

BOARD OF ADJUSTMENT CITY OF LAKE CITY

July 09, 2024 at 5:30 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES- None

OLD BUSINESS

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

***** Continued from the June 11, 2024 Board of Adjustments Meeting*****

QUASI JUDICIAL PETITION

- A. Brief introduction of petition by city staff.**
- B. Presentation of petition by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of petition by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by Board Members.**

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by Board Members.

NEW BUSINESS

- ii. SE 24-05**, Petition submitted by Carol Chadwick, PE, (agent), for Twenty-Eight Fourteen LLC, (owner), for a Special Exception for Mary's Resort in the Commercial Intensive Zoning District, and located on parcel 12845-000, located at 123 NE Bradley Terr, which is regulated by the Land Development Regulations section 4.13.

QUASI JUDICIAL PETITION

A. Brief introduction of petition by city staff.

B. Presentation of petition by applicant.

C. Presentation of evidence by city staff.

D. Presentation of petition by third party intervenors, if any.

E. Public comments.

F. Cross examination of parties by party participants.

G. Questions of parties by Board Members.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by Board Members.

WORKSHOP- None

ADJOURNMENT

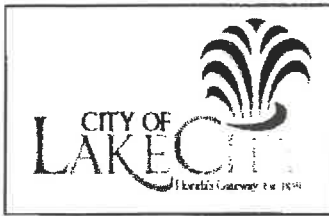
YouTube Channel Information

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings,

and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



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

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

SPECIAL EXCEPTION

A. PROJECT INFORMATION

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

B. APPLICANT INFORMATION

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

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

- 3. If the applicant is agent for the property owner*.
Property Owner Name (title holder):
Mailing Address:
City: State: Zip:
Telephone: () Fax: () Email:

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

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

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property? Yes No
 Future Land Use Map Amendment: Yes _____ No _____
 Future Land Use Map Amendment Application No. _____ **X**
 Rezoning Amendment: Yes _____ No **X** _____
 Rezoning Amendment Application No. _____
 Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No **X** _____
 Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
 Variance: Yes _____ No **X** _____
 Variance Application No. _____
 Special Exception: Yes **X** _____ No _____
 Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
- Name, location, owner, and designer of the proposed development.
 - Present zoning for subject site.
 - 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.
 - Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - Area and dimensions of site (Survey).
 - Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - Access to utilities and points of utility hook-up.
 - Location and dimensions of all existing and proposed parking areas and loading areas.
 - Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - Location and size of any lakes, ponds, canals, or other waters and waterways.
 - 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.
 - Location of trash receptacles.
- X Stormwater Management Plan—Including the following:
- Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - Proposed finished elevation of each building site and first floor level.
 - Existing and proposed stormwater management facilities with size and grades.
 - Proposed orderly disposal of surface water runoff.
 - Centerline elevations along adjacent streets.
 - Water management district surface water management permit.
- X Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
4. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

- 7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- 8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 9. Proof of Ownership (i.e. deed).
- 10. Agent Authorization Form (signed and notarized).
- 11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

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

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Dr. Juan P. Chisholm

Applicant/Agent Name (Type or Print)

J. P. Chisholm

Applicant/Agent Signature

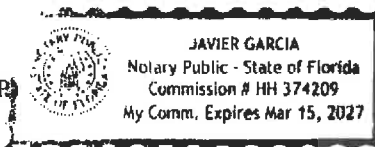
3-7-2024

Date

STATE OF FLORIDA
COUNTY OF Orange

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

(NOTARY SEAL or STAMP)

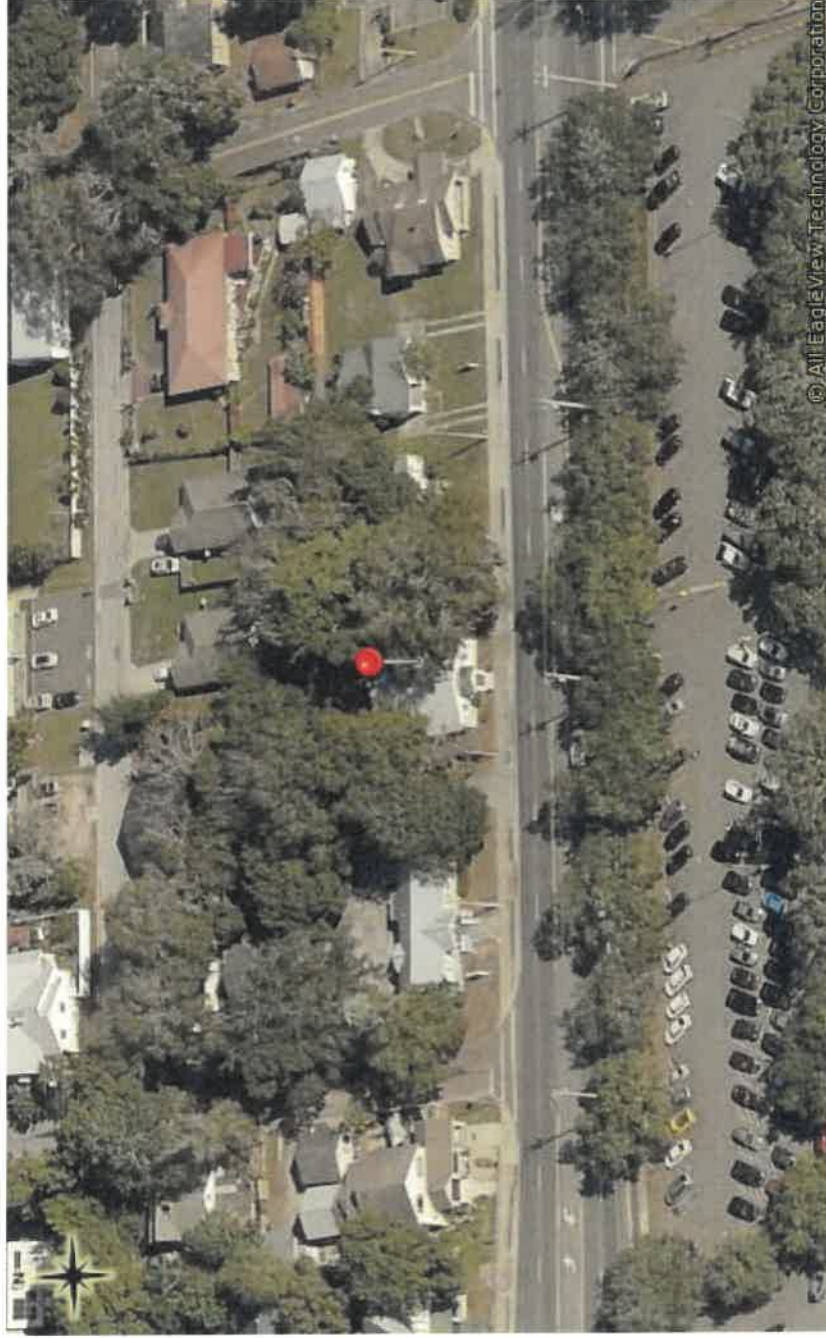


Javier Garcia
Signature of Notary
Javier Garcia
Printed Name of Notary

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

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

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



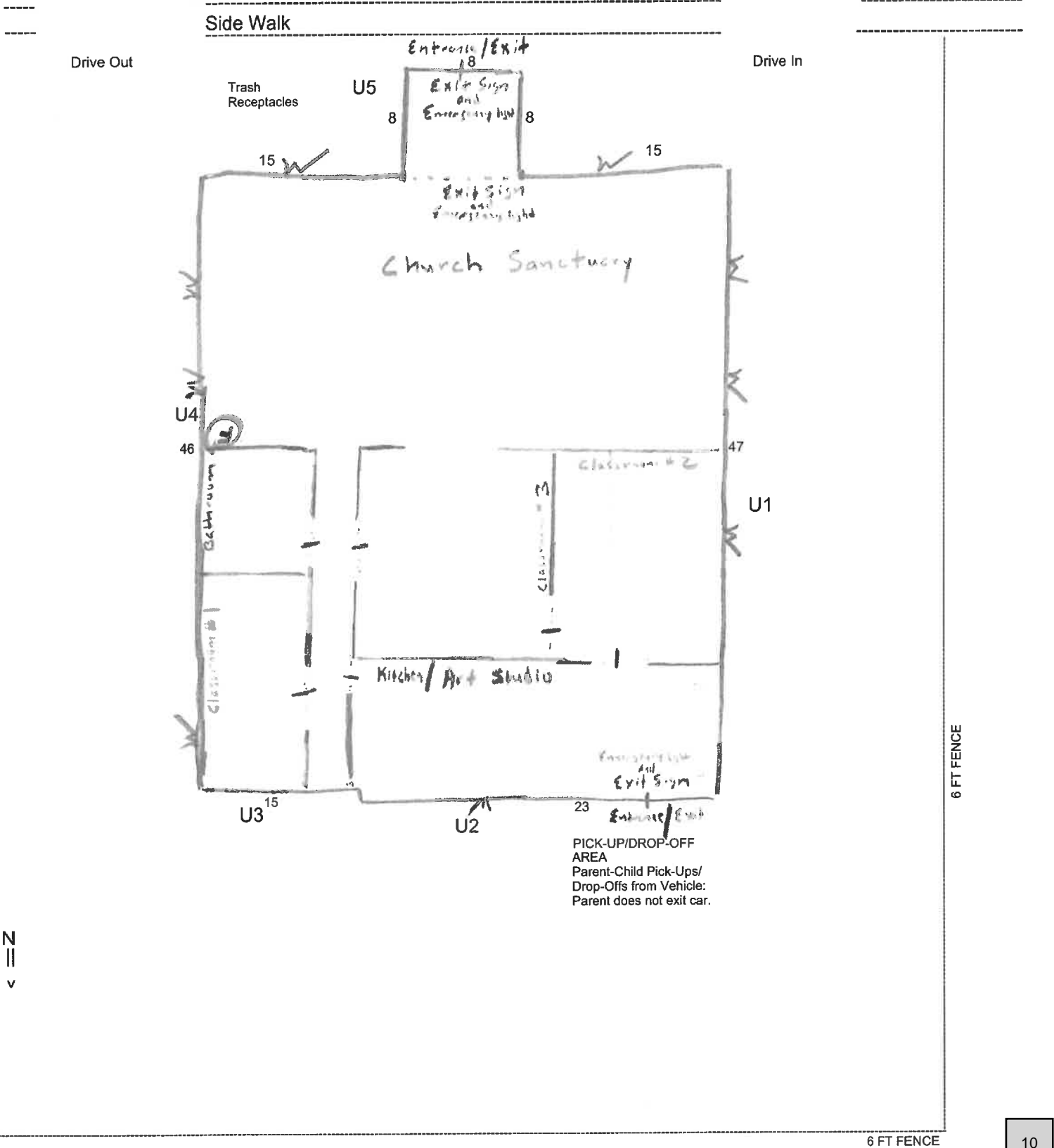
Site Plan
 American Nation Builders Christian Academy
 239 SE Baya Drive
 Lake City, Florida 32025

Zoning Code: RO

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

Item i.

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



N
 ||
 v

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

American Nation Builders Christian Academy in Lake City, Florida

239 SE Baya Drive

Lake City, FL 32025

Special Exception Application

- a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.

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

- b. Whether the proposed use is compatible with the established land use pattern. **Yes**
- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

No, the proposed use of a Christian Academy at 239 SE Baya Drive in Lake City, Florida would not alter any of these.

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

Yes, it will serve the community.

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

No, it will not adversely influence living conditions.

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

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

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

No, it will not cause a drainage problem.

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

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

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

No, the proposed use will not adversely affect property values in the adjacent area.

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

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

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

No, it is not out of scale.

American Nation Builders Christian Academy (239 SE Baya Drive)



Legal Description:

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

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

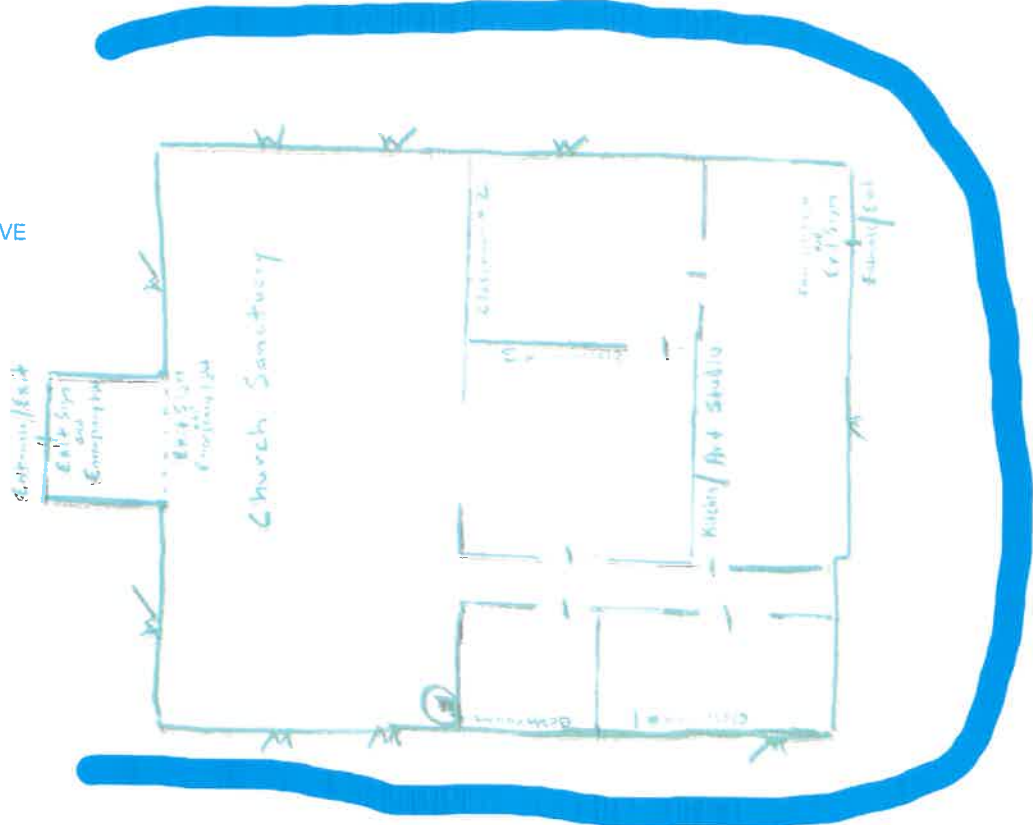
Water Utilities: Provided by City of Lake City / Electrical Utilities: Provided by Florida Power & Light

12/16/2022

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

ROAD: SE BAYA DRIVE

Car Entrance Point



Car Exit Point

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

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

Concurrency Impact Analysis:

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

American Nation Builders Christian Academy

CONCURRENCY ANALYSIS

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

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

Water & Sewer Usage

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

Solid Waste

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

Trip Generation

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

Legal Description with Tax Parcel ID

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

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

Owner & Property Info		Result: 26 of 100	
Owner	AMERICAN NATION BUILDERS, LLC PO BOX 1965 ORLANDO, FL 32802-1965		
Site	239 SE BAYA DR, LAKE CITY		
Description	S DIV: LOT 15 EX 10 FT OFF E SIDE, RE SURVEY & LOT 16 BLOCK F CHALKERS S/D EX RD R/W. WD 1471-1883, WD 1486-931, WD 1486-936,		
Area	0.171 AC	S/T/R	32-3S-17
Use Code**	CHURCHES-EX (7100)	Tax District	1
<small>*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.</small>			

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

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

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

WARRANTY DEED

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

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

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

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

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to the current tax year, which are not yet due and payable, and restrictions, covenants, and easements of record.

