

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

December 05, 2023 at 5:30 PM

Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes: 11-07-2023

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **Z23-08-** Petition submitted by Kathie Ebaugh, as agent, for Millennium Bancshares, INC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Commercial General and Commercial Intensive to Commercial Highway Interchange on property described, as follows; parcels 02714-009 and 02712-001.
- [iii.](#) **CPA23-07 and Z23-09-** Petition submitted by Carol Chadwick, as agent, for OM Shanti Investments Group, LLC, owner, to amend the Future Land Use Map from Residential Medium to Commercial, and to amend the Official Zoning Atlas of the Land Development Regulations from Residential Office and Residential Multi-Family 2 to Commercial Intensive on property described, as follows; Parcels 02677-001 and 02658-001.
- [iv.](#) **SD23-04,** Petition submitted by Carol Chadwick, as agent, for Kevin Bedenbaugh, Jr., owner, for a preliminary plat of parcel 13536-005, in the Residential Multi-Family 2 zoning district, located on parcel 13536-005, which is regulated by the Land Development Regulations section 4.9.
- [v.](#) **LDR-TA23-01,** Text amendment to the Land Development Regulations section 4.15.5, to allow storage facilities for boats, recreational vehicles, and similar

equipment by special exception in the Commercial Highway Interchange zoning District.

- vi. LDR-TA23-02**, Text amendment to the Land Development Regulations Section 4.13.5, to allow travel trailer parks or camp ground, by special exception in the Commercial Intensive Zoning District.

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.

File Attachments for Item:

i. Meeting Minutes: 11-07-2023

PLANNING AND ZONING

MEETING MINUTES

DATE: 10/03/2023

ROLL CALL:

Mrs. McKellum- Present	Mr. McMahon- Present	Mr. Nelson- Present
Mr. Cooper-Not Present	Mr. Carter- Present	Mr. Lydick- Present

MINUTES: September 12, 2023 Planning and Zoning Meeting.

Comments or Revisions: None

Motion to approve 09/12/2023 Meeting Minutes by Mr. Carter and seconded by Mr. Nelson.

OLD BUSINESS: None

NEW BUSINESS:

Petition # SD23-03 Presented By: Carol Chadwick, as Agent

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City

Petitioner is Sworn in by: Mr. Kennon

Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking for approval to subdivide a parcel of land to build homes. Robert stated that they are ready to move to the construction plans and final plat phase. Mr. Lydick asked if the final plat would come before the board again. Robert stated that it would not and that it would go to the City Council.

Carol stated that all the requirements of the LDR have been met. Mr. Lydick asked how many units would be created. Robert said 14 but Mr. McMahon said that on page 21 it said 19.

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

Motion to Approve SD23-03 as submitted by: Mr. Carter **Motion Seconded By:** Mr. McMahon

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

Mr. Carter: Aye **Mr. Lydick:** Aye

Petition # SPR23-14 Presented By: Paul Marcinko, as Agent

As owner or agent and gives address of: 208 N Greeno Dr, Fairhope, AL

Petitioner is Sworn in by: Mr. Kennon

Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking for approval to build a new Tractor Supply store. Robert stated that they have rezoned the property and have has the right of way on the property vacated.

Mr. Marcinko stated that the building is going to be 21,900 square feet. Mr. Lydick asked if the retention pond was going to be fenced. Mr. Marcinko stated that it is not going to be fenced. Mr. Marcinko stated that they are waiting on Suwannee River Water Management and FDOT for there final

PLANNING AND ZONING

MEETING MINUTES

approvals. He stated that they will be closing several access drives off of Highway 90 and will access the site from a shared access with Save-a-Lot.

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

Motion to Approve SPR23-14 with the condition receiving of approvals from Suwannee River Water Management and FDOT by: Mr. Carter **Motion Seconded By:** Mr. McMahan

Mrs. McKellum: Aye **Mr. Nelson:** Absent **Mr. McMahan:** Aye

Mr. Carter: Aye **Mr. Lydick:** Aye

WORKSHOP:

Discussion:

Mr. Young stated that there is a new State Statue that requires that a business impact analysis is required for most ordinances passed by the City Council. He stated that even though land use ordinances are exempt, we as a City will still do them on Land Use ordinances. He walked thru the Business Impact Analysis form that we will be using and how this will be done.

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Carter

Time: 5:36 pm

Motion Seconded By: Mrs. McKellum

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. Z23-08- Petition submitted by Kathie Ebaugh, as agent, for Millennium Bancshares, INC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Commercial General and Commercial Intensive to Commercial Highway Interchange on property described, as follows; parcels 02714-009 and 02712-001.



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

FOR PLANNING USE ONLY
 Application # Z 23-08
 Application Fee \$ 1000.00
 Receipt No. 2024-0005024
 Filing Date 10/19/2023
 Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: Lake City RV Park
2. Address of Subject Property: 514 SW State Road 47, Lake City, FL 32025
3. Parcel ID Number(s): 02-4S-16-02714-009 ; 02-4S-16-02712-001
4. Future Land Use Map Designation: Commercial (Com)
5. Existing Zoning Designation: Commercial General (CG), Commercial Intensive (CI)
6. Proposed Zoning Designation: Commercial Highway Interchange (CHI) / Special Exception
7. Acreage: 34.2
8. Existing Use of Property: Mixed Use (Recreational, Commercial, Retail and Residential)
9. Proposed use of Property: RV Campground (Travel Trailer)

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): JBPro/ Kathie Ebaugh Title: Planning Director
 Company name (if applicable): JBPro
 Mailing Address: 3530 NW 43rd St.
 City: Gainesville State: Florida Zip: 32606
 Telephone: () Fax: () Email: contact@jbpro.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): Millennium Bancshares, Inc.
 Mailing Address: 514 SW State Road 47
 City: Lake City State: Florida Zip: 32025
 Telephone: () Fax: () Email: SuzanneN@millenniumbank.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: _____
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. CPA _____
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. NA

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions. Attachment H
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office). Attachment C
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required. Narrative
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations: Narrative
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format). Attachment D

- 6. Proof of Ownership (i.e. deed). Attachment E

- 7. Agent Authorization Form (signed and notarized). Attachment F

- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office). Attachment G

- 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) 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 Planning & Zoning Board.

