORTH 87°18'56" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°14'07" EAST, A DISTANCE OF 52.87 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°31'58" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°25'44", A DISTANCE OF 85.41 FEET; THENCE NORTH 44°02'11" WEST, A DISTANCE OF 19.70 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF BRADLEY STREET; THENCE SOUTH 04°55'41" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 66.89 FEET TO THE POINT OF BEGINNING,

AND LESS:

A PARCEL OF LAND IN LOTS 15 AND 16, IN THE JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION OF BLOCK "A", BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1, MURRAY'S SUBDIVISION, OF THE EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AT A POINT 21.59 FEET NORTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°59'16" EAST, A DISTANCE OF 0.68 FEET; THENCE NORTH 04°20'20" WEST, A DISTANCE OF 21.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90), AND ON THE EAST LINE OF LOT 15, OF SAID JAMES BRADLEY ADDITION, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE NORTH 04°20'20" WEST ALONG SAID EAST LINE, A DISTANCE OF 54.24 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°01'11" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°30'46", A DISTANCE OF 102.15 FEET TO A POINT ON THE WEST LINE OF LOT 16, OF SAID JAMES BRADLEY ADDITION; THENCE SOUTH 05°14'07" WEST, A DISTANCE OF 52.87 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90); THENCE NORTH 87°18'56" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 110.98 FEET TO THE POINT OF BEGINNING.

**-ALSO-**

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 13, BLOCK "A", JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, A SUBDIVISION OF BLOCK "A" OF BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, PAGE 29, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 87°02'25" EAST ALONG THE SOUTH LINE OF LOT 14 OF SAID BLOCK "A", A DISTANCE OF 55.68 FEET; THENCE SOUTH 03°46'39" WEST, A DISTANCE OF 46.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°14'47", A DISTANCE OF 49.09 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 85°53'47" WEST, A DISTANCE OF 49.09 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15; THENCE NORTH 04°20'20" WEST ALONG SAID EAST LINE, A DISTANCE OF 47.26 FEET TO THE POINT OF BEGINNING.



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

## Detail by Entity Name

Florida Limited Liability Company  
TWENTYEIGHT FOURTEEN, LLC.

### Filing Information

<b>Document Number</b>	L19000153065
<b>FEI/EIN Number</b>	84-2349099
<b>Date Filed</b>	06/10/2019
<b>Effective Date</b>	06/10/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Mailing Address

930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Registered Agent Name & Address

GEORGE, VANESSA  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055

### Authorized Person(s) Detail

#### **Name & Address**

Title AR

GEORGE, VANESSA  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

Title AR

WARREN, SYLVESTER, III  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2021            02/07/2021  
2022            03/25/2022  
2023            04/13/2023

**Document Images**

<a href="#">04/13/2023 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/18/2020 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/10/2019 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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 12845-000 (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 duty 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.

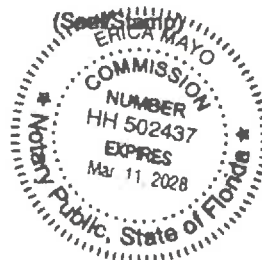
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Sylvester Warren III \_\_\_\_\_ Date 5/29/24  
 Owner Signature (Notarized)

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Sylvester Warren III, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 29 day of May, 20 24.

Erica Mayo  
 NOTARY'S SIGNATURE







DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: 08/13/2024

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

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

Project Number: SPR 24-09

Project Name: Mary's Resort RV Park

Project Address: 123 NE Bradley Terr

Project Parcel Number: 12845-000

Owner Name: Twenty-Eight Fourteen LLC

Owner Address: 930 NW Joe Coney Ave, Lake City, FL

Owner Contact Information: Telephone Number: 407-748-1475 Email: vgeorge1976@hotmail.com

Owner Agent Name: Carol Chadwick PE

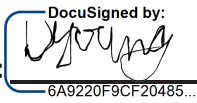
Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

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:**  **Date:** 8/24/2024

No comments at this timr

**Planning and Zoning: Reviewed by:**  **Date:** 8/29/2024

Special exception has been approved.

**Business License: Reviewed by:**  **Date:** 8/13/2024

Business license will be needed

**Code Enforcement: Reviewed by:**  **Date:** 8/13/2024

No liens, codes or violations

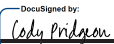
**Permitting: Reviewed by:**  **Date:** 8/13/2024

not at this time

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

**Water Department: Reviewed by:**  **Date:** 8/13/2024

no comments at this time

**Sewer Department: Reviewed by:**  **Date:** 8/13/2024

Flow capacity is available at the plant

**Gas Department: Reviewed by:**  **Date:** 8/13/2024

I have some questions regarding the request.