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

Amy J McEwen
WITNESS
PRINT NAME: Amy J McEwen

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

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

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

[CORPORATE SEAL]

COMMONWEALTH
STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

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

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



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

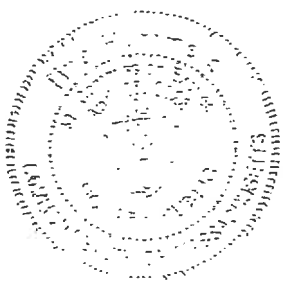


EXHIBIT "A"

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

The First Church of Christ, Scientist in Boston Massachusetts

The Christian Science Board of Directors

CERTIFICATE

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

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

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


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

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

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

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

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



Susan Sage

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

Dated: 3/2/2023
in Boston, Massachusetts

The First Church of Christ, Scientist

Office of the General Counsel

November 28, 2022

To whom it may concern,

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

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

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

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

1

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

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

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

Kind regards,


William J. Beard, Associate Counsel



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

Detail by Entity Name

Florida Limited Liability Company
AMERICAN NATION BUILDERS, LLC

Filing Information

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

Principal Address

1717 Hammock Park Way
OCOE, FL 34761

Changed: 04/30/2022

Mailing Address

PO BOX 1965
ORLANDO, FL 32802

Registered Agent Name & Address

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

Address Changed: 04/30/2022

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

Document Images

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

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 37147

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

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

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

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

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

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

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



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

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

Date: 04/30/2024

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

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

Project Number: SE 24-04

Project Name: American Nation Builders Christian Academy Special Exception

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

Project Parcel Number: 13811-000

Owner Name: Dr. Juan P Chisholm

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

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

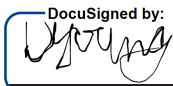
Owner Agent Name: _____

Owner Agent Address: _____

Owner Agent Contact Information: Telephone: _____ Email: _____

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

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

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

No comments at this time

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

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

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

will need to apply for a occupational license before opening.

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

No liens, codes or violations

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

Building applications required for construction

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

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

no comments at this time

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

none

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

No comment.

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

no comments

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

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

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 8857D0CE8F2F485... **Date:** 5/2/2024

No comment.

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

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

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

No issues at this time

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

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

FDOT: Reviewed by: _____ Date: _____

[Empty rectangular box for FDOT review comments]

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

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

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

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

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

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

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

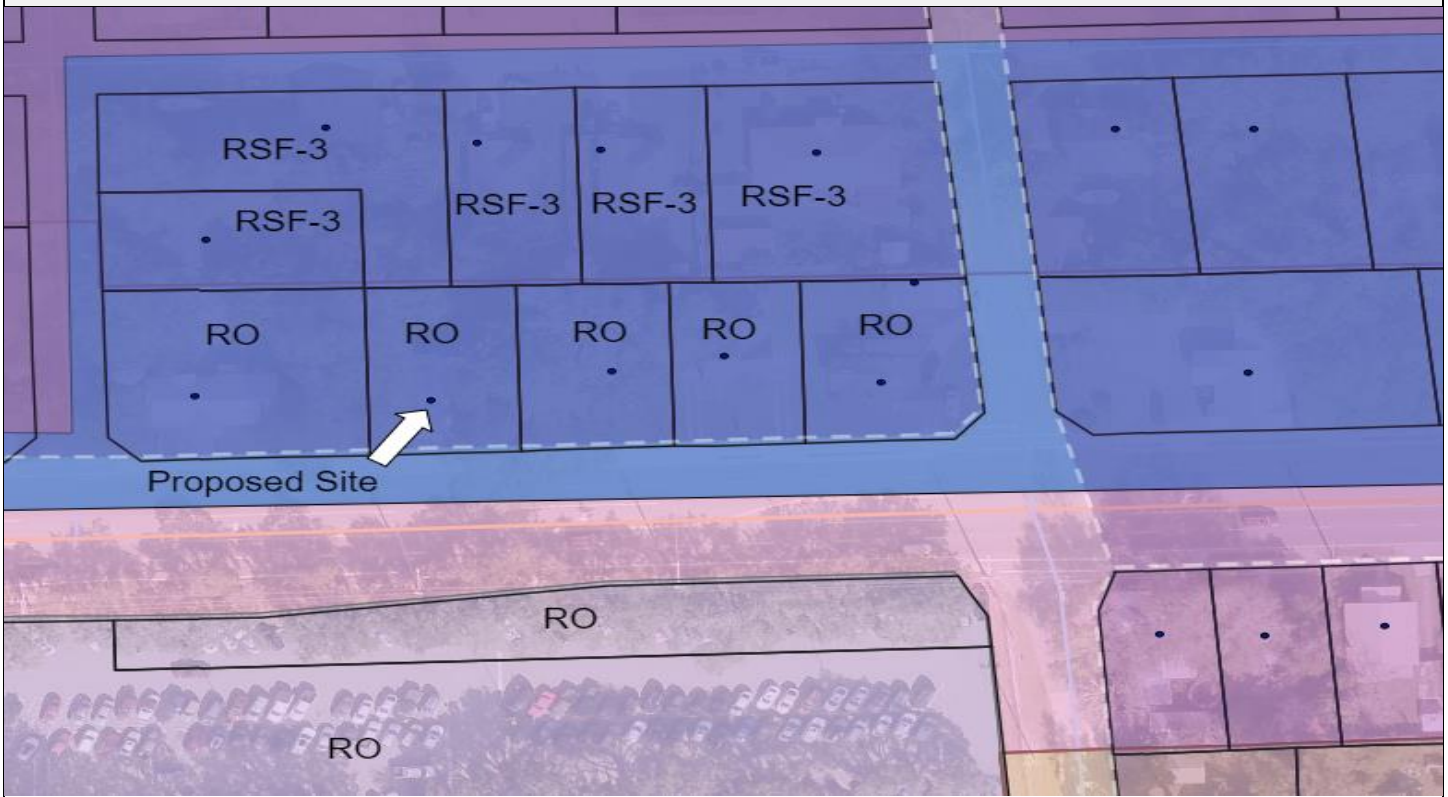
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

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

Subject Property Information	
Size	+/- 0.17 Acres
Location	239 SE Baya Dr, Lake City, FL
Parcel Number	13811-000
Future Land Use	Residential Medium
Proposed Future Land Use	N/A
Current Zoning District	Residential Office (RO)
Proposed Zoning	N/A
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RSF-3	Residential	
E	Residential Medium	RO	Office	
S	Residential Medium	RO	VA Hospital	
W	Residential Medium	RO	Office	

Map of Location



Picture of Location



Summary of Request

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

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, July 09, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. **SE 24-04** (American Nation Builders Christian Academy)- Parcel 13811-000 – Special Exception petition to permit a private school on a certain property within the RESIDENTIAL OFFICE zoning district.
2. **SE 24-05** (Mary's Resort)- Parcel 12845-000 – Special Exception petition to permit a RV Park on a certain property within the COMMERCIAL INTENSIVE zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

PUBLIC NOTICE

Public Notice
[Faded text in a central box]

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

SE 24-04, an application by Dr. Juan P. Chisholm, agent, to request a special exception be granted as provided for in Section 4.10.5.2 of the Land Development Regulations, to permit a private school, as defined by these Land Development Regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated March 11, 2024, to be located on property described as follows:

PARCEL 32-3S-17-13811-000

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

Containing .17 acres, more or less

WHEN;	July 9, 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

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

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

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

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, June 24, 2024 2:42 PM
To: Angelo, Robert
Subject: RE: 78261 78262 78260RE: Non-Legal Ad for P&Z, BOA, and HPA for 07-09-2024

Confirmed!

Thank you much,
Kymberlee Harrison 386-754-0401
 Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
 1086 SW Main Blvd. Ste 103, Lake City, FL 32055
 PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, June 24, 2024 2:42 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 78261 78262 78260RE: Non-Legal Ad for P&Z, BOA, and HPA for 07-09-2024

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, June 24, 2024 2:08 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 78261 78262 78260RE: Non-Legal Ad for P&Z, BOA, and HPA for 07-09-2024

Hi Robert!

As follows for approval to publish 6/27:

P&Z 3x5 \$247.50
HPA \$272.25
BOA 3x6 \$297

Thank you much,
Kymberlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1** Newspaper readers are ENGAGED
- 2** Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, June 24, 2024 12:22 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 07-09-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **June 27, 2024** paper.

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



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

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

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, July 9, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. **SE 24-04** (American Nation Builders Christian Academy)- Parcel 13811-000– Special Exception petition to permit a private school on a certain property within the RESIDENTIAL OFFICE zoning district.
2. **SE 24-05** (Mary’s Resort)- Parcel 12845-000 – Special Exception petition to permit a RV Park on a certain property within the COMMERCIAL INTENSIVE zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

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

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, July 9, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. **SE 24-04** (American Nation Builders Christian Academy)- Parcel 13811-000- Special Exception petition to permit a private school on a certain property within the RESIDENTIAL OFFICE zoning district.
2. **SE 24-05** (Mary's Resort)- Parcel 12845-000 – Special Exception petition to permit a RV Park on a certain property within the COMMERCIAL INTENSIVE zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, June 24, 2024 12:24 PM
To: Angelo, Robert
Subject: RE: 821678 RE: SE 24-04 Special Exception American Nation Builders Christian Academy

Confirmed

Thank you much,
Kymerlee Harrison 386-754-0401
 Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
 1086 SW Main Blvd. Ste 103, Lake City, FL 32055
 PH 386-754-0401

Why Local Newsprint Advertising?

- 1** Newspaper readers are ENGAGED
- 2** Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, June 24, 2024 12:23 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 821678 RE: SE 24-04 Special Exception American Nation Builders Christian Academy

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, June 24, 2024 12:12 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 821678 RE: SE 24-04 Special Exception American Nation Builders Christian Academy

Good morning!

Here's the first one for approval

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1** Newspaper readers are ENGAGED
- 2** Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, June 24, 2024 12:08 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: SE 24-04 Special Exception American Nation Builders Christian Academy

Kym

Please publish in the legal section of the Lake City Reporter on **June 27, 2024.**

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



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

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

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 06/24/24 12:12 by kharr-cn

Acct #: 45150

Ad #: 821678

Status: New WHOLD

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

Start: 06/27/2024 Stop: 06/27/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 11.91 Words: 446
Total STD 11.91
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 196.52
Affidavits: 1
Ad Descript: SE 24-04 SPECIAL EXCEPTIO
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: kharr 06/24/24 12:10
Last Changed: kharr 06/24/24 12:12

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

PUB ZONE EDT TP RUN DATES
LCR A 96 S 06/27

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on July 09, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-04, an application by Dr. Juan P. Chisholm, agent, to request a special exception be granted as provided for in Section 4.10.5.2 of the Land Development Regulations, to permit a private school, as defined by these Land Development Regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated March 11, 2024, to be located on property described as follows:

PARCEL 32-3S-17-13811-000
S DIV; LOT 15 EX 10 FT OFF
E SIDE, RE SURVEY & LOT
16 BLOCK F CHALKERS S/D
EX RD R/W, WD 1471-1883,
WD 1486-931, WD 1486-936.
Containing .17 acres, more or less

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

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

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure

that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

821678
June 27, 2024

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on July 09, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-04, an application by Dr. Juan P. Chisholm, agent, to request a special exception be granted as provided for in Section 4.10.5.2 of the Land Development Regulations, to permit a private school, as defined by these Land Development Regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated March 11, 2024, to be located on property described as follows:

PARCEL 32-3S-17-13811-000

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

Containing .17 acres, more or less

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

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

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

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

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

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

9589 0710 5270 1255 1029 28

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

00-00-00-13803-000
ANDERSON PAMELA ANN
P O BOX 6
LAKE CITY, FL 32056

for Instructions

9589 0710 5270 1255 1029 31

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

00-00-00-13798-000
GRIFFIN AVE INVESTMENTS LLC
9225 DUPONT PL
WELLINGTON, FL 33414

for Instructions

9589 0710 5270 1255 1028 98

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

00-00-00-13799-000
JOHNSON DAWN
268 SE CAMP ST
LAKE CITY, FL 32025

for Instructions

9589 0710 5270 1255 1029 42

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

Item i.

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

00-00-00-13816-000
SPEARS GREG
199 SE BAYA DR
LAKE CITY, FL 32025-598

for Instructions

9589 0710 5270 1255 1029 35

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

00-00-00-13805-000
MOLINA MAYRA EMILY
469 SE ISABELLA ST
LAKE CITY, FL 32025

for Instructions

9589 0710 5270 1255 1029 04

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

00-00-00-13808-000
JMD PROPERTY OF NORTH FLA LLC
295 NW COMMONS LOOP
#115, POMB 220
LAKE CITY, FL 32055

for Instructions

9589 0710 5270 1255 1028 67

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

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

OFFICIAL USE

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

JUN 21 2024

Postmark Here

00-00-00-13731-000
SHEPARDSON HOWARD
PO BOX 21
FORT WHITE, FL 32038

for Instructions

9589 0710 5270 1255 1028 50

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

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

OFFICIAL USE

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

JUN 21 2024

Postmark Here

00-00-00-13736-000
SUMMERLIN TERRY
5111 CLOVER MIST DR
APOLLO BEACH, FL 33572

See Reverse for Instructions

9589 0710 5270 1255 1028 36

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

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

OFFICIAL USE

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

JUN 21 2024

Postmark Here

00-00-00-13804-002
FOWLER KRYSTLE NICOLE
254 SE BROWN ST
LAKE CITY, FL 32025

for Instructions

9589 0710 5270 1255 1028 81

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

Item i.