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Suzanne Norris

Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

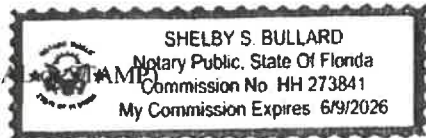
10 / 10 / 2023

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 10 day of Oct., 2023 by (name of person acknowledging).

(NOTARY SEAL)



[Handwritten Signature]

Signature of Notary

Shelby S. Bullard

Printed Name of Notary

Personally Known X OR Produced Identification _____
Type of Identification Produced



Attachment H: Boundary Survey

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



LOCATION MAP

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SUBJECT PARCEL, HAVING A MEASURED BEARING OF 294°45'20" UTILIZING STATE PLANE NORTH FLORIDA NORTH ZONE PROJECTION.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL FRACTIONS THEREOF.
3. COORDINATE DATA IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FRM).
4. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH ZONE PROJECTION.
5. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 05/06/2022.
6. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY.
7. ALL DIMENSIONS AND BEARINGS ARE AS SHOWN ON THIS PLAN, UNLESS OTHERWISE NOTED.
8. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
9. THIS SURVEY CONSISTS OF 8 SHEETS, NO SINGLE SHEET IS VALID ON COMPLETE WITHOUT THE COMPLETE SET.

DESCRIPTION PER O.R.B. 1295, PG. 680

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 862 FEET OF THE SW 1/4 OF THE NE 1/4, LYING EAST OF INTERSTATE 75.

PARCEL NO. 2

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8 OF INTERSTATE COMMERCE CENTER, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 17 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA;

THENCE NORTH 862 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 862 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 2 WITH THE NORTHEASTLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75, THENCE RUN S64°45'20" E 862 FEET TO THE POINT OF BEGINNING, THENCE S00°00'00" E 378.50 FEET TO THE POINT OF BEGINNING, THENCE S00°00'00" E 378.50 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

PARCEL NO. 3

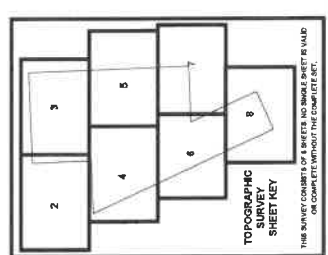
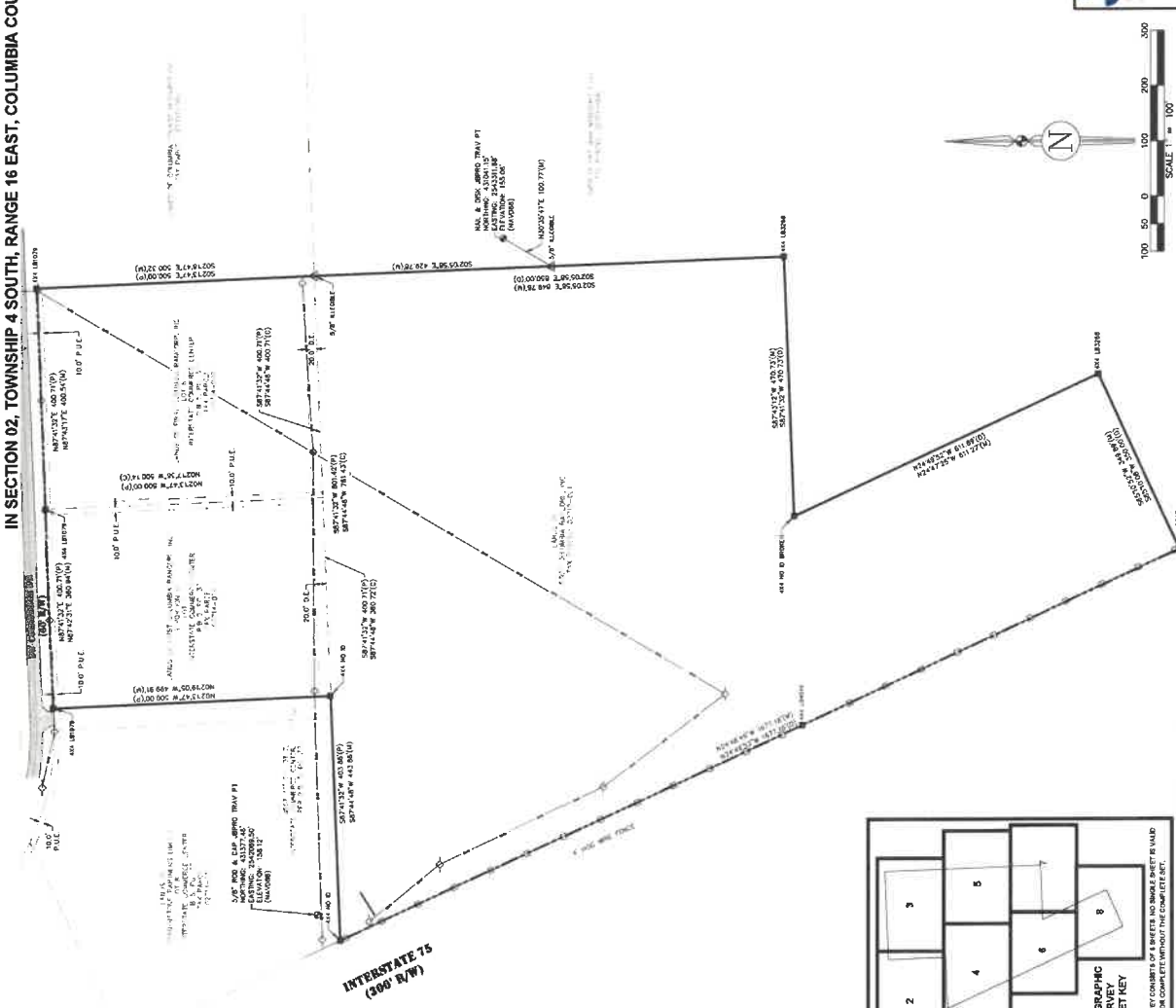
LESS THAN AND EXCEPT THE WEST 40 FEET OF LOT 7, INTERSTATE COMMERCE CENTER, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 17 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ABBREVIATIONS