**Water Distribution/Collection: Reviewed by:**  **Date:** 8/15/2024

need plans before approved

**Customer Service: Reviewed by:**  **Date:** 8/26/2024

A tap application and utility plans will need to be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all applicable fees.



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

**FDOT: Reviewed by:**  \_\_\_\_\_ **Date:** 8/20/2024

FDOT access permit and drainage permit may be required. Please have applicant contact local FDOT permitting office for review.

**Suwannee River Water Management: Reviewed by:**  \_\_\_\_\_ **Date:** 8/15/2024

The project appears to be under the permitting thresholds. If the applicant wants SRWMD to confirm the project is exempt from permitting, they will need to apply for an exemption request.

**School Board: Reviewed by:**  \_\_\_\_\_ **Date:** 8/13/2024

No comments at this time.

**County: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

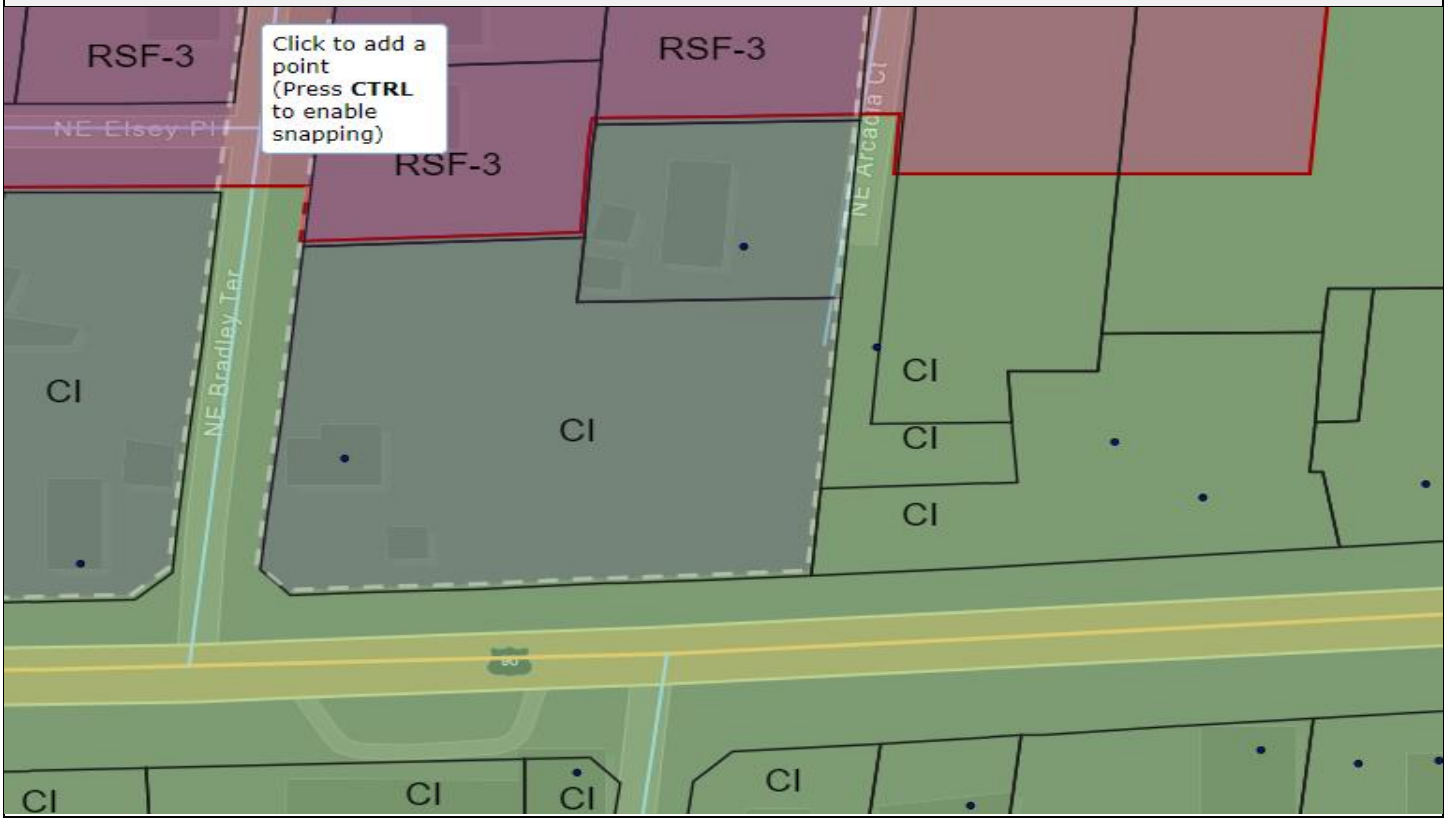
# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Mary's Resort
Applicant	Carol Chadwick
Owner	Twenty-Eight Fourteen
Requested Action	Petition for a site plan review for parcel 12845-000..
Hearing Date	09-10-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.01 Acres
Location	123 NE Bradley Terr, Lake City
Parcel Number	12845-000
Future Land Use	Commercial
Proposed Future Land Use	N/A
Current Zoning District	Commercial Intensive (CI)
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	Commercial	CI		
S	Commercial	CI	Retail	
W	Commercial	CI	Automotive	