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

OFFICIAL USE

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

JUN 21 2024

Postmark Here

00-00-00-13801-000
PALMATIER-MORGAN NICOLASA
230 SE CAMP ST
LAKE CITY, FL 32025

for Instructions

9589 0710 5270 1255 1028 74

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

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

OFFICIAL USE

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

JUN 21 2024

Postmark Here

00-00-00-13802-000
ANDERSON MARY J
216 SE CAMP ST
LAKE CITY, FL 32025

for Instructions

9589 0710 5270 1255 1028 43

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

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

OFFICIAL USE

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

JUN 21 2024

Postmark Here

00-00-00-13807-000
GONZALES LEESA M
272 SE BROWN ST
LAKE CITY, FL 32025

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$	

00-00-00-13804-001
BOWMAN DAVID R
 244 SE BROWN ST
 LAKE CITY, FL 32025-593

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$	

00-00-00-13812-000
DENINA JUSITH SANTOS
 800 S 3RD ST, APT C-1
 GALLUP, NM 87301

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$	

00-00-00-13734-000
THE ARC NORTH FLORIDA, INC
 511 GOLDKIST BLVD SW
 LIVE OAK, FL 32064

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$	

00-00-00-13800-006
CAMP STREET LLC
 1740 US HIGHWAY 90 W
 LAKE CITY, FL 32055

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$	

00-00-00-13804-000
BOCHETTE KENNETH P
 230 SE BROWN ST
 LAKE CITY, FL 32055

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$	

00-00-00-13813-000
STARGEL JOHN
 2626 COLLINS AVE
 LAKELAND, FL 33803

for Instructions

Item i.

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here

00-00-00-13809-000
RESTO GERARDO
265 SE BAYA DR
LAKE CITY, FL 32025

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here

00-00-00-13806-000
DRPMI LLC
944 SW HOPE HENRY ST
LAKE CITY, FL 32024

See Reverse for Instructions

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here

00-00-00-13817-000
STARGEL JOHN
2626 COLLINS AVE
LAKELAND, FL 33803

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here

00-00-00-14189-000
JOHNDROW VICTORIA R
300 SE BAYA DR
LAKE CITY, FL 32025

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here

00-00-00-13810-000
HUNTLEE INVESTMENTS INC
1288 SW RIVERSIDE AVE
FORT WHITE, FL 32038

for Instructions

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here

00-00-00-13815-000
WWJD PROPERTIES LLC
2626 COLLINS AVE
LAKELAND, FL 33803

for Instructions

9589 0710 5270 1255 1025 46

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Postmark Here

00-00-00-14132-000
UNITED STATES OF AMERICA
V A HOSPITAL
SOUTH MARION STREET
LAKE CITY, FL 32055

for Instructions

LAKE CITY, FL
JUL 21 2024
USPS 32055-9998

9589 0710 5270 1255 1025 39

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Postmark Here

00-00-00-13821-000
UNITED STATES OF AMERICA V A H
801 S MARION STREET
LAKE CITY, FL 32025

for Instructions

LAKE CITY, FL
JUN 21 2024
USPS 32055-9998



June, 20 2024

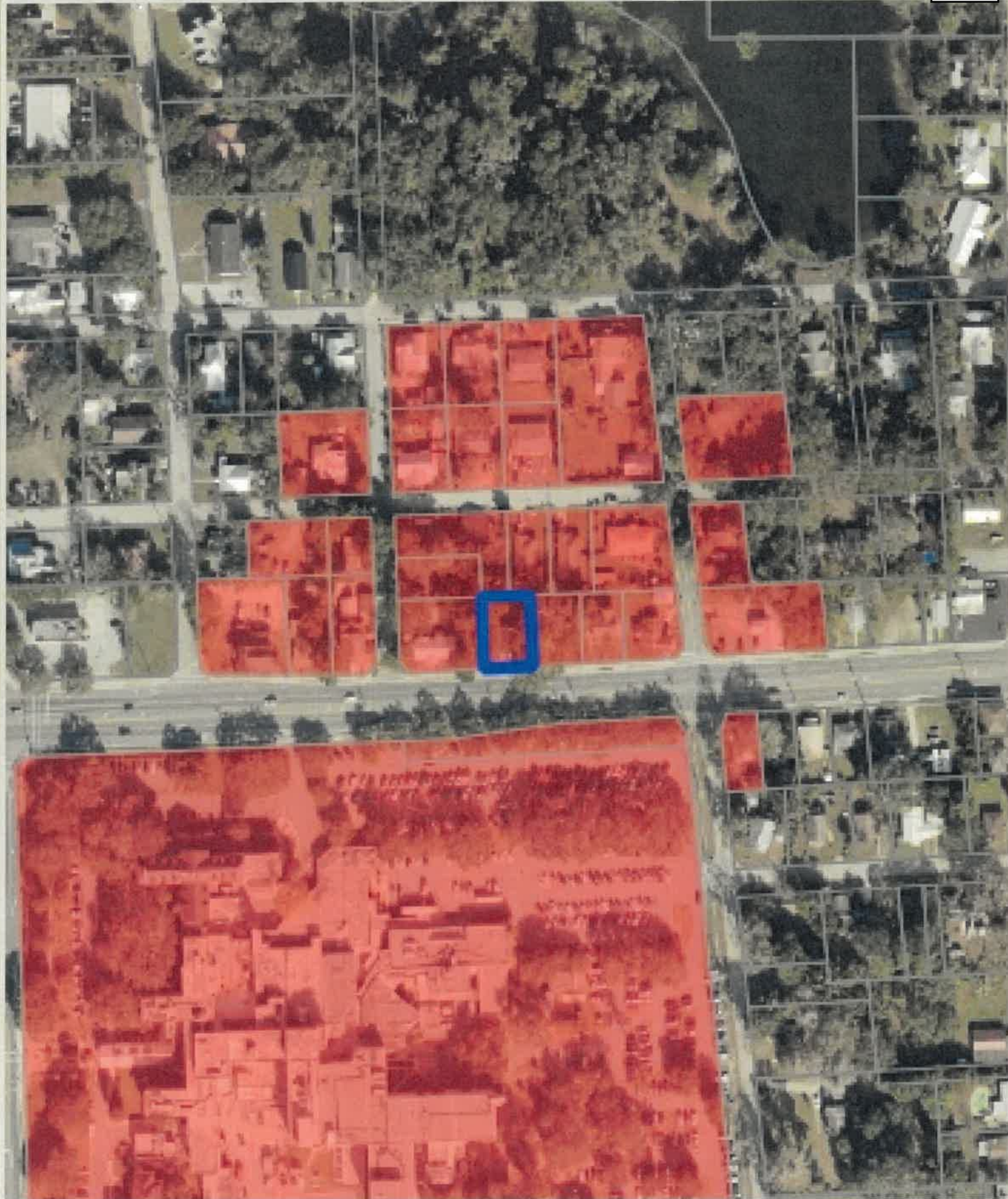
To Whom it May Concern,

On July 9, 2024 the Board of Adjustments will be having a hearing at 5:30pm or as soon after at 205 N Marion Ave. At this hearing we will be hearing a petition submitted by Dr. Juan P. Chisholm, as agent for American Nation Builders Christian Academy, owner, for a special exception, SE 24-04, on parcel 13811-000, located at 239 SE Baya Drive. The special exception is to permit a private school located within the Residential Office (RO) zoning district.

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

Robert Angelo

Planning and Zoning
City of Lake City



0 310 620 930 1240

Columbia County Property Appraiser - Sales report

Item i.

Name	Address1	Address2	Address3	City	State	ZIP
UNITED STATES OF AMERICA V A HOSPITAL	801 S MARION STREET		LAKE CITY	FL	32025	
UNITED STATES OF AMERICA	V A HOSPITAL	SOUTH MARION STREET	LAKE CITY	FL	32055	
STARGEL JOHN	2626 COLLINS AVE		LAKELAND	FL	33803	
WWJD PROPERTIES LLC	2626 COLLINS AVE		LAKELAND	FL	33803	
DRPM1 LLC	944 SW HOPE HENRY ST		LAKE CITY	FL	32024	
AMERICAN UNION BUILDERS, LLC	PO BOX 1965		ORLANDO	FL	32802-1965	
HUNTLEE INVESTMENTS INC	1288 SW RIVERSIDE AVE		FORT WHITE	FL	32038	
RESTO GERARDO	265 SE BAYA DR		LAKE CITY	FL	32025	
JOHNDROW VICTORIA R	300 SE BAYA DR		LAKE CITY	FL	32025	
THE ARC NORTH FLORIDA, INC	511 GOLDKIST BLVD SW		LIVE OAK	FL	32064	
STARGEL JOHN	2626 COLLINS AVE		LAKELAND	FL	33803	
DENINA JUSITH SANTOS	800 S 3RD ST, APT C-1		GALLUP	NM	87301	
BOCHETTE KENNETH P	230 SE BROWN ST		LAKE CITY	FL	32055	
CAMP STREET LLC	1740 US HIGHWAY 90 W		LAKE CITY	FL	32055	
BOWMAN DAVID R	244 SE BROWN ST		LAKE CITY	FL	32025-5935	
CAMP STREET LLC	1740 US HIGHWAY 90 W		LAKE CITY	FL	32055	
FOWLER KRYSTLE NICOLE	254 SE BROWN ST		LAKE CITY	FL	32025	
GONZALES LEESA M	272 SE BROWN ST		LAKE CITY	FL	32025	
SUMMERLIN TERRY	5111 CLOVER MIST DR		APOLLO BEACH	FL	33572	
SHEPARDSON HOWARD	PO BOX 21		FORT WHITE	FL	32038	
ANDERSON MARY J	216 SE CAMP ST		LAKE CITY	FL	32025	
PALMATIER MORGAN NICOLASA	230 SE CAMP ST		LAKE CITY	FL	32025	
CAMP STREET LLC	1740 US HIGHWAY 90 W		LAKE CITY	FL	32055	
JOHNSON DAWN	268 SE CAMP ST		LAKE CITY	FL	32025	
JMD PROPERTY OF NORTH FLA LLC	295 NW COMMONS LOOP	#115, POMB 220	LAKE CITY	FL	32055	
GRIFFIN AVE INVESTMENTS LLC	9225 DUPONT PL		WELLINGTON	FL	33414	
ANDERSON PAMELA ANN	P O BOX 6		LAKE CITY	FL	32056	
MOLINA MAYRA EMILY	469 SE ISABELLA ST		LAKE CITY	FL	32025	
SPEARS GREG	199 SE BAYA DR		LAKE CITY	FL	32025-5982	



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

FOR PLANNING USE ONLY	Item ii.
Application # <u>SE 24-05</u>	
Application Fee \$200.00	
Receipt No. _____	
Filing Date <u>05/30/2024</u>	
Completeness Date _____	

SPECIAL EXCEPTION

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. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.13.5: SPECIAL EXCEPTION COMMERCIAL TOURIST ATTRACTION

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 (____) 4077481475 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): TWENTYEIGHT FOURTEEN, LLC
 Mailing Address: 930 NE JOE CONEY AVENUE
 City: lake city State: fl Zip: 32055
 Telephone: (____) 4077481475 Fax: (____) _____ Email: vgeorge1976@hotmail.com

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

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

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
 If yes, list the names of all parties involved: n.a.
 If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property? Yes No
- Future Land Use Map Amendment: Yes No
- Future Land Use Map Amendment Application No. _____
- Rezoning Amendment: Yes No
- Rezoning Amendment Application No. _____
- Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
- Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
- Variance: Yes No
- Variance Application No. _____
- Special Exception: Yes No
- Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Analysis of Section 11.3 of the Land Development Regulations (“LDRs”):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

1. **All twelve (12) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.**
2. **A total of two (2) copies of proposed Special Exception Application and support material, and one (1) PDF copy on a CD, are required at the time of submittal. See LDR submittal requirements for more detail.**
3. **All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.**
The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development
 Lake City – Growth Management Department
 205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

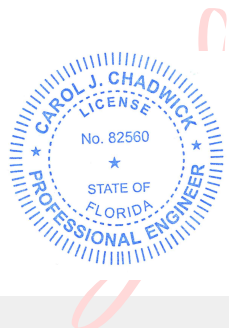
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature



Digitally signed by
Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410
D0000018D463B4E7
500032FEE,
cn=Carol Chadwick
Date: 2024.05.30
09:57:54 -04'00'

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known Produced Identification
OR On-Line Type of Identification _____

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 meets the requirements of Section 11.3 of the Land Development Regulations

The Mary's Resort proposed special exception is consistent with Lake City's requirements of Section 11.3 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed special exception is in conformance with the comprehensive plan and will not cause any adverse effects to the plan. The property is an area with many other commercial uses with direct access to E Duval Street/US Hwy. 90.

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

Analysis: The subject property is located in an area that is trending towards commercial uses due to its proximity to E Duval Street/US Hwy. 90.

- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities and streets.

Analysis: The subject property is located in an area that is primarily commercial uses due to its proximity to E Duval Street/US Hwy. 90.

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

Analysis: The proposed special exception is in conformance with the comprehensive plan and will provide a service currently unavailable to the area. The increase in water and sewer will be negligible.

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

Analysis: With access directly from E Duval Street/US Hwy. 90, no traffic will adversely affect the living conditions in the area. A 6' privacy fence will be constructed on the east and north sides of the site to prevent any effects on the neighbors.

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

Analysis: With access directly from E Duval Street/US Hwy. 90, no traffic will adversely affect the living conditions in the area.

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

Analysis: The development will not create a drainage problem. The site will remain primarily grass.

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

Analysis: The proposed development will not reduce light or air to adjacent properties.

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

Analysis: Properties will not be affected by the proposed use.

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

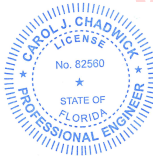
Analysis: The proposed use will be in accordance with existing regulations.