- PT = PLATTED
- CD = CALCULATED
- DLY = DRAINAGE EASEMENT
- ID = IDENTIFICATION
- MS = METERS
- P.B. = PLAT BOOK
- P.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.P. = PLAT
- PLS = PROFESSIONAL LAND SURVEYOR
- PLU = PUBLIC UTILITY EASEMENT
- RWA = RIGHT-OF-WAY

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- PLAT CENTERLINE
- FENCE LINE
- DRAINAGE EASEMENT
- OVERHEAD WIRE
- IRON ROD-CAPPED
- POWER POLE
- ASPHALT SURFACE



2500 NW 1st Street, Tallahassee, FL 32309
1838 W. Brown Lane, Tallahassee, FL 32309
3510 N. State Road 100, Tallahassee, FL 32309

BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO:

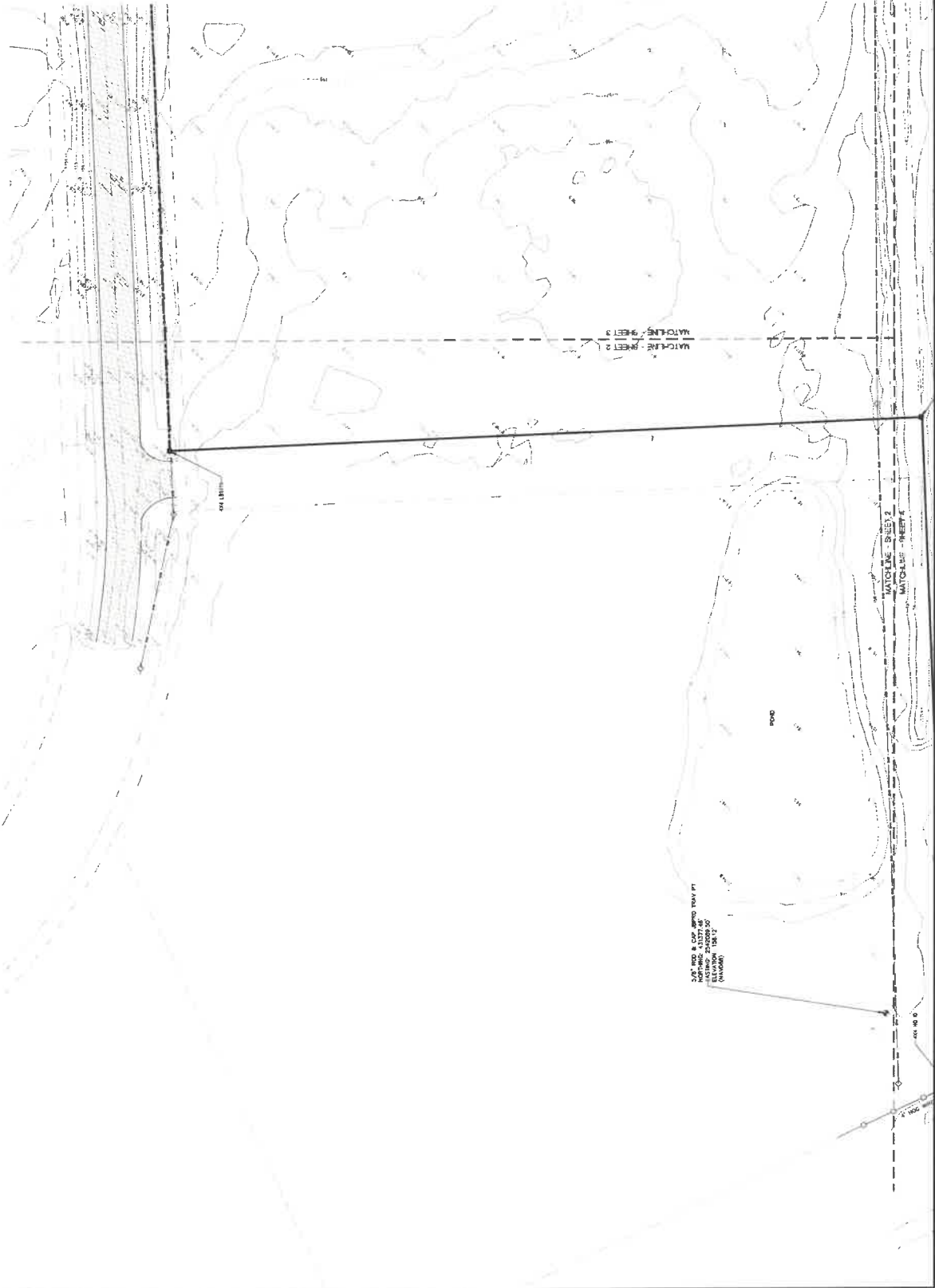
1. MDC P&T
2. LAKE CITY HOTELS, INC.