### Map of Location



### Picture of Location





### Summary of Request

Applicant has petitioned for a site plan review for Mary's Resort RV Park within the Commercial Intensive zoning district.





**PUBLIC NOTICE**

NOTICE TO THE PUBLIC  
REGARDING THE  
PLANNING AND  
CONSTRUCTION OF  
A NEW  
WATER TREATMENT  
PLANT  
IN THE CITY OF  
LAKES CITY, FLORIDA

NOTICE TO THE PUBLIC  
REGARDING THE  
PLANNING AND  
CONSTRUCTION OF  
A NEW  
WATER TREATMENT  
PLANT  
IN THE CITY OF  
LAKES CITY, FLORIDA



**CITY OF LAKE CITY  
NOTICE  
LAND USE ACION**

**A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:**

**SPR 24-09**, a petition by Carol Chadwick, P.E., as agent, to request a Site Plan Review approval be granted as provided for in Section 4.13 of the Land Development Regulations, to get approval on site plan for Mary's Resort RV Park for a property located in the Commercial Intensive zoning district, in accordance with the submittal of the petition dated August 8, 2024, to be located on;  
PARCEL: 00-00-00-12845-000

**DESCRIPTION:**

LOTS 1, 2, 3, 4, 5, 13, 14, 15 AND 16, JAMES BRADLEY ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 106, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT: THAT PORTION OF THE RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 1490, PAGE 2487 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**ALSO:**

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 15, BLOCK "A", JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, A SUBDIVISION OF BLOCK "A" OF BENDHEIM'S SUBDIVISION AS RECORDED IN PLAT BOOK A, PAGE 29, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.87°02'25"E., ALONG THE SOUTH LINE OF LOT 14 OF SAID BLOCK "A", A DISTANCE OF 55.68 FEET; THENCE S.03°46'39"W., A DISTANCE OF 46.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11411.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°14'47", A DISTANCE OF 49.09 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.85°53'47"W., A DISTANCE OF 49.09 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15; THENCE N.04°20'20"W., ALONG SAID EAST LINE, A DISTANCE OF 47.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.01 ACRES, MORE OR LESS.

**WHEN;**

September 10, 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 site plan application are available for public inspection by contacting the Growth Management office at [growthmanagement@lcfla.com](mailto: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 INFORMATION CONTACT  
ROBERT ANGELO  
PLANNING AND ZONING TECHNICIAN  
AT 386-719-5820**

# NOTICE OF PUBLIC MEETING CITY OF LAKE CITY PLANNING AND ZONING BOARD

**THIS SERVES AS PUBLIC NOTICE** the Planning and Zoning Board will hold a meeting on Tuesday, September 10, 2024 at 5:30 PM or as soon after.

## **Agenda items-**

1. **SPR 24-07**, Petition submitted by Carol Chadwick, P.E., (agent) for Momex Investments, LLC, (owner), for a Site Plan Review for adding an addition to the current building, in a Commercial General zoning district, and located on parcel 14086-000, which is regulated by the Land Development Regulations Section 4.12.
2. **SPR 24-08**, Petition submitted by Andres Boral, P.E., (agent) for a Site Plan Review for Sweet Water Apartments, in a Residential Single-Family zoning district, and located on parcel 10845-000, which is regulated by the Land Development Regulations Section 4.5.
3. **SPR 24-09**, Petition submitted by Carol Chadwick, P.E., (agent) for Twenty-Eight Fourteen, LLC, (owner), for a Site Plan Review for Mary's Resort RV Park, in a Commercial Intensive zoning district, and located on parcel 12845-000, which is regulated by the Land Development Regulations Section 4.13.