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

Analysis: The proposed use will provide a service not available at this 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
 10D0000018D463
 B4E7500032FEE,
 cn=Carol
 Chadwick
 Date: 2024.05.30
 09:57:37 -04'00'

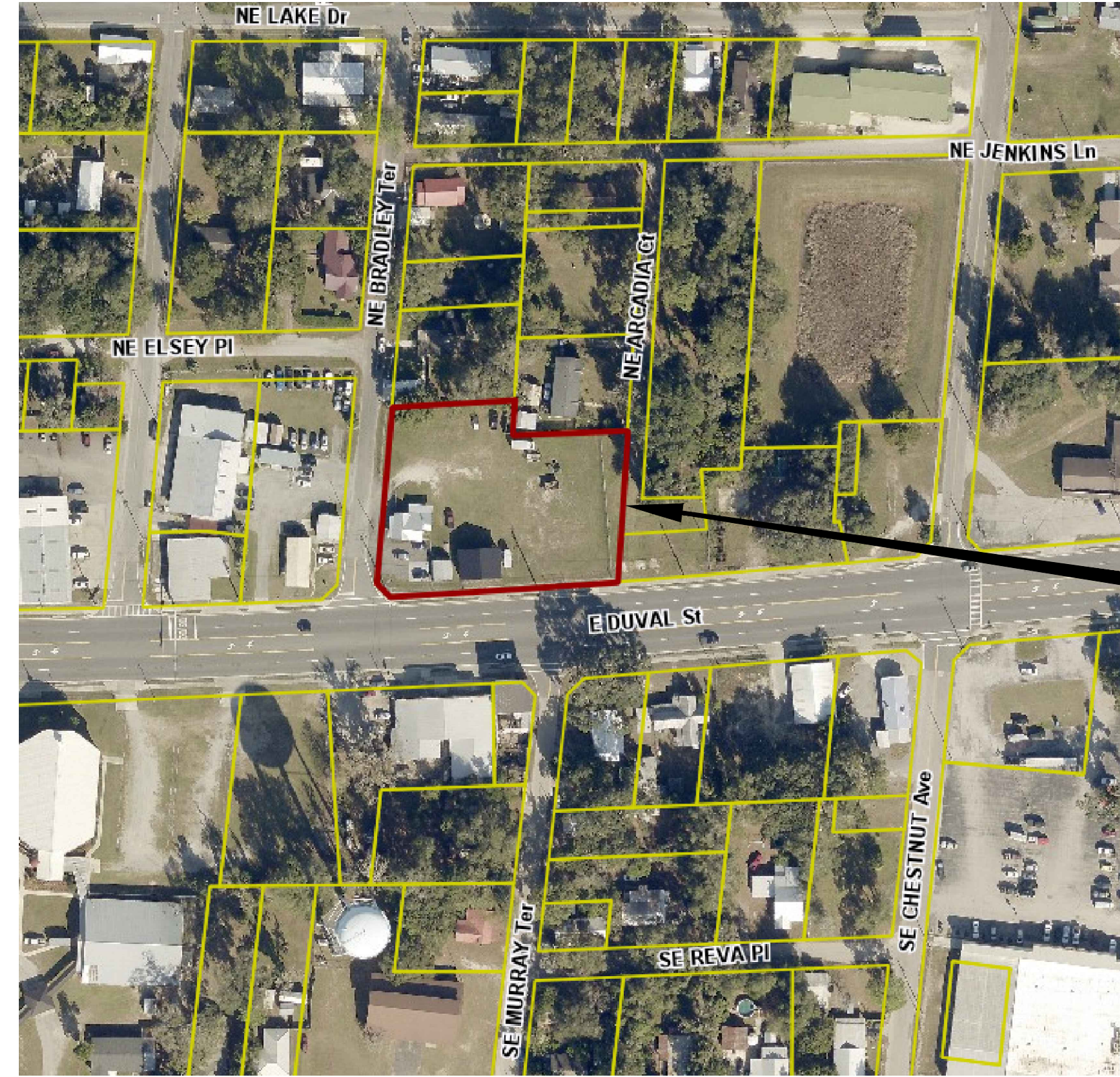
Carol Chadwick, P.E.

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

SITE PLAN MARY'S RESORT

123 NE BRADLEY TERRACE, LAKE CITY, FL
SECTION 17, TOWNSHIP 03 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
NEW CAMPGROUND WITH 6 RV SPACES & 8 CABINS			
PARCEL NUMBER	00-00-00-12845-000		
ZONING	CI - COMMERCIAL INTENSIVE		
LAND USE	COMMERCIAL		
ADDRESS	123 NE BRADLEY TERRACE, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
FARCEL AREA	43690	1.00	100
ON-SITE DISTURBANCE AREA	43000	0.99	98.42
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	43000	0.99	98.42
EXISTING IMPERVIOUS AREA			
EXISTING BUILDINGS TO REMAIN	1074	0.02	2.458228428
EXISTING BUILDINGS TBR	-1594	-0.04	-3.65
EXISTING PAVEMENT & CONCRETE TO REMAIN	1813	0.04	4.15
EXISTING PAVEMENT & CONCRETE TBR	-1159	-0.03	-2.65
PROPOSED IMPERVIOUS AREA			
BUILDINGS	1920	0.04	4.39
ASPHALT PAVEMENT & CONCRETE	0	0.00	0.00
TOTAL NEW IMPERVIOUS AREA	1920	0.04	4.39
POST-DEVELOPMENT TOTAL IMPERVIOUS AREA			
BUILDINGS	1400	0.03	3.20
PAVEMENT & CONCRETE	1912	0.04	4.36
TOTAL POST-DEVELOPMENT IMPERVIOUS SURFACES	3312	0.08	7.56
LANDSCAPING			
REQUIRED	PER SECTION 4.2.1.5.1.0, LAKE CITY L.D.R. LANDSCAPING: 1.0% OF OFF-STREET PARKING 1 TREE PER 200 SF OF LANDSCAPING		
PROPOSED AREA	7 TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4.1.3.1.1, LAKE CITY L.D.R. 1 PARKING SPACE RV/CABIN (1.4 SPACES) 1 SPACES FOR OFFICE		
PROPOSED SPACES	15 SPACES		



LOCATION MAP
NOT TO SCALE

PROJECT SITE

OWNER:
TWENTYEIGHT FOURTEEN, LLC
930 NE JOE CONEY AVENUE
LAKE CITY, FL 32055
CONTACT: SYLVESTER WARREN
386.628.7152
swarren3rd@cloud.com

CIVIL ENGINEER:
CAROL CHADWICK, P.E.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.680.1772
ccpevyo@gmail.com

SURVEYOR:
BRITT LAND SURVEYING & MAPPING
1438 SW MAIN BLVD.
LAKE CITY, FL 32025
386.752.7163

NOTES

1. SITE PARCEL: 00-00-00-12845-000
2. ZONING: CI
3. FUTURE LAND USE: COMMERCIAL
4. SITE ADDRESS: 123 NE BRADLEY TERRACE, LAKE CITY, FL
5. SITE SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION
6. SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020) ACCESSIBILITY
7. SEPARATE PERMITS ARE REQUIRED FOR CONSTRUCTION, SIGNS, RETAINING WALLS, ENTRY WALL FEATURES, SITE LIGHTING, GENERATORS, FENCES, AWNINGS, GREASE TRAPS, ETC.

SHEET INDEX

- | | |
|---|------------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES & LEGEND |
| 3 | SITE, DIMENSION & LANDSCAPING PLAN |
| 4 | UTILITY PLAN |

Digitally signed by
Carol Chadwick
DN: cn=US,
o=Florida,
dnQualifier=A0141
00000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2024.05.30
09:57:22 -0400

ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

This form 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 legal and sealed and the signature must be verified on any electronic copies.

PROJECT NO: TWENTYEIGHT FOURTEEN, LLC
 930 NE JOE CONEY AVENUE
 LAKE CITY, FL 32055
 CONTACT: SYLVESTER WARREN
 386.628.7152
 swarren3rd@cloud.com
 DATE: MAY 30, 2024
 SHEET NO: 1 OF 4
 PROJECT: MARY'S RESORT
 COVER SHEET



EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

Table listing existing linetypes and symbols for various utilities and structures, including Sanitary Sewer Main (SA), Water Main (W), Storm Sewer (SW), and structures like manholes and vaults.

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

Table listing proposed linetypes and symbols for various utilities and structures, including Sanitary Sewer Main (SA), Cable TV (CA), Storm Sewer Manhole (SW), and proposed surfaces like concrete and asphalt.

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, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.

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.

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.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

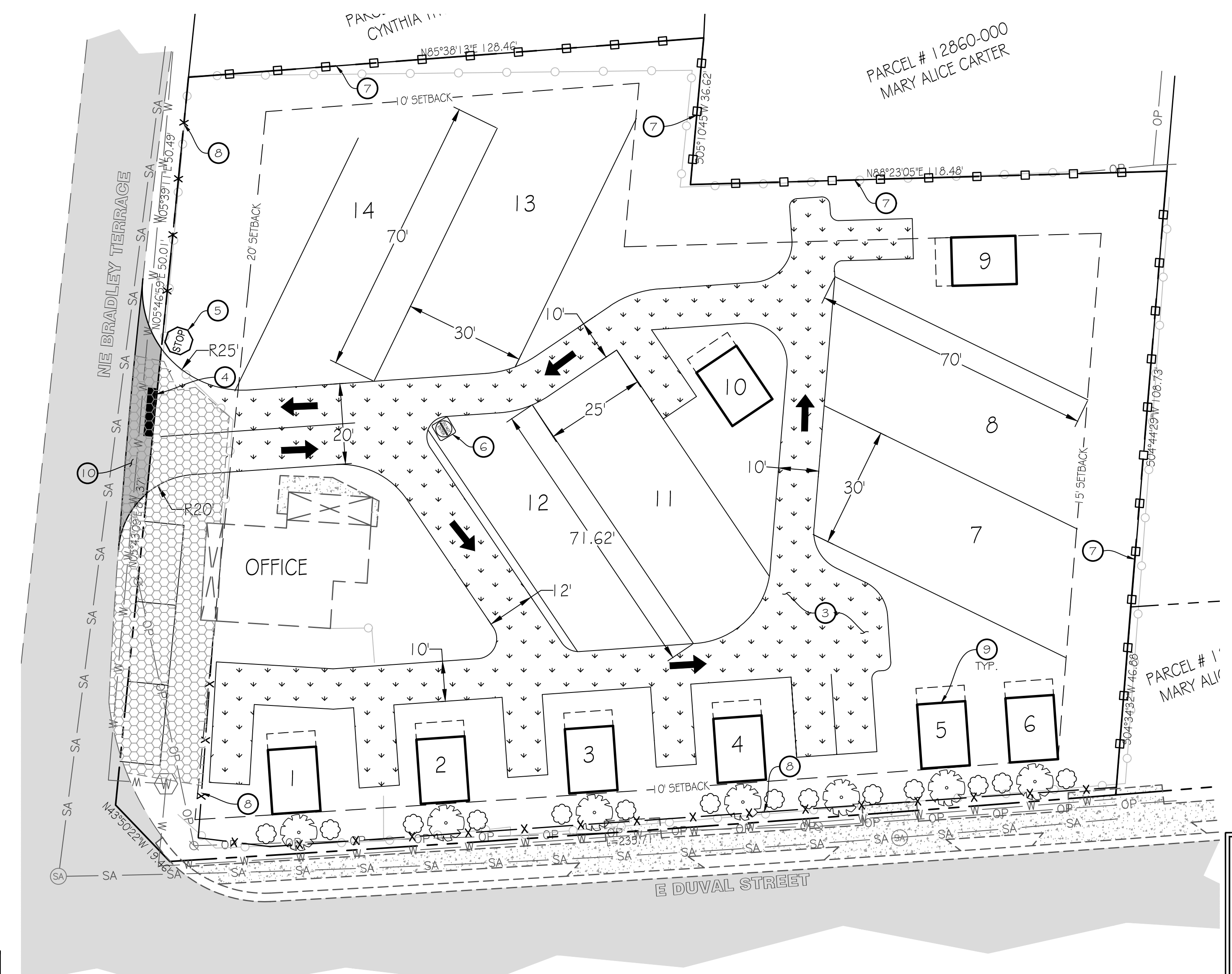
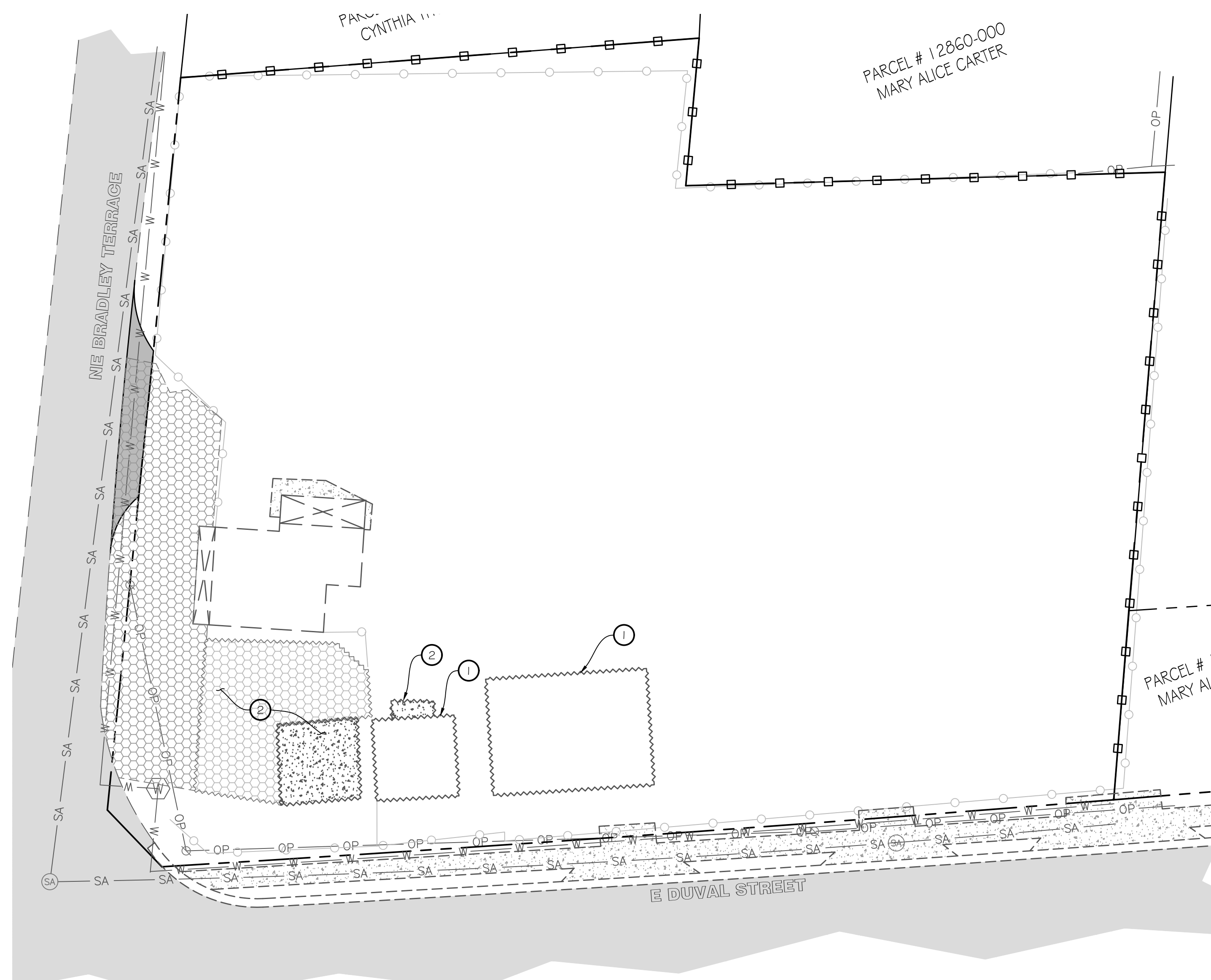
THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY.