Professional Land Surveyor

Map No.	1 of 8
Block	LAKE CITY RV PARK
Section	02
Township	4 SOUTH
Range	16 EAST
County	COLUMBIA
State	FLORIDA
Project No.	LAKE CITY RV PARK
Sheet	1 of 8

BOUNDARY & TOPOGRAPHIC SURVEY

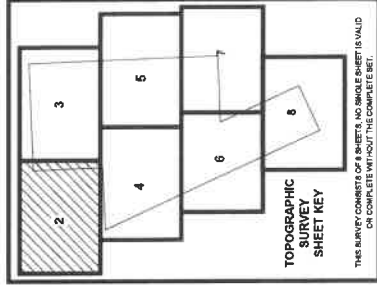
IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS
 CON = CONCRETE MONUMENT
 ID = IDENTIFICATION
 IRP = IRON ROD, CAPPED
 P = PROFESSIONAL GROUP
 LS = LICENSED SURVEYING BUSINESS
 LSS = LICENSED SURVEYOR
 NAD83 = NORTH AMERICAN DATUM OF 1983
 NAD26 = NORTH AMERICAN VERTICAL DATUM OF 2011
 PLB = PLAT BOOK
 O.R.B. = OFFICIAL RECORDS BOOK
 PRM = PERMANENT REFERENCE MONUMENT
 PLS = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

- BOUNDARY LINE
- - - TAX PARCEL LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - FENCE LINE
- - - CONCRETE MONUMENT
- - - IRON ROD
- - - POWER POLE
- - - SPOT ELEVATION - SOFT SURFACE
- - - SPOT ELEVATION - HARD SURFACE
- - - CONTOUR LINES
- - - ASPHALT SURFACE



N

SCALE 1" = 30'

LAKE CITY RV PARK

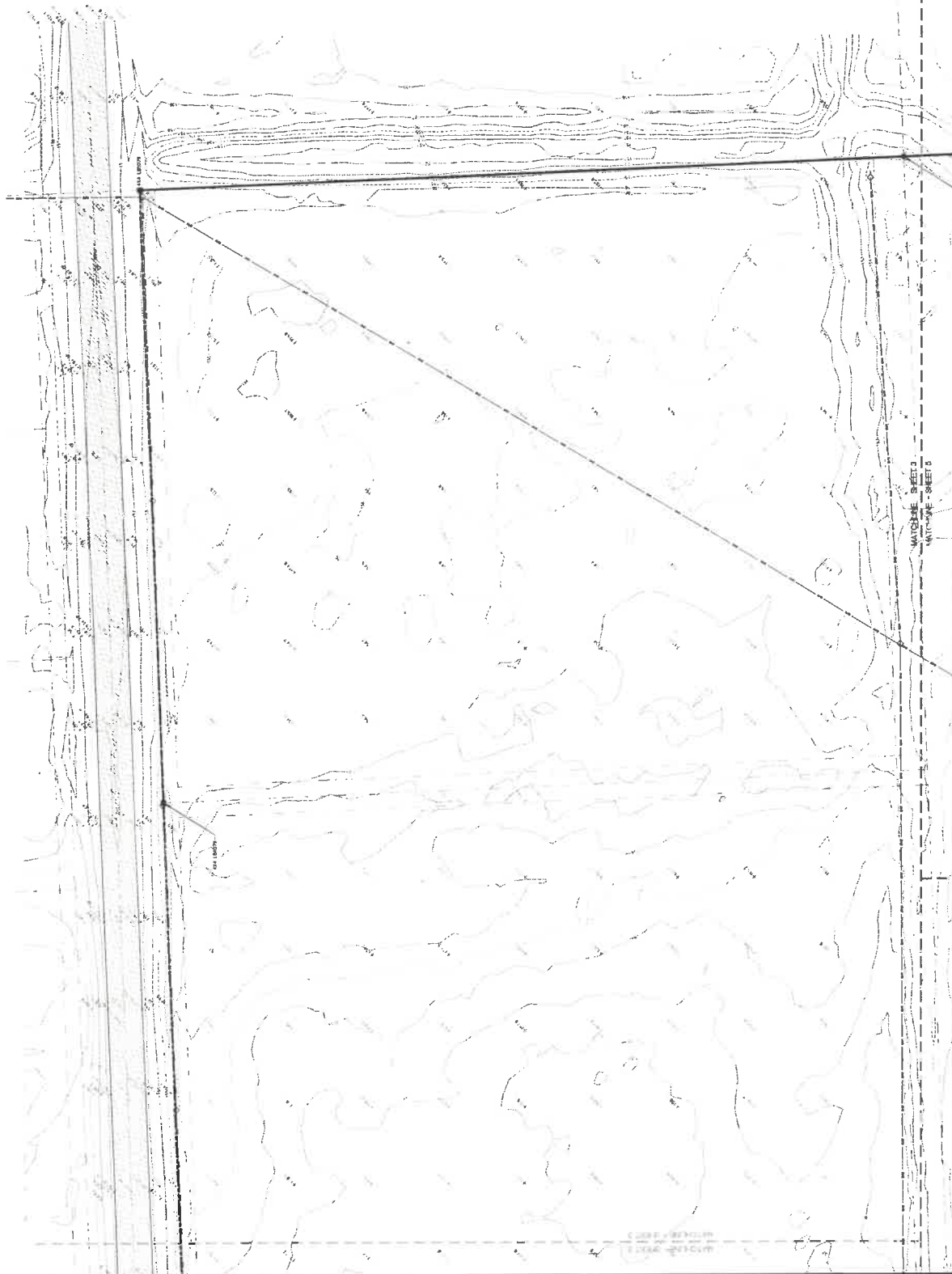
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro

2328 NW 1st Street, Lake City, FL 32057
 1125 NE 1st Street, Lake City, FL 32057
 1125 NE 1st Street, Lake City, FL 32057

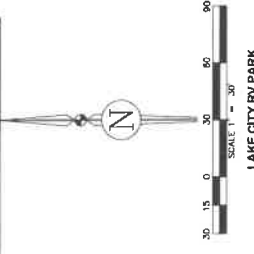
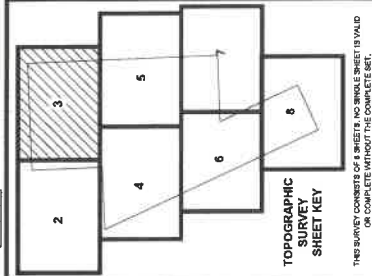
Project: 161
 Sheet: 2 of 8