**Meeting Location:** City Council Chambers located on the 2<sup>nd</sup> 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:** Wednesday, August 28, 2024 8:38 AM  
**To:** Angelo, Robert  
**Subject:** RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Confirmed

Kym Harrison - 386-754-0401

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**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Wednesday, August 28, 2024 8:12 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Looks Good.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto: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](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Tuesday, August 27, 2024 12:17 PM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** FW: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Just making sure you saw this. Below and attached please

Kym Harrison - 386-754-0401

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Lake City, FL 32055

**From:** LCR-Classifieds

**Sent:** Monday, August 26, 2024 4:31 PM

**To:** 'Angelo, Robert' <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Subject:** 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Hi Robert! 3 ads attached to publish 8/29

P&A 3 x 3.5 272.25

BOA 3 x 5 247.50

HISTORIC 3 x 5.5 272.25

Kym Harrison - 386-754-0401

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Lake City, FL 32055

**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Sent:** Monday, August 26, 2024 3:23 PM

**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>

**Subject:** Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 29, 2024** paper.

Thank You

Robert Angelo

City of Lake City

Growth Management

[growthmanagement@lcfla.com](mailto: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.*

## NOTICE OF PUBLIC MEETING

### CITY OF LAKE CITY

### PLANNING AND ZONING BOARD

**THIS SERVES AS PUBLIC NOTICE** the Planning and Zoning Board will hold a meeting on Tuesday, September 10, 2024 at 5:30 PM or as soon after.

#### **Agenda items-**

1. **SPR 24-07**, Petition submitted by Carol Chadwick, P.E., (agent) for Momex Investments, LLC, (owner), for a Site Plan Review for adding an addition to the current building, in a Commercial General zoning district, and located on parcel 14086-000, which is regulated by the Land Development Regulations Section 4.12.
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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.

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<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 \$

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33-3S-17-13005-000  
MODERN DAY WARRIORS  
MINISTRIES  
931 NE CATAWBA AVE  
LAKE CITY, FL 32055

or Instructions



9589 0710 5270 0853 6414 57

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<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	\$

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00-00-00-12908-000  
**GUINN III PROPERTIES LLC**  
 220 SE 20TH TERRACE  
 OCALA, FL 34471

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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	\$

Postmark Here

33-3S-17-12860-000  
**CARTER MARY ALYCE**  
 769 NE GURLEY AVENUE  
 LAKE CITY, FL 32055

9589 0710 5270 0853 6414 95

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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	\$

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00-00-00-12867-000  
**G & E RENTALS LLC**  
 2907 SE COUNTRY CLUB RD  
 LAKE CITY, FL 32025

9589 0710 5270 0853 6414 40

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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	\$

Postmark Here

00-00-00-12906-000  
**COLLINS CHARLES E**  
 867 E DUVAL ST  
 LAKE CITY, FL 32055

9589 0710 5270 0853 6414 64

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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	\$

Postmark Here

33-3S-17-13020-000  
**LOCAL BOARD OF CHURCH OF GOD**  
 167 ERMINE ST  
 LAKE CITY, FL 32055

9589 0710 5270 0853 6414 88

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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	\$

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33-3S-17-12841-009  
**TILLEY ROBERT**  
 923 S DIVISION ST  
 LAKE CITY, FL 32055

9589 0710 5270 0853 6415 01

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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	\$



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00-00-00-12853-001  
**TIITF DEPARTMENT OF TRANSPORT**  
**3900 COMMONWEALTH BLVD**  
**MAIL STATION 115**  
**TALLAHASSEE, FL 32399**

Use Reverse for Instructions

9589 0710 5270 0853 6415 18

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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	\$



Postmark Here

00-00-00-12852-000  
**DIXON ENTERPRISE**  
**797 SW TUSTENUGGEE AVE**  
**LAKE CITY, FL 32025**

Use Reverse for Instructions

9589 0710 5270 0853 6415 25

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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	\$



Postmark Here

00-00-00-12849-000  
**BARBER DANIEL L**  
**18418 EASTWYCK DR**  
**TAMPA, FL 33647**

Use Reverse for Instructions



August 29, 2024

To Whom it May Concern

On September 10, 2024 the Planning and Zoning Board will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, SPR 24-09 to get approval for a site plan review for Mary's Resort RV Park on property located at 123 NE Bradley Terr, Lake City, FL, located on parcel 12845-000.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com).