Professional seal for Carol Chadwick, State of Florida, Professional Engineer, No. 128317, dated May 29, 2024. Includes project information for Mary's Resort and a notes & legend section.



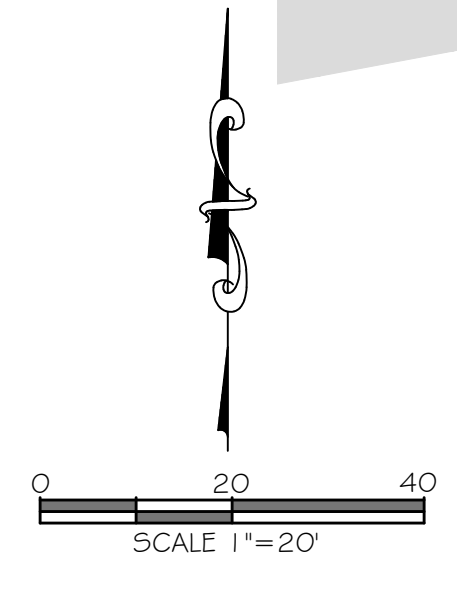
NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING

Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D000018D46 384E7500032FEE, cn=Carol Chadwick Date: 2024.05.30 09:56:59 -0400



DEMOLITION NOTES & ESTIMATED QUANTITIES

- ① EXISTING BLDG TO BE REMOVED 2 EA.
- ② RAP/CONCRETE TO BE REMOVED 1594 S.F.



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- ③ GRASS DRIVEWAYS & PARKING 30513 S.F.
- ④ 24" WHITE STOP BAR 1 EA.
- ⑤ 36" "STOP" SIGN PER MUTCD R1-1 1 EA.
- ⑥ "DO NOT ENTER" SIGN 4 EA.
- ⑦ 6' OPAQUE WOOD FENCE 1537 L.F.
- ⑧ 2 RAIL DECORATIVE FENCE 168 L.F.
- ⑨ 12' X 20' CABIN 10 EA.
- ⑩ 1.5" A.C. PAVEMENT DRIVEWAY 287 S.F.

PLANT SCHEDULE

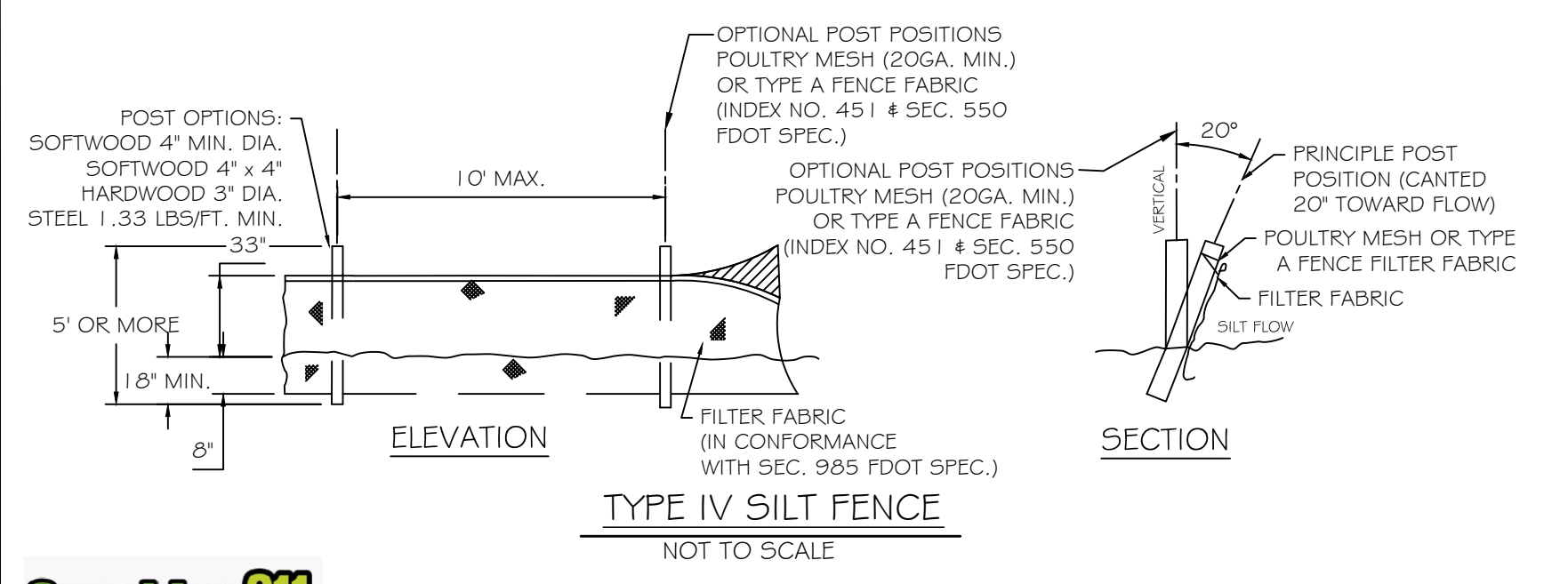
SYMBOL	PLANT TYPE	QTY
	MUSKOGEE GRAPE MYRTLE, 30 GALLON	7
	VIBURNUM SHRUB	14
	AZALEAS SHRUB	
	PODOCARPUS SHRUB	
	LAURA PENDULUM SHRUB	

LANDSCAPE NOTES

- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) IRRIGATION TO BE ACHIEVED WITH AN AUTOMATIC LOW-PRESSURE DRIP SYSTEM
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3" "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (i) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

NOTES

- 1. SIGN PER SEPARATE PERMIT



TYPE IV SILT FENCE
NOT TO SCALE

PREPARED FOR: TWENTY EIGHT FOURTEEN, L.L.C.
 1400 W. WASHINGTON AVE. SUITE 100
 LAKE CITY, FL 32055
 CONTACT: SYLVESTER WARR
 386.626.7152
 sylvesterw@twentyeightfourteen.com

PREPARED BY: CAROL CHADWICK, P.E.
 1000 W. WASHINGTON AVE. SUITE 100
 LAKE CITY, FL 32055
 CONTACT: CAROL CHADWICK
 386.626.7152
 carol@twentyeightfourteen.com

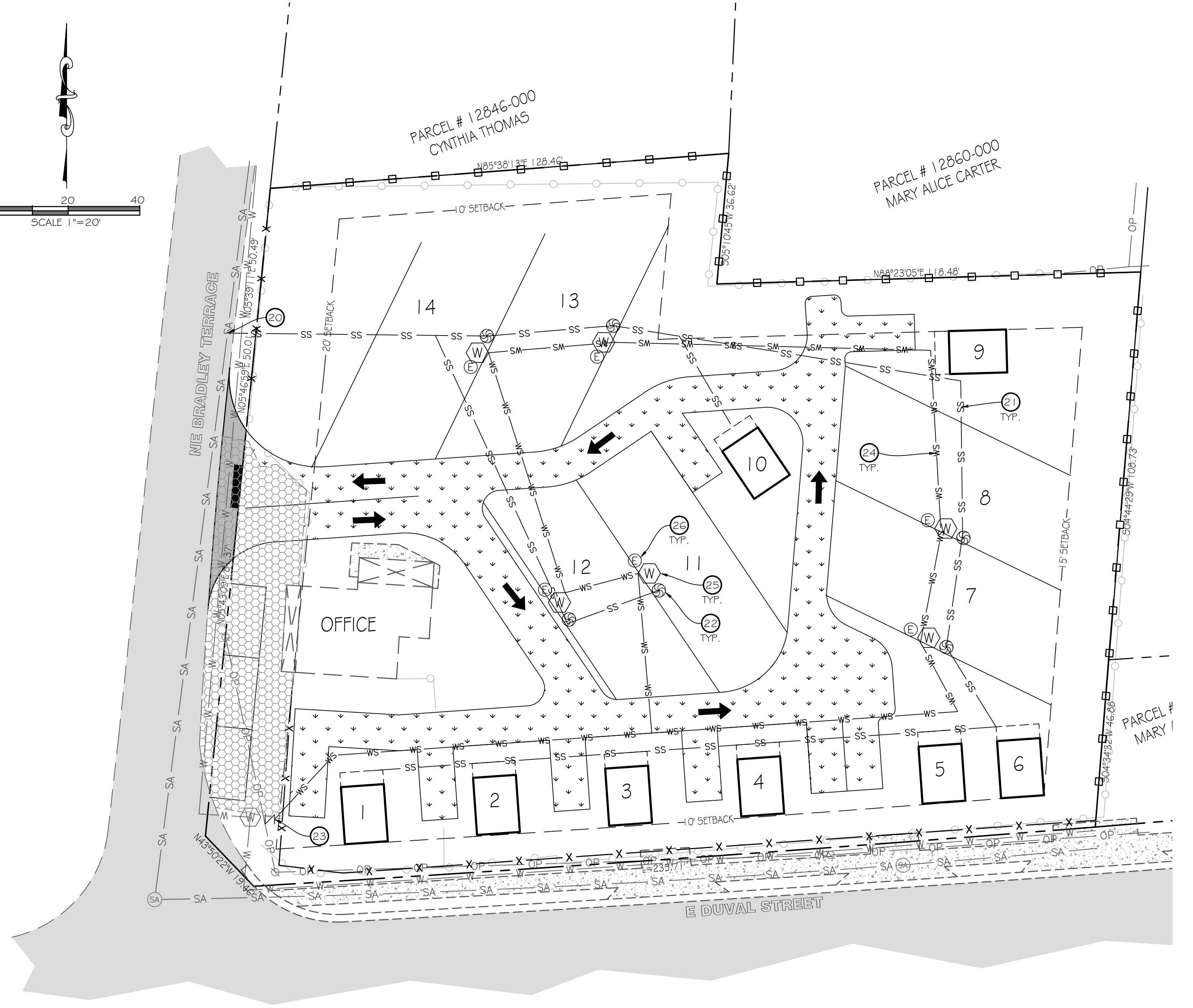
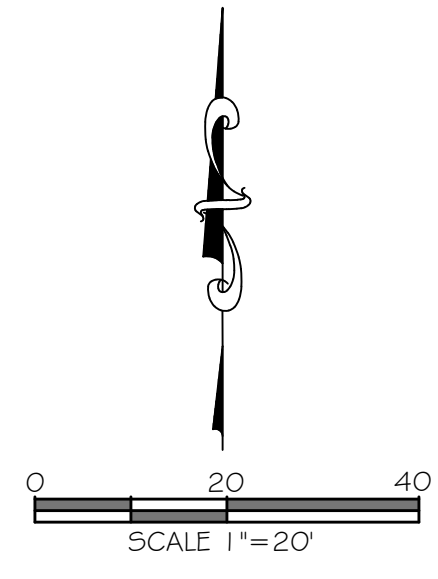
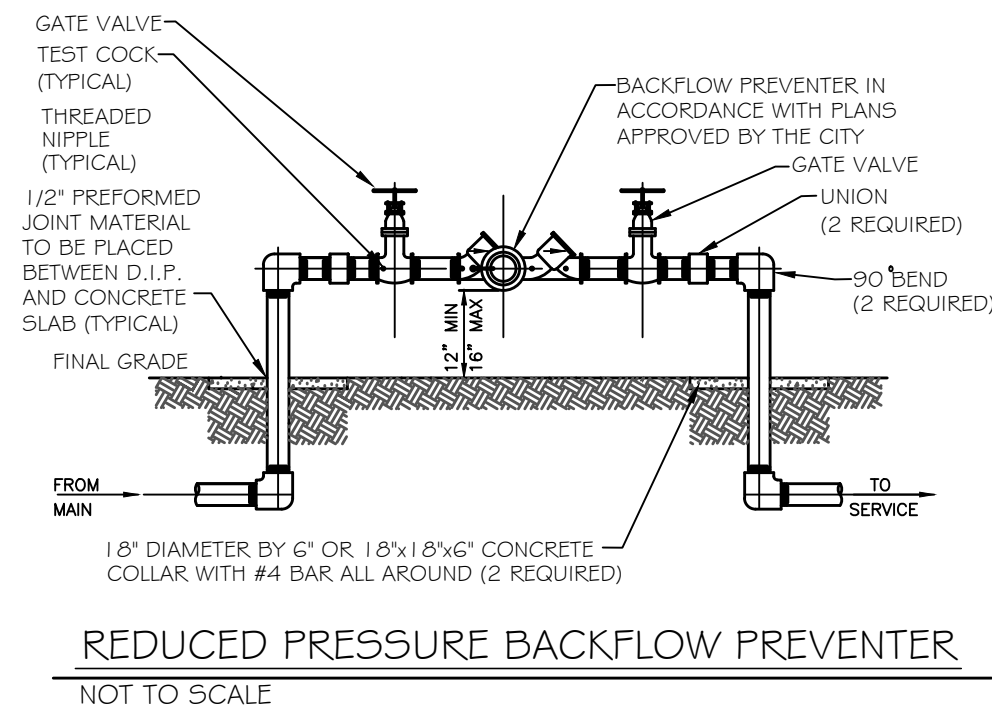
MARY'S RESORT
 DEMO, SITE, DIMENSION
 & LANDSCAPING PLAN

PROJECT NO.: FL28317
 DATE: MAY 30, 2024
 SHEET NO.: 3 OF 4

Digitally signed by Carol Chadwick
 DN: cn=US, o=Florida, dnQualifier=A0141, oID=000000018D46384E700003EE, cn=Carol Chadwick
 Date: 2024.05.30 09:56:15 -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 legal and sealed and the signature must be verified on any electronic copies.





CONSTRUCTION NOTES & ESTIMATED QUANTITIES

20	CONNECT TO EXISTING 8" SEWER MAIN	1 EA.
21	6" SEWER	626 L.F.
22	RV SEWER HOOK-UP	6 EA.
23	RPZ BACKFLOW PREVENTER PER ON DETAIL SHEET 4	1 EA.
24	4" WATER LINE	563 L.F.
25	RV WATER HOOK-UP	6 EA.
26	RV ELECTRIC HOOK-UP	6 EA.

NOTES

- ALL CABINS WILL HAVE SEWER, WATER AND ELECTRIC.