BOUNDARY & TOPOGRAPHIC SURVEY
 IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS
 ID = IDENTIFICATION MARKMENT
 RC = IRON ROD - CAPPED
 PLB = PROFESSIONAL LAND SURVEYOR
 LS = LICENSED SURVEYOR
 MANDATORY = NORTH AMERICAN DATUM OF 1983 2011 ADJUSTMENT
 P.B. = PLAT BOOK
 O.R.B. = OFFICIAL RECORDS BOOK
 P.M. = PERMANENT REFERENCE MONUMENT
 P.L.S. = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND
 --- BOUNDARY LINE
 --- T&E PARCEL LINE
 --- RIGHT-OF-WAY CENTERLINE
 --- FENCE LINE
 --- OVERHEAD WIRE
 --- POWER POLE
 --- ASPHALT SURFACE
 --- CONTOUR LINES
 --- ASPHALT SURFACE



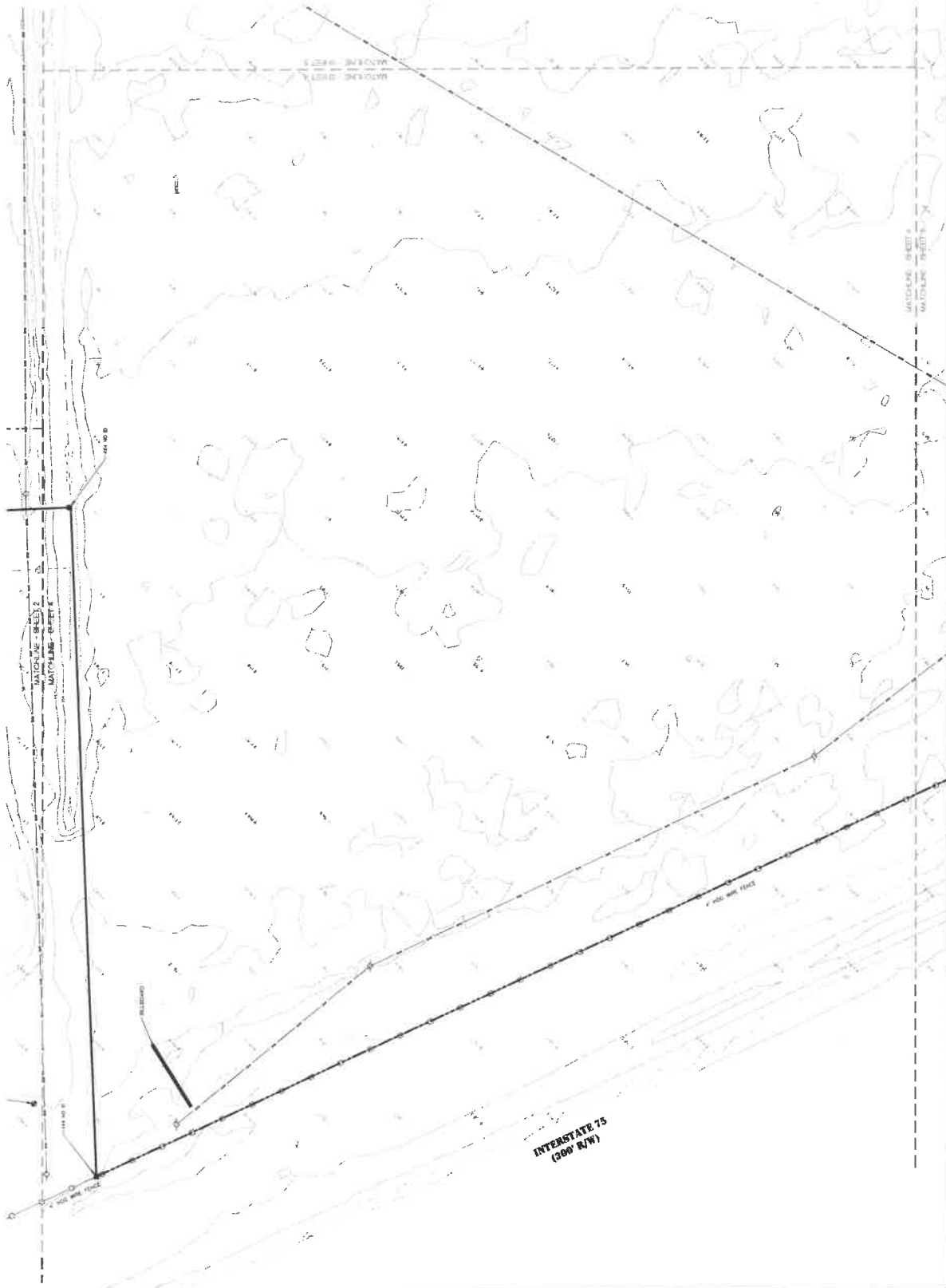
BOUNDARY & TOPOGRAPHIC SURVEY
 LAKE CITY RV PARK

JBPro

1305 W. 1st Street, Lake City, FL 32050
 Phone: 904.326.1111
 Fax: 904.326.1112
 Email: info@jbpro.com
 Website: www.jbpro.com

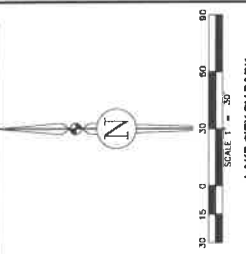
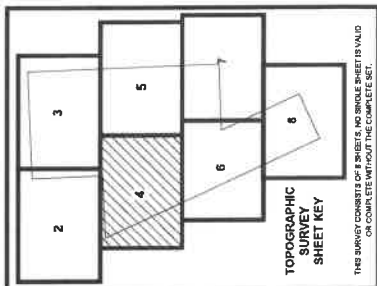
Sheet: 3 of 8