Robert Angelo

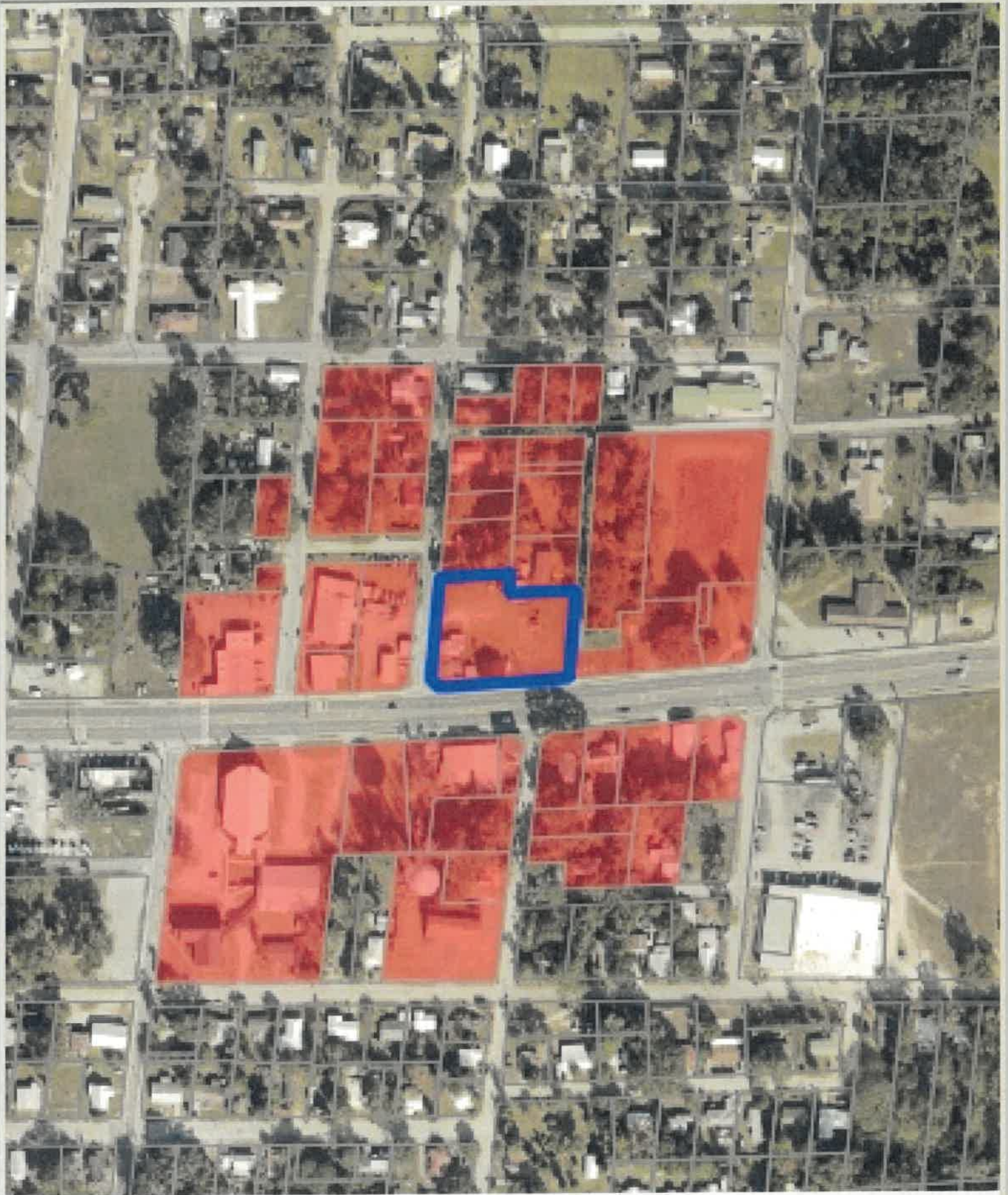
Planning and Zoning Tech  
City of Lake City