Digitally signed by
Carol Chadwick
DN: cn=CS,
o=Florida,
ou=Qualifier-A014
100000018D463
94E709032FEE,
c=Carol
Chadwick
Date: 2024.05.30
095600-04107

MARY'S RESORT
UTILITY PLAN

PROJECT NO. 2128317
DATE: MAY 30, 2024
SHEET 4 OF 4

PREPARED FOR:
TWENTYEIGHT FORTYFIVE, L.L.C.
100000018D463
LAKE CITY, FL 32095
CONTACT: BYLVESTER WARD
386.626.7152
wardb@twentyeight.com

CAROL CHADWICK, P.E.
Professional Engineer
No. 12487
FLORIDA
Professional Seal

CURVE TABLE

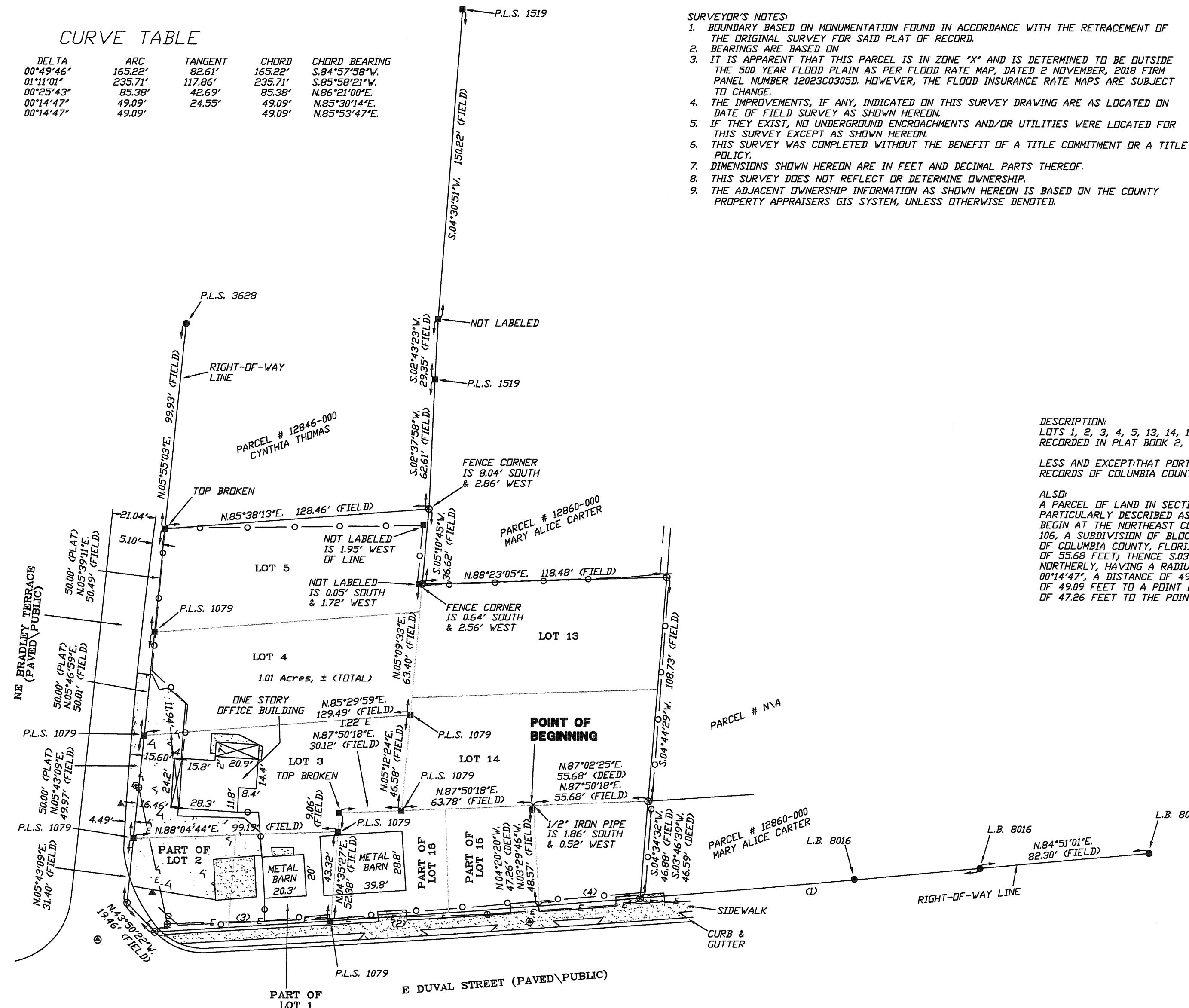
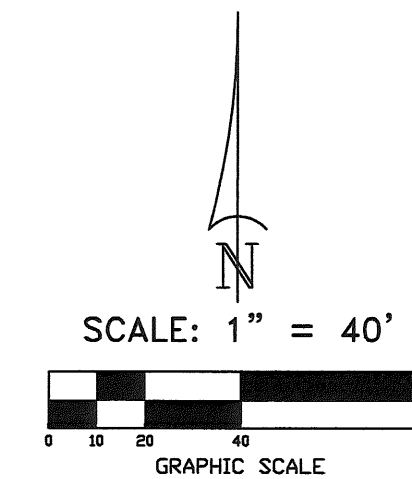
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	11411.67'	00°49'46"	165.22'	82.61'	165.22'	S.84°57'58"W.
2	11411.67'	01°11'01"	235.71'	117.86'	235.71'	S.85°58'21"W.
3	11411.67'	00°25'43"	85.38'	42.69'	85.38'	N.86°21'00"E.
4	11411.67'	00°14'47"	49.09'	24.55'	49.09'	N.85°30'14"E.
DEED	11411.67'	00°14'47"	49.09'	24.55'	49.09'	N.85°53'47"E.

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
 - BEARINGS ARE BASED ON
 - 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 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C0305D. 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.

A BOUNDARY SURVEY IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON PIN AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊙	POWER POLE
+	SIGN POST
▲	WATER METER
⊕	UTILITY BOX
*	WELL
⊕	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:
 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.

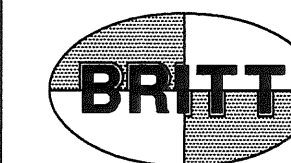
CERTIFIED TO:
 SYLVESTER WARREN

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

07/12/23 FIELD SURVEY DATE
 09/14/23 DRAWING DATE
 L. SCOTT BRITT, P.S.M.
 CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL 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 & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
 1438 SW MAIN BLVD,
 LAKE CITY, FLORIDA, 32025

www.brittsurvey.com
 TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-29703

FIELD BOOK: 391 PAGE(S): 02

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpeuyo@gmail.com

www.carolchadwickpe.com

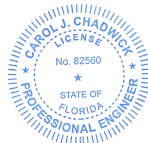
May 30, 2024

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 09:55:39 -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

$C = 1.8F\sqrt{A} = 1.8 * 1.5 * \sqrt{2294} = 1293 \rightarrow 1250$

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=A014
10D000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.05.30
09:55:28 -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.

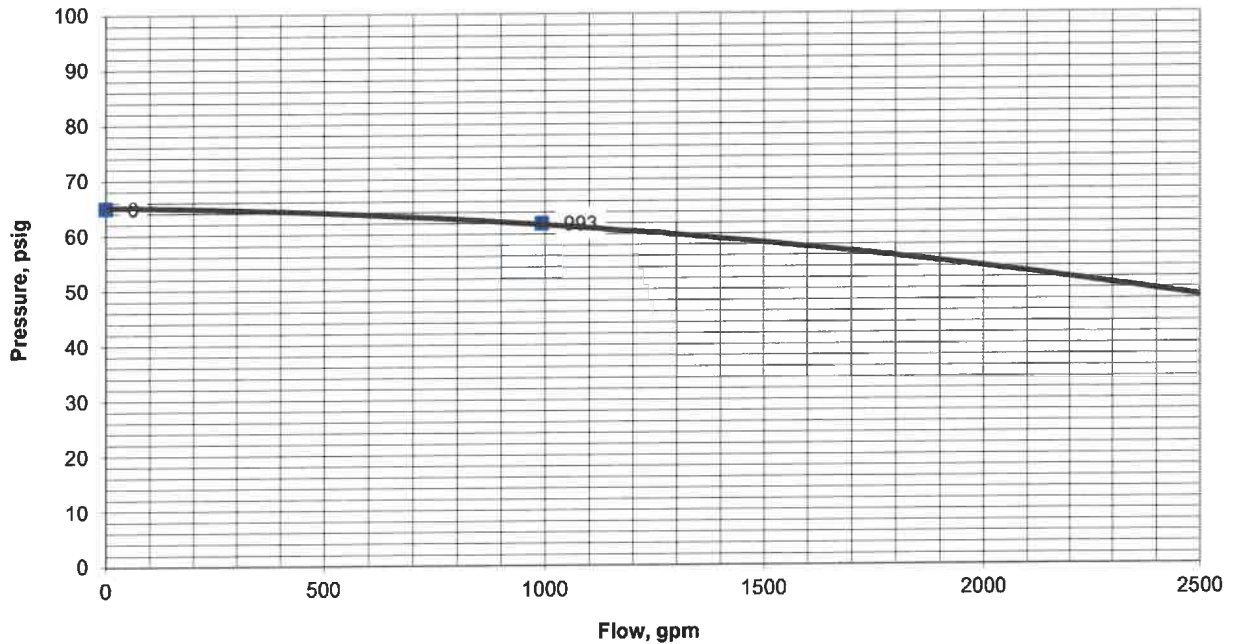
CC Job #FL23317

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:	2.5	2.5	2.5
COEFFICIENT:	0.9		
PITOT READING:	35		
GPM:	993	0	0
TOTAL FLOW DURING TEST:	993 GPM		
STATIC READING:	65 PSI	RESIDUAL:	62 PSI
RESULTS: AT 20 PSI RESIDUAL	4284 GPM	AT 0 PSI	5226 GPM
ESTIMATED CONSUMPTION:	4963 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 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, 9th 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

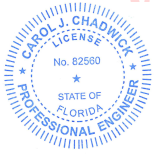
Summary of analyses:

- 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=A0141
0D000018D463B
4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.05.30
09:55:15 -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
MAY 12, 2010 Item ii.

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 I - 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 I.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 I.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 I.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 I.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.

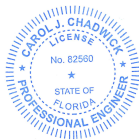
Consistency: No impacts to adjacent land topography or soil conditions will result from the proposed site plan.

- 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=A01410D0000018D46
 3B4E7500032FEE, cn=Carol
 Chadwick
 Date: 2024.05.30 09:54:56 -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

Item ii.

Parcel: << 00-00-00-12845-000 (46113) >>

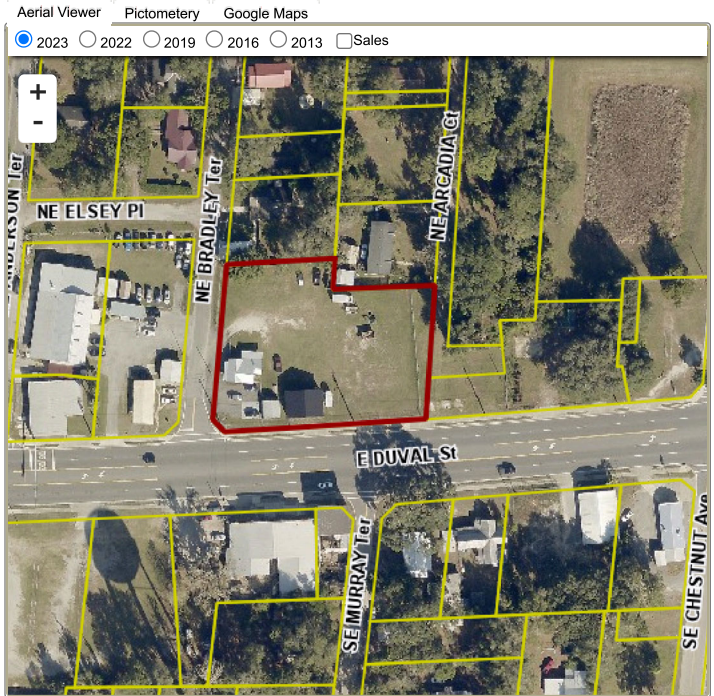
Owner & Property Info

Owner	TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY AVE LAKE CITY, FL 32055		
Site	123 NE BRADLEY TER, LAKE CITY		
Description*	E DIV: LOTS 1 THRU 5 & 13 THRU 16, JAMES BRADLEY ADDITION & BEG NE COR OF LOT 15 BLOCK A, E 55.68 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, 772-1688, 826-1443, 839-1796, 901-134,137, ...more>>>		
Area	1.003 AC	S/T/R	33-3S-17
Use Code**	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
Total Taxable	county:\$105,848 city:\$105,848 other:\$0 school:\$105,848	Total Taxable	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	1490/2486	WD	I	U	11
3/13/2023	\$100	1486/0815	WD	I	U	11
12/31/2019	\$100	1402/1753	WD	I	U	11
1/12/2017	\$100	1329/0931	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
0169	FENCE/WOOD	2001	\$900.00	300.00	0 x 0
0166	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
0161	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, By: 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: Jessica L. 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

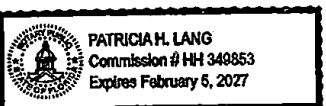


EXHIBIT "A"

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 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 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

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

Report Year	Filed Date
--------------------	-------------------

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

Document Images

04/13/2023 -- ANNUAL REPORT	View image in PDF format
03/25/2022 -- ANNUAL REPORT	View image in PDF format
02/07/2021 -- ANNUAL REPORT	View image in PDF format
06/18/2020 -- ANNUAL REPORT	View image in PDF format
06/10/2019 -- Florida Limited Liability	View image in PDF format



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.

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Row 1: Carol Chadwick, PE. Rows 2-5 are blank.

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.

Owner Signature (Notarized) [Signature] Date 5/29/24

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.