BOUNDARY & TOPOGRAPHIC SURVEY
 IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS
 CON - CONCRETE MONUMENT
 ID - IDENTIFICATION
 IR - IRON ROD - CORROD
 L - LICENSED SURVEYOR
 LS - LICENSED SURVEYOR
 LSR - LICENSED SURVEYOR
 M - METAL MONUMENT
 N - NORTH AMERICAN VERTICAL DATUM OF 1988
 P.B. - PLAT BOOK
 O.R.B. - OFFICIAL RECORDS BOOK
 P.M. - PERMANENT REFERENCE MONUMENT
 P.L.S. - PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND
 ——— BOUNDARY LINE
 - - - - - EASEMENT LINE
 - - - - - RIGHT-OF-WAY CENTERLINE
 - - - - - FENCE LINE
 - - - - - CONCRETE MONUMENT
 ○ BENCHMARK
 ○ POWER POLE
 ○ SURFACE
 - - - - - CONTOUR LINES



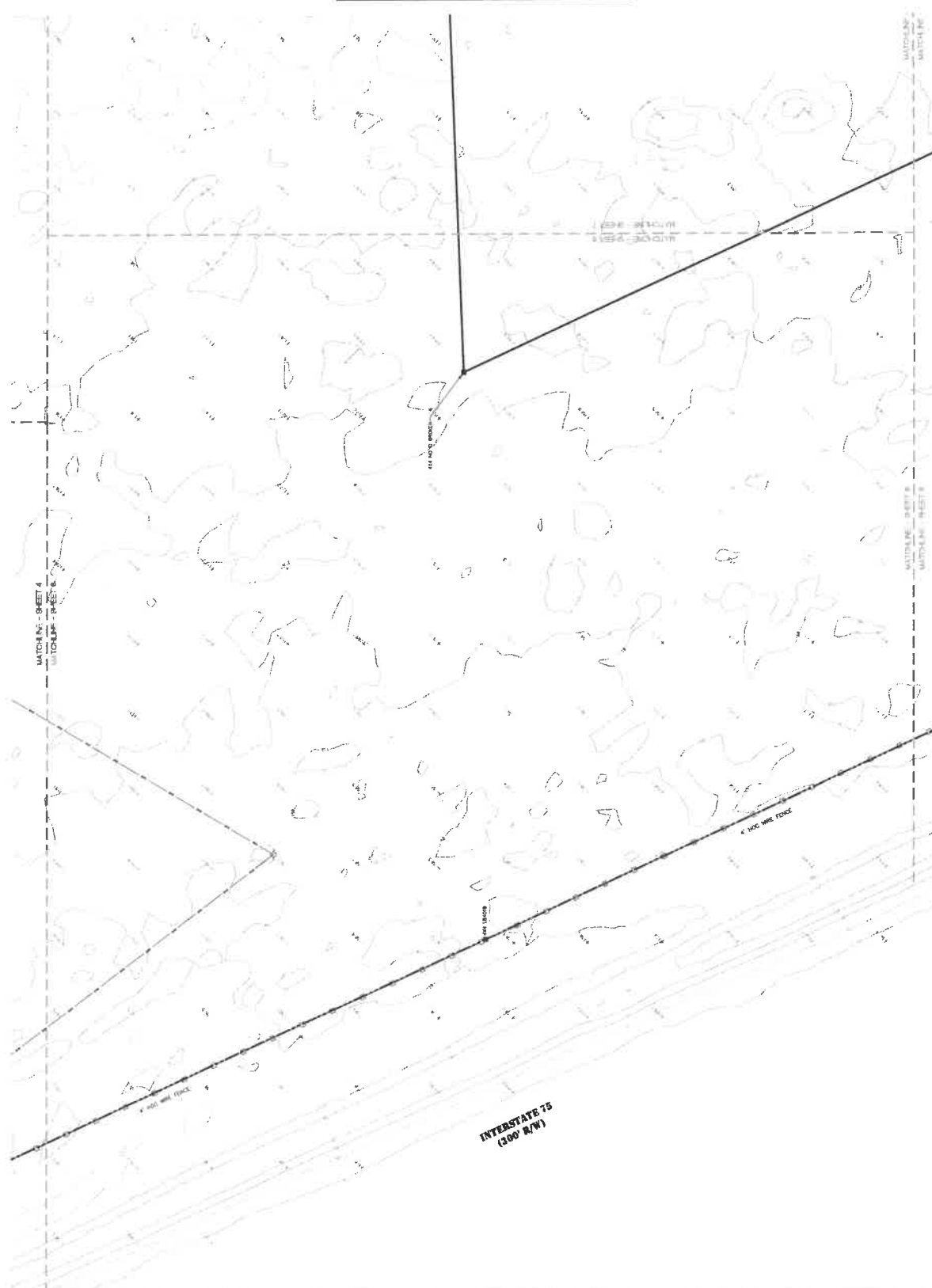
BOUNDARY & TOPOGRAPHIC SURVEY
LAKE CITY RV PARK

JBPRO

2024 09 09 and 09 10 2024
 1411 N. 1st Street, Suite 111, Lake City, FL 33509
 Phone: (813) 843-1111
 Email: info@jbpro.com
 Website: www.jbpro.com

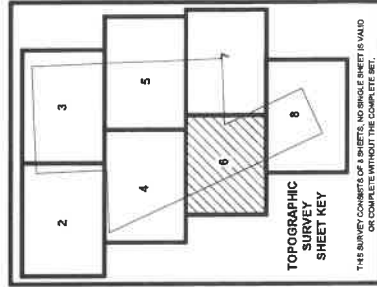
Sheet: 4 of 6

BOUNDARY & TOPOGRAPHIC SURVEY
 IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS
 ID = IDENTIFICATION MONUMENT
 RC = IRON ROD - CAPPED
 P = PLASTER OR CONCRETE
 L = LICENSED SURVEYING GROUP
 LS = LICENSED SURVEYOR
 MAAS2011 = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
 NAD83 = NORTH AMERICAN DATUM OF 1983
 P.A. = PLAT BOOK
 C.R.B. = OFFICIAL RECORDS BOOK
 P.M. = PERMANENT REFERENCE MONUMENT
 P.S. = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND
 --- BOUNDARY LINE
 --- TAX PARCEL LINE
 --- RIGHT-OF-WAY CENTERLINE
 --- FENCE LINE
 --- CONCRETE MONUMENT
 --- IRON ROD MONUMENT
 --- POWER POLE
 --- 10' WIDE RIGHT-OF-WAY SURFACE
 --- CONTOUR LINES



North Arrow pointing up.