# Columbia County Property Appraiser - Sales Report

Name	Address 1	Address 2	Address 3	City	State	ZIP
BARBER DANIEL L	18418 EASTWYCK DR		TAMPA	FL	33647	
DIXON ENTERPRISE	797 SW TUSTENUUGEE AVE		LAKE CITY	FL	32025	
TITF DEPARTMENT OF TRANSPORTATION	3900 COMMONWEALTH BLVD	MAIL STATION 115	TALLAHASSEE	FL	32399	
G & E RENTALS LLC	2907 SE COUNTRY CLUB RD		LAKE CITY	FL	32025	
<del>THE BENTLEY EIGHT FOURTEEN, LLC</del>	930 NE JOE CONEY TER		LAKE CITY	FL	32055	
TILLEY ROBERT	923 S DIVISION ST		LAKE CITY	FL	32055	
<del>CITY OF LAKE CITY</del>	205 N MARION AVE		LAKE CITY	FL	32055	
CARTER MARY ALYCE	769 NE GURLEY AVENUE		LAKE CITY	FL	32055	
LOCAL BOARD OF CHURCH OF GOD	167 ERMINE ST		LAKE CITY	FL	32055	
GUINN III PROPERTIES LLC	220 SE 20TH TERRACE		OCCALA	FL	34471	
COLLINS CHARLES E	867 E DUVAL ST		LAKE CITY	FL	32055	
KAHLOCH EUGENE MICHAEL	133 NE ANDERSON TERRACE		LAKE CITY	FL	32055	
MODERN DAY WARRIGORS MINISTRIES INC	931 NE CATAMBA AVE		LAKE CITY	FL	32055	
KOEHL GREGORY	930 E DUVAL ST		LAKE CITY	FL	32055	
POPLIN WILLIAM LEE JR	KEEN POPLIN CO TRUSTEES	529 SW ARBOR LANE	LAKE CITY	FL	32024	
<del>POPLIN WILLIAM LEE JR</del>	LINDA KEEN POPLIN AS TRUSTEES	529 SW ARBOR LN	LAKE CITY	FL	32024	
OLIVIA RAE INVESTMENTS INC	PO BOX 2147		LAKE CITY	FL	32056	
BURGESS JAUAN LAHEL	P O BOX 3381		JACKSONVILLE	FL	32206	
MOLAMAHMOUDI MOHAMMADFOAD	298 NW HARRIS LOOP		LAKE CITY	FL	32055	
<del>KAHLOCH EUGENE M</del>	133 NE ANDERSON TERRACE		LAKE CITY	FL	32055	
CARRILLO ASHLEY	296 SW GUTHRIE TER		LAKE CITY	FL	32024	
ANDERSON TONY D	1245 SW TROY ST		LAKE CITY	FL	32024	
KELSEY AVERY	142 NE ARCADIA CT		LAKE CITY	FL	32055	
<del>TWENTYEIGHT FOURTEEN LLC</del>	930 NE JOE CONEY AVE		LAKE CITY	FL	32055	
THOMAS CYNTHIA	157 NE BRADLEY TER		LAKE CITY	FL	32055	
MONDRAGON PROPERTIES LLC	167 NE BRADLEY TERR		LAKE CITY	FL	32055	
HALL FAYE T	2048 SW BASCOM NORRIS DR		LAKE CITY	FL	32055	
BRADLEY PR LAND TRUST	304 S JONES BLVD	#1356	LAS VEGAS	NV	89017	32025-5263
DOMINGUEZ ERNESTO	187 NE BRADLEY TER		LAKE CITY	FL	32055	
MENDEZ JOHNNY	201 NE BRADLEY ST		LAKE CITY	FL	32055	
BARBER MILTON	946 NE JENKINS LN		LAKE CITY	FL	32055	
MADRID JOSE MAURICIO MAGANA	6100 S US HIGHWAY 441		LAKE CITY	FL	32025	
WHITE SPRINGS LAND & TIMBER	P O BOX 1733		LAKE CITY	FL	32055	
G & E RENTALS LLC	2907 SE COUNTRY CLUB RD		LAKE CITY	FL	32025	
<del>LAKE CITY CHURCH OF GOD</del>	P O BOX 1706		LAKE CITY	FL	32056	
<del>POPLIN WILLIAM LEE JR</del>	LINDA KEEN POPLIN TRUSTEES	529 SW ARBOR LN	LAKE CITY	FL	32024	
JF USCANGA TRANSPORTATION & CONSTRUCTION SERVICES, LLC	160 SE MURRAY TER		LAKE CITY	FL	32025	
TALMADGE WILLIAM R	1895 SW MAIN BLVD		LAKE CITY	FL	32025	
WALKER WILL REED IV	1926 SOUTH BONITA AVE		LAKE CITY	FL	32025	
ZAVALA MARIA HILDA	88 ARLINGTON ST		ONTARIO	CA	91762	
<del>CITY OF LAKE CITY</del>	205 N MARION AVE		SAINTE JAMES	NY	11780	
			LAKE CITY	FL	32055	



# GIS Buffer



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