Notary's Signature [Signature]



Tax Record

Last Update: 5/14/2024 6:05:02 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R12845-000	REAL ESTATE	2023
Mailing Address TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY AVE LAKE CITY FL 32055		Property Address 123 BRADLEY LAKE CITY GEO Number 000000-12845-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description) 00-00-00 1700/17001.00 Acres E DIV: LOTS 1 THRU 5 & 13 THRU 16, JAMES BRADLEY ADDITION & BEG NE COR OF LOT 15 BLOCK A, E 55.68 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, 772-1688, 826-1443, 839-1796, See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Taxable Taxes Value Amount Value Levied
CITY OF LAKE CITY	4.9000	105,848 0 \$105,848 \$518.66
BOARD OF COUNTY COMMISSIONERS	7.8150	105,848 0 \$105,848 \$827.20
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	105,848 0 \$105,848 \$79.18
LOCAL	3.2170	105,848 0 \$105,848 \$340.51
CAPITAL OUTLAY	1.5000	105,848 0 \$105,848 \$158.77
SUWANNEE RIVER WATER MGT DIST	0.3113	105,848 0 \$105,848 \$32.95
LAKE SHORE HOSPITAL AUTHORITY	0.0001	105,848 0 \$105,848 \$0.01
Total Millage	18.4914	Total Taxes \$1,957.28
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$197.98
Total Assessments		\$197.98
Taxes & Assessments		\$2,155.26
If Paid By		Amount Due
3/31/2024		\$2,155.26
4/30/2024		\$2,219.92
5/20/2024		\$2,257.17
5/31/2024		\$2,257.17

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)



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

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

Date: 06/06/24

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

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

Project Number: SE 24-05

Project Name: Mary's Resort

Project Address: 123 NE Bradley Terr, Lake City, FL

Project Parcel Number: 12845-000

Owner Name: Twenty-Eight Fourteen LLC

Owner Address: 930 NE Joe Coney Ave

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

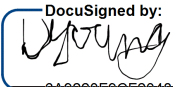
Owner Agent Name: Carol Chadwick

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:** 6/6/2024


No comments at this time

Planning and Zoning: Reviewed by:  **Date:** 6/18/2024

Per section 4.13.5.16 of the LDR, a travel trailer or campgrounds requires a special exception.

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

will need to apply for a occupational license

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

No liens, codes or violations

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

any permits that may be required that pertain to development, will need to be obtained before setting og travel trailers.

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 886E039544B74E3... **Date:** 6/7/2024

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgeon 1D8A01EF55A8249B... **Date:** 6/7/2024

none

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

Do we have a gas load request?

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F509EB6125784F8... **Date:** 6/6/2024

no comment at this time

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 8B097A0376504E0... **Date:** 6/10/2024

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 660720262F21202 **Date:** 6/6/2024

We will need a storm water map.

Fire Department: Reviewed by: DocuSigned by: Joshua Weinger 660720262F21202 **Date:** 6/7/2024

I have no comments

Police Department: Reviewed by: DocuSigned by: Sue Tuell 660374359EAD4D8 **Date:** 6/7/2024

No comments at this time

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

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

FDOT: Reviewed by: _____ Date: _____

[Empty box for FDOT comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: Garratt Spencer Date: 6/10/2024

The proposed site is under the permitting threshold for ERP.

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

No comments at this time.

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

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

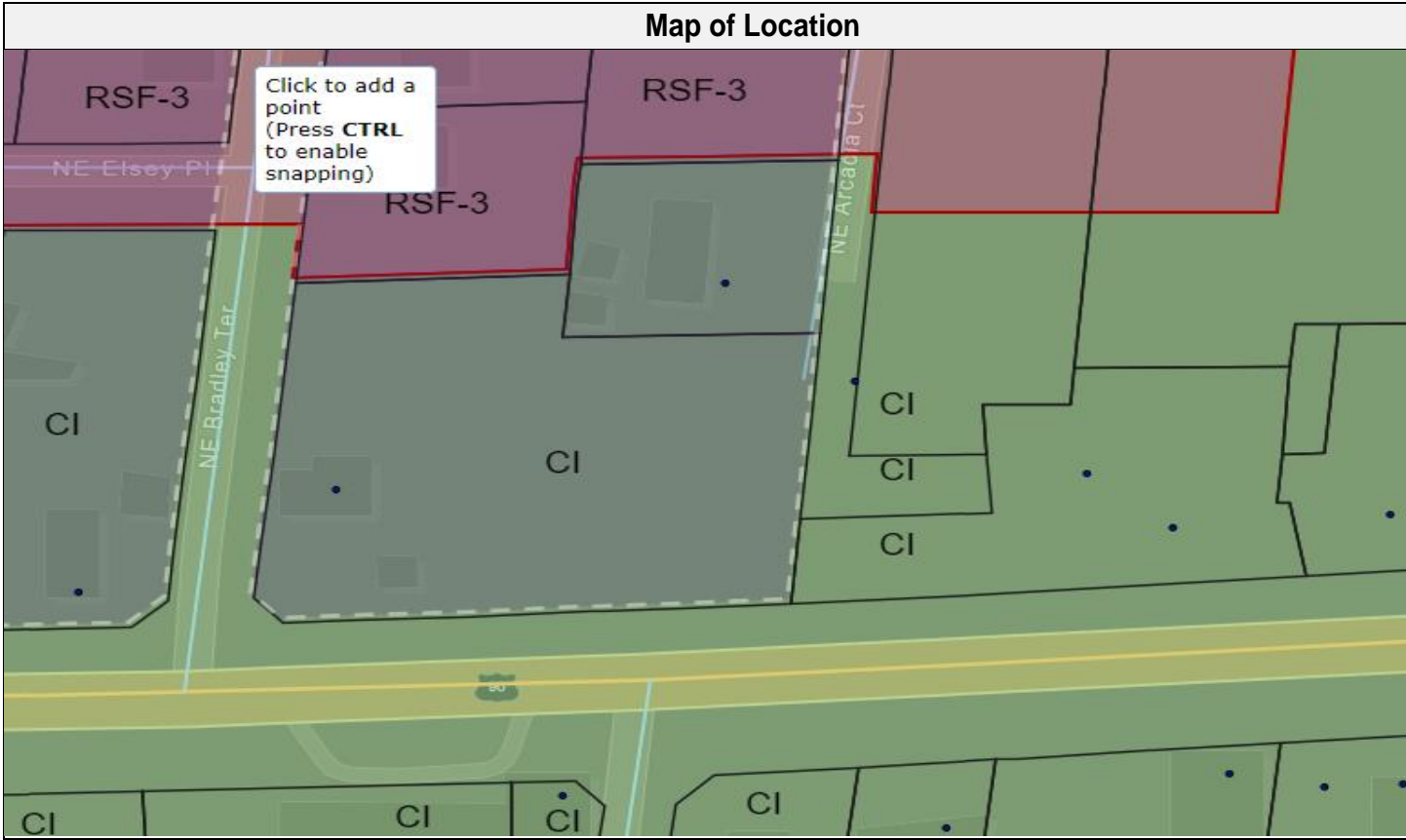
NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Mary's Resort
Applicant	Carol Chadwick
Owner	Twenty-Eight Fourteen
Requested Action	Petition for a special exception for parcel 12845-000 to allow a RV Park.
Hearing Date	07-09-2024
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	



Summary of Request

Applicant has requested a special exception to allow a RV Park within the Commercial Intensive zoning district.

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, July 09, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. **SE 24-04** (American Nation Builders Christian Academy)- Parcel 13811-000 – Special Exception petition to permit a private school on a certain property within the RESIDENTIAL OFFICE zoning district.
2. **SE 24-05** (Mary's Resort)- Parcel 12845-000 – Special Exception petition, a RV Park on a certain property within the COMMERCIAL INTENSIVE zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.



PUBLIC NOTICE

CITY OF LANS CITY
INDUSTRIAL
LAND USE ACTION

FOR MORE INFORMATION CONTACT
ROBERT ANHARD
PLANNING AND ZONING SERVICES
AT 800 779 8820

A PUBLIC HEARING IS REQUIRED BY MINNESOTA STATUTES FOR THE CITY OF LANS CITY TO REVIEW AND APPROVE THE PROPOSED INDUSTRIAL ZONING MAP AMENDMENT. THE CITY OF LANS CITY IS HOLDING A PUBLIC HEARING ON THE PROPOSED INDUSTRIAL ZONING MAP AMENDMENT ON MONDAY, APRIL 15, 2013, AT 7:00 PM IN THE CITY OF LANS CITY COMMUNITY CENTER, 1000 1ST AVENUE S.W., LANS CITY, MINNESOTA 55128. THE PUBLIC HEARING WILL BE OPEN TO THE PUBLIC AND ANY PERSON INTERESTED IN THE PROPOSED INDUSTRIAL ZONING MAP AMENDMENT IS INVITED TO ATTEND AND SPEAK AT THE PUBLIC HEARING. THE CITY OF LANS CITY WILL CONSIDER ALL COMMENTS RECEIVED AT THE PUBLIC HEARING AND WILL MAKE A FINAL DECISION ON THE PROPOSED INDUSTRIAL ZONING MAP AMENDMENT. IF YOU HAVE ANY QUESTIONS REGARDING THE PROPOSED INDUSTRIAL ZONING MAP AMENDMENT, PLEASE CONTACT ROBERT ANHARD AT 800 779 8820.

CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

SE 24-05, an application by Carol Chadwick, agent, to request a special exception be granted as provided for in Section 4.13.5.16 of the Land Development Regulations, to permit a RV Park, as defined by these Land Development Regulations, within a COMMERCIAL INTENSIVE (CI) zoning district, in accordance with a site plan and a petition dated May 30, 2024, to be located on property described as follows:

PARCEL 33-3S-17-12845-000
 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: 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.

Containing 1.01 acres, more or less

WHEN;	July 9, 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

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

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

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

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, June 24, 2024 2:42 PM
To: Angelo, Robert
Subject: RE: 78261 78262 78260RE: Non-Legal Ad for P&Z, BOA, and HPA for 07-09-2024

Confirmed!

Thank you much,
Kymerlee Harrison 386-754-0401
 Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
 1086 SW Main Blvd. Ste 103, Lake City, FL 32055
 PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfia.com>
Sent: Monday, June 24, 2024 2:42 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 78261 78262 78260RE: Non-Legal Ad for P&Z, BOA, and HPA for 07-09-2024

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, June 24, 2024 2:08 PM
To: Angelo, Robert <AngeloR@lcfia.com>
Subject: 78261 78262 78260RE: Non-Legal Ad for P&Z, BOA, and HPA for 07-09-2024

Hi Robert!

As follows for approval to publish 6/27:

P&Z 3x5 \$247.50
HPA \$272.25
BOA 3x6 \$297

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1** Newspaper readers are ENGAGED
- 2** Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, June 24, 2024 12:22 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 07-09-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **June 27, 2024** paper.

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



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

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

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, July 9, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. **SE 24-04** (American Nation Builders Christian Academy)- Parcel 13811-000- Special Exception petition to permit a private school on a certain property within the RESIDENTIAL OFFICE zoning district.
2. **SE 24-05** (Mary's Resort)- Parcel 12845-000 – Special Exception petition to permit a RV Park on a certain property within the COMMERCIAL INTENSIVE zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, June 24, 2024 12:24 PM
To: Angelo, Robert
Subject: RE: 821681 RE: SE 24-05 Special Exception Mary's Resort

Confirmed

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1** Newspaper readers are ENGAGED
- 2** Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, June 24, 2024 12:24 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 821681 RE: SE 24-05 Special Exception Mary's Resort

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, June 24, 2024 12:14 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 821681 RE: SE 24-05 Special Exception Mary's Resort

And the other.

Thank you much,
Kymberlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Serving: **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1** Newspaper readers are ENGAGED
- 2** Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, June 24, 2024 12:09 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: SE 24-05 Special Exception Mary's Resort

Kym

Please publish in the legal section of the Lake City Reporter on **June 27, 2024.**

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



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

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

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 06/24/24 12:14 by kharr-cn

Acct #: 45150

Ad #: 821681

Status: New WHOLD

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

Start: 06/27/2024 Stop: 06/27/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 18.21 Words: 642
Total STD 18.21
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 300.47
Affidavits: 1
Ad Descript: SE 24-05 SPECIAL EXCEPTIO
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: kharr 06/24/24 12:13
Last Changed: kharr 06/24/24 12:14

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

PUB ZONE EDT TP RUN DATES
LCR A 96 S 06/27

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on July 09, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-05, an application by Carol Chadwick, agent, to request a special exception be granted as provided for in Section 4.13.5.16 of the Land Development Regulations, to permit a RV Park, as defined by these Land Development Regulations, within a COMMERCIAL INTENSIVE (CI) zoning district, in accordance with a site plan and a petition dated May 30, 2024, to be located on property described as follows:

PARCEL 33-3S-17-12845-000 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: 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.

Containing 1.01 acres, more or less

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

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

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

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

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

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

821681
June 27, 2024

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on July 09, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-05, an application by Carol Chadwick, agent, to request a special exception be granted as provided for in Section 4.13.5.16 of the Land Development Regulations, to permit a RV Park, as defined by these Land Development Regulations, within a COMMERCIAL INTENSIVE (CI) zoning district, in accordance with a site plan and a petition dated May 30, 2024, to be located on property described as follows:

PARCEL 33-3S-17-12845-000
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: 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.

Containing 1.01 acres, more or less

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

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

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

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

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

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

9589 0710 5270 1427 8398 81
9589 0710 5270 1427 8399 80
9589 0710 5270 1427 8400 09

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

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

LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.40
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$0.68
 Total Postage and Fees \$
 \$

Postmark Here
JUN 21 2024

Sent To
Walker Hill Road IV
Street and Apt. No., or PO Box No.
1926 South Bonita Ave
City, State, ZIP+4®
Ontario, CA 91762

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

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

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

LAKE CITY, FL 32055-9998

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

Postmark Here
JUN 22 2024

Sent To
Faye T Hall
Street and Apt. No., or PO Box No.
2048 SW Cassom Norris Dr
City, State, ZIP+4®
Lake City, FL 32025-526

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

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

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

LAKE CITY, FL 32055-9998

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

Postmark Here
JUN 22 2024

Sent To
Cristo Dominguez
Street and Apt. No., or PO Box No.
187 NE Bradley Terrace
City, State, ZIP+4®
Lake City, FL 32055

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

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

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

LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.40
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$0.68
 Total Postage and Fees \$
 \$

Postmark Here
JUN 21 2024

Sent To
Zavala Maria Hilda
Street and Apt. No., or PO Box No.
88 Arlington St
City, State, ZIP+4®
Saint James, NY 11780

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

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

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

LAKE CITY, FL 32055-9998

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

Postmark Here
JUN 21 2024

Sent To
William R. Talmadge
Street and Apt. No., or PO Box No.
1895 SW Main Blvd
City, State, ZIP+4®
Lake City, FL 32025

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

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

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

LAKE CITY, FL 32055-9998

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

Postmark Here
JUN 22 2024

Sent To
Franklin P. Lane Trust
Street and Apt. No., or PO Box No.
304 S. Jones Blvd # 1356
City, State, ZIP+4®
Las Vegas, NV 89017

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

Item ii.