Scale: 1" = 30'

Scale bar showing 0, 30, 60, 90 feet.

LAKE CITY RV PARK

BOUNDARY & TOPOGRAPHIC SURVEY

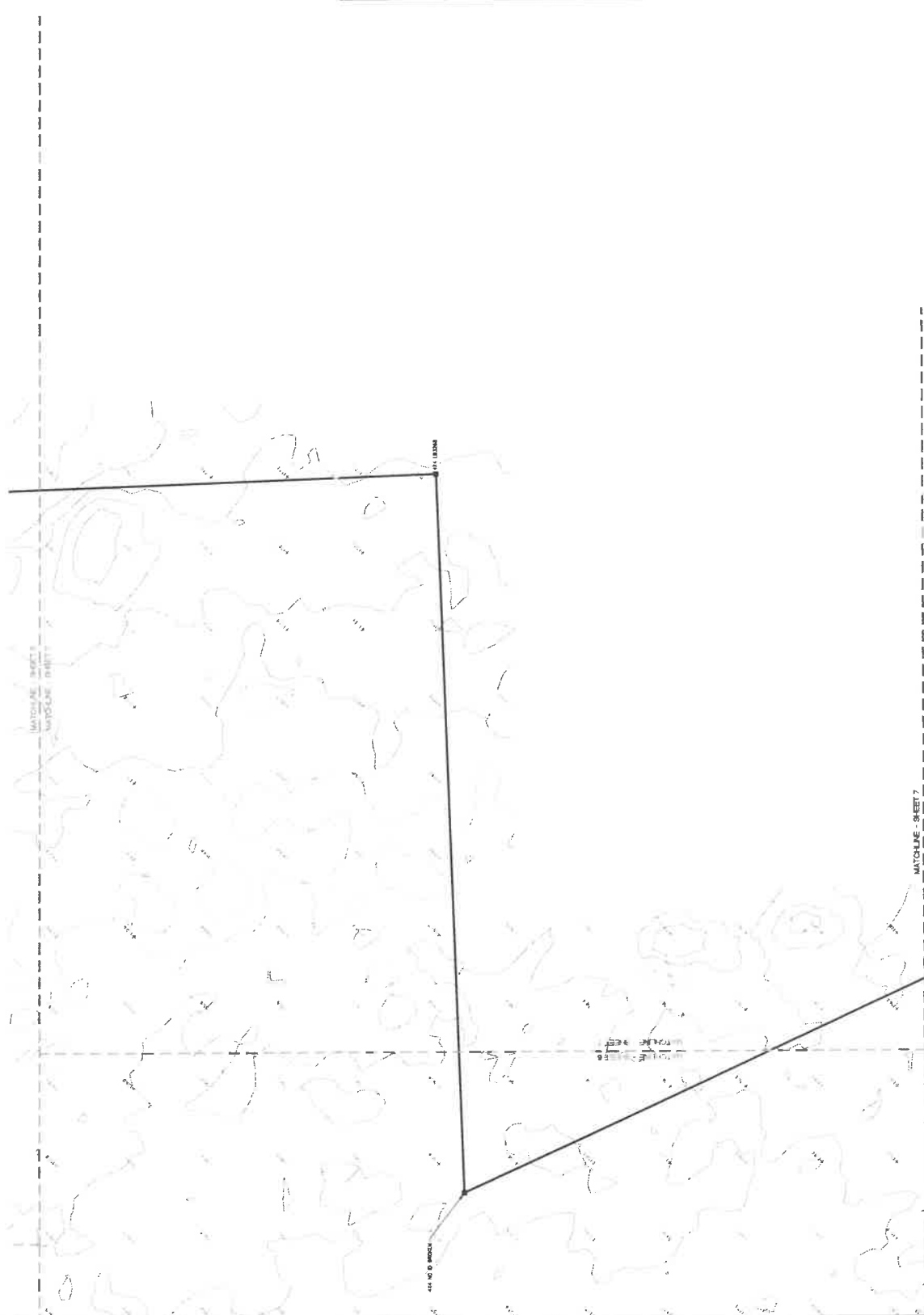
JBPro

2300 Lake City Street, Columbia, FL 32909
 813-733-1111
 1875 Palm Street, Suite 100, Palm Bay, FL 32909

Project No.: 17047
 Date: 10/15/2014
 Title: BOUNDARY & TOPOGRAPHIC SURVEY
 Scale: AS SHOWN
 Sheet: 6 of 8

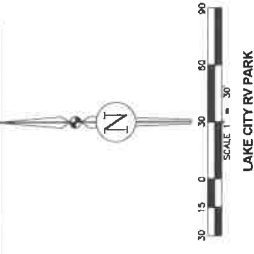
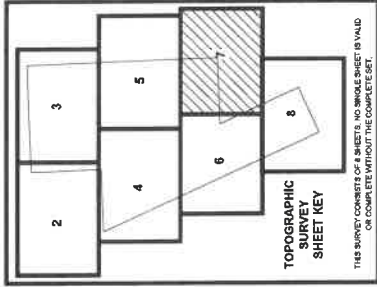
BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS
 CMON = CONCRETE MONUMENT
 ID = IDENTIFICATION
 APPD = APPROVED
 APPRO = APPROVAL
 LPS = LICENSED SURVEYING BUSINESS
 LPS = LICENSED SURVEYOR
 NAD83 = NORTH AMERICAN DATUM OF 1983
 NAVD83 = NORTH AMERICAN VERTICAL DATUM OF 1988
 P.B. = PLAT BOOK
 O.R.B. = OFFICIAL RECORDS BOOK
 PRM = PERMANENT REFERENCE MONUMENT
 PLS = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND
 ——— BOUNDARY LINE
 - - - - - CENTERLINE
 - - - - - EASEMENT LINE
 - - - - - RIGHT-OF-WAY CENTERLINE
 - - - - - FENCE LINE
 - - - - - RAILROAD CENTERLINE
 - - - - - RAILROAD CROSSING
 - - - - - POWER LINE
 - - - - - TELEPHONE - SPLIT SURFACE
 - - - - - CONTOUR LINES