9589 0710 5270 1427 8316 32

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

Sent To
Ashley Carrillo
Street and Apt. No., or PO Box No.
296 SW Guthrie Terrace
City, State, ZIP+4®
Lake City, FL 32024

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



9589 0710 5270 1427 8316 25

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

Sent To
Tom D. Anderson
Street and Apt. No., or PO Box No.
1245 SW Tray St
City, State, ZIP+4®
Lake City, FL 32024

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



9589 0710 5270 1427 8316 66

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

Sent To
Cynthia Thomas
Street and Apt. No., or PO Box No.
157 NE Bradley Terrace
City, State, ZIP+4®
Lake City, FL 32055

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



9589 0710 5270 1427 8316 49

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

Sent To
Evaene M. Kahlich
Street and Apt. No., or PO Box No.
133 NE Anderson Terrace
City, State, ZIP+4®
Lake City, FL 32055

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



9589 0710 5270 1427 8316 94

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

Sent To
Gregory Koehl
Street and Apt. No., or PO Box No.
930 E Duval St
City, State, ZIP+4®
Lake City, FL 32055

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



9589 0710 5270 1427 8316 18

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

Sent To
Avery Kelsey
Street and Apt. No., or PO Box No.
142 NE Arcadia Ct
City, State, ZIP+4®
Lake City, FL 32055

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



9589 0710 5270 1427 8316 56

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

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

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



Sent To
 Molamahmoudi Mohammadfoad
 Street and Apt. No., or PO Box No.
 298 NW Harris Loop
 City, State, ZIP+4®
 Lake City, FL 32055

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

9589 0710 5270 1427 8316 70

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

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

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



Sent To
 Olivia Roe Investments Inc
 Street and Apt. No., or PO Box No.
 PO Box 2147
 City, State, ZIP+4®
 Lake City, FL 32056

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

9589 0710 5270 1427 8317 00

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

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

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



Sent To
 Modern Day Warriors Ministries
 Street and Apt. No., or PO Box No.
 931 NE Catawba Ave
 City, State, ZIP+4®
 Lake City, FL 32055

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

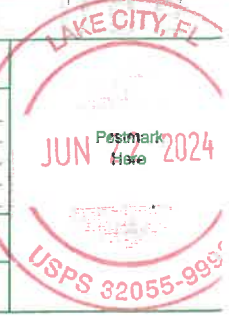
9589 0710 5270 1427 8399 73

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

Item ii.

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

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



Sent To
 Mondragon Properties LLC
 Street and Apt. No., or PO Box No.
 167 NE Bradley Terrace
 City, State, ZIP+4®
 Lake City, FL 32055

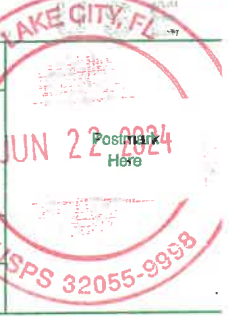
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8316 63

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

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

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



Sent To
 Lela Jolven Burgess
 Street and Apt. No., or PO Box No.
 P.O. Box 3381
 City, State, ZIP+4®
 Jacksonville, FL 32206

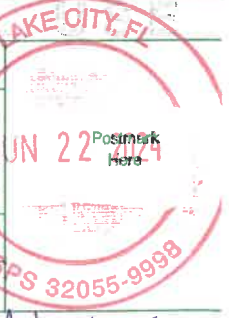
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1427 8316 87

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

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

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



Sent To
 Lee Williams Poplin Jr / Keen Poplin Co Trustee
 Street and Apt. No., or PO Box No.
 529 SW ARBOR Lane
 City, State, ZIP+4®
 Lake City, FL 32024

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

9589 0710 5270 0699 1461 09 9589 0710 5270 0699 1450 34

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
 Charles E. Collins
 Street and Apt. No., or PO Box No.
 867 E. Duval St
 City, State, ZIP+4®
 Lake City, FL 32055

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



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

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

OFFICIAL USE

Certified Mail Fee
\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
 Local Board of Church of God
 Street and Apt. No., or PO Box No.
 167 E. Main St
 City, State, ZIP+4®
 Lake City, FL 32055

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



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

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

OFFICIAL USE

Certified Mail Fee
\$

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

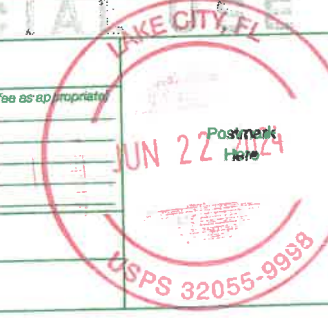
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
 Mary A. Carter
 Street and Apt. No., or PO Box No.
 169 NE Gurley Ave
 City, State, ZIP+4®
 Lake City, FL 32055

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



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

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

OFFICIAL USE

Certified Mail Fee
\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
 Michael E. Kahlich
 Street and Apt. No., or PO Box No.
 133 NE Anderson Terrace
 City, State, ZIP+4®
 Lake City, FL 32055

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

Item ii.



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

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

OFFICIAL USE

Certified Mail Fee
\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
 Guinn Properties LLC
 Street and Apt. No., or PO Box No.
 220 SE 20th Terrace
 City, State, ZIP+4®
 Ocala FL 34471

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



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

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

OFFICIAL USE

Certified Mail Fee
\$

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

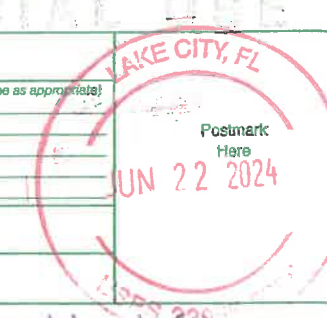
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
 JF US Cargo Transportation & CO
 Street and Apt. No., or PO Box No.
 160 SE Murray Terrace
 City, State, ZIP+4®
 Lake City, FL 32055

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



9589 0710 5270 0699 1462 46
9589 0710 5270 0699 1462 77
9589 0710 5270 0699 1462 21
9589 0710 5270 0699 1462 60

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

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

OFFICIAL USE

Certified Mail Fee \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
G&E Rentals LLC
Street and Apt. No., or PO Box No.
2907 SE Country Club RD
City, State, ZIP+4®
Lake City, FL 32025

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

LAKE CITY, FL
JUN 22 2024
USPS 32055-9998

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

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

OFFICIAL USE

Certified Mail Fee \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Daniel L Barber
Street and Apt. No., or PO Box No.
18418 Estwick Dr
City, State, ZIP+4®
Tampa, FL 33647

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

LAKE CITY, FL
JUN 22 2024
USPS 32055-9998

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

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

OFFICIAL USE

Certified Mail Fee \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Johnny Mendez
Street and Apt. No., or PO Box No.
201 NE Bradley Terrace
City, State, ZIP+4®
Lake City, FL 32055

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

LAKE CITY, FL
JUN 22 2024
USPS 32055-9998

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

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

OFFICIAL USE

Certified Mail Fee \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Robert Tilley
Street and Apt. No., or PO Box No.
923 S. Division St
City, State, ZIP+4®
Lake City, FL 32055

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

LAKE CITY, FL
JUN 22 2024
USPS 32055-9998

Item ii.

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

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

OFFICIAL USE

Certified Mail Fee \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
TIF Department of Transport
Street and Apt. No., or PO Box No.
3900 Common Wealth Blvd / Mart Station 115
City, State, ZIP+4®
Tallahassee, FL 32399

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

LAKE CITY, FL
JUN 22 2024
USPS 32055-9998

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

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

OFFICIAL USE

Certified Mail Fee \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Dixon Enterprise
Street and Apt. No., or PO Box No.
797 SW Tostenegger Ave
City, State, ZIP+4®
Lake City, FL 32025

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

LAKE CITY, FL
JUN 22 2024
USPS 32055-9998

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Milton Barber

Street and Apt. No., or PO Box No. 444 NE Seneca Ln

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

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

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Mauricio Magana

Street and Apt. No., or PO Box No. 600 S US Highway 441

City, State, ZIP+4® Lake City, FL 32025

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

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Lake City Church of God

Street and Apt. No., or PO Box No. P.O. Box 1706

City, State, ZIP+4® Lake City, FL 32056

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

9589 0720 5270 0699 1463 20

9589 0720 5270 0699 1463 20

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To White Springs Lead & Timber

Street and Apt. No., or PO Box No. P.O. Box 1733

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

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

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

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Lake City Church of God

Street and Apt. No., or PO Box No. P.O. Box 1706

City, State, ZIP+4® Lake City, FL 32056

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

9589 0720 5270 0699 1463 20

9589 0720 5270 0699 1463 20

Item ii.



June, 20 2024

To Whom it May Concern,

On July 9, 2024 the Board of Adjustments will be having a hearing at 5:30pm or as soon after at 205 N Marion Ave. At this hearing we will be hearing a petition submitted by Carol Chadwick, as agent for Twenty-Eight Fourteen, LLC, owner, for a special exception, SE 24-05, on parcel 12845-000, located at 123 NE Bradley Terr. The special exception is to permit a RV Park located within the Commercial Intensive (CI) zoning district.

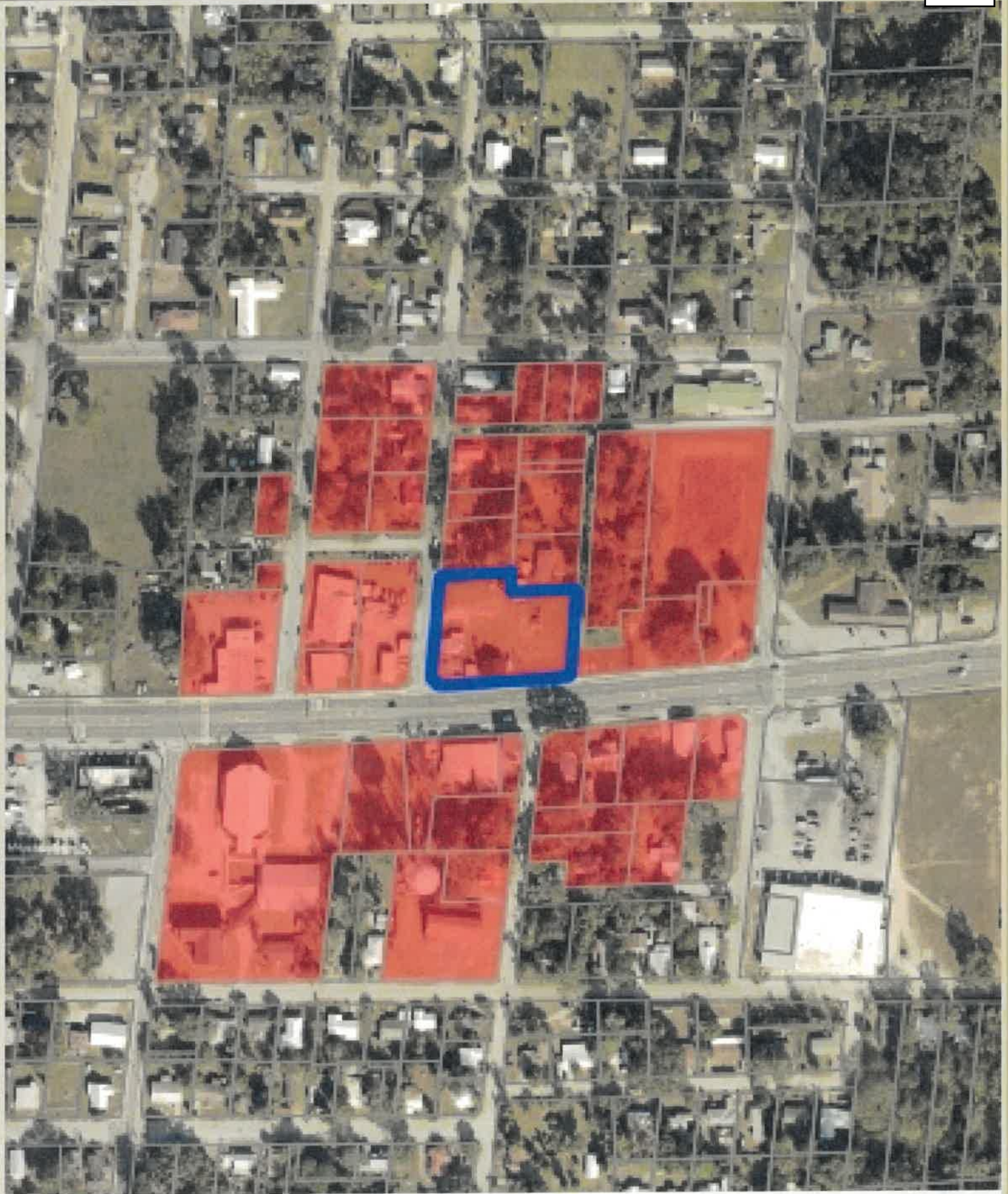
If you have any questions or concerns please call 386-752-2031 ext 820 or email me at growthmanagement@lcfla.com.

Robert Angelo

Planning and Zoning
City of Lake City

GIS Buffer

Item ii.



0

390

780

1170

1560

110

Columbia County Property Appraiser - Sales Report

Item ii.

Name	Address1	Address2	Address3	City	State	ZIP
BARBER DANIEL L	18418 EASTWYCK DR	.	TAMPA	FL	33647	
DIXON ENTERPRISE	797 SW TUSTENUGGEE AVE	.	LAKE CITY	FL	32025	
TIITF 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	
TWENTYEIGHT FOURTEEN, LLC	930 NE JOE CONEY TER	.	LAKE CITY	FL	32055	
TILLEY ROBERT	923 S DIVISION ST	.	LAKE CITY	FL	32055	
CITY OF LAKE CITY	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	.	OCALA	FL	34471	
COLLINS CHARLES E	867 E DUVAL ST	.	LAKE CITY	FL	32055	
KAHLICH EUGENE MICHAEL	133 NE ANDERSON TERRACE	.	LAKE CITY	FL	32055	
MODERN DAY WARRIORS MINISTRIES INC	931 NE CATAWBA 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	
POPLIN WILLIAM LEE JR	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 JAJUAN LADEL	P O BOX 3381	.	JACKSONVILLE	FL	32206	
MOLAMAHMOUDI MOHAMMADFOAD	298 NW HARRIS LOOP	.	LAKE CITY	FL	32055	
KAHLICH EUGENE M	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	
TWENTYEIGHT FOURTEEN LLC	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	32025-5263	
BRADLEY PR LAND TRUST	304 S JONES BLVD	#1356	LAS VEGAS	NV	89017	
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	
LAKE CITY CHURCH OF GOD	P O BOX 1706	.	LAKE CITY	FL	32056	
POPLIN WILLIAM LEE JR	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	.	ONTARIO	CA	91762	
ZAVALA MARIA HILDA	88 ARLINGTON ST	.	SAINT JAMES	NY	11780	
CITY OF LAKE CITY	205 N MARION AVE	.	LAKE CITY	FL	32055	