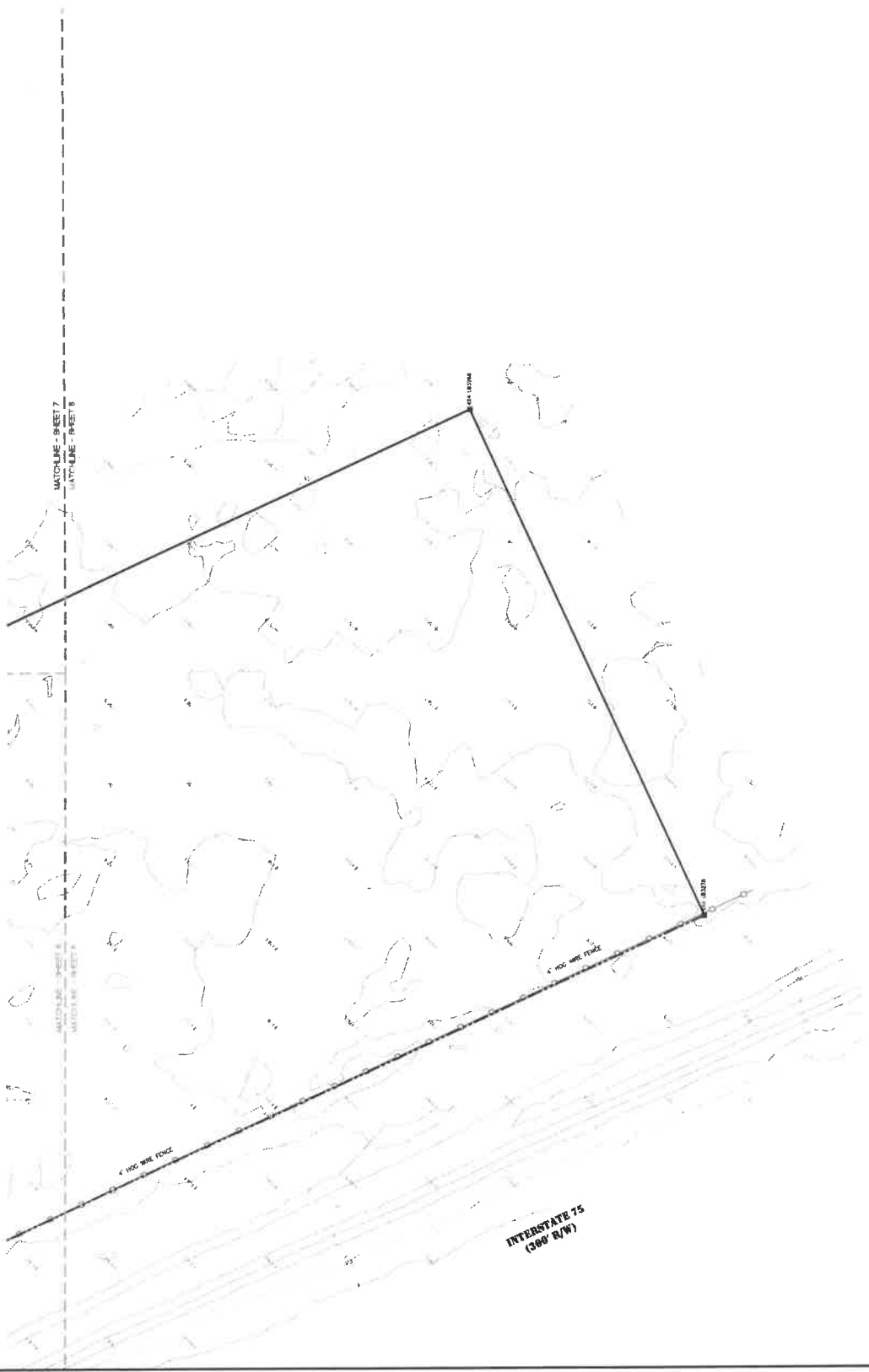
BOUNDARY & TOPOGRAPHIC SURVEY
 LAKE CITY RV PARK

Client:	JBPRO
Project:	LAKE CITY RV PARK
Location:	LAKE CITY, FLORIDA
Scale:	1" = 30'
Date:	08/15/2023
Drawn By:	J. B. PRO
Checked By:	J. B. PRO
Project:	LAKE CITY RV PARK
Sheet:	7 of 8

JOB PRO SURVEYING & CONSULTING, P.C.
 1205 W. PALM BLVD., SUITE 100
 LAKE CITY, FLORIDA 32050

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

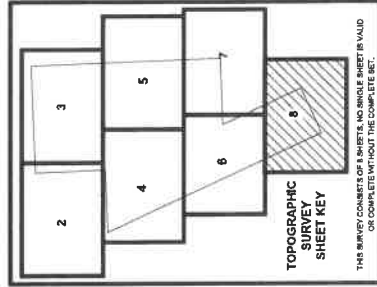


ABBREVIATIONS

- CA = CONCRETE ANCHOR
- ID = IDENTIFICATION
- IR = IRON ROD - CAPPED
- PC = PROFESSIONAL SURVEYOR
- LS = LICENSED SURVEYOR
- LSB = LICENSED SURVEYING BUSINESS
- NS = NORTH
- NA = NATIONAL TRIANGULATION DATA OF 1983 ADJUSTMENT
- NAVD83 = NORTH AMERICAN DATUM OF 1983
- P.B. = PLAT BOOK
- OR.B. = OFFICIAL RECORDS BOOK
- PRM = PERMANENT REFERENCE MONUMENT
- PLS = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

- BOUNDARY LINE
- - - TAX PARCEL LINE
- · - · - RIGHT-OF-WAY CENTERLINE
- - - FENCE LINE
- 4x100 WIRE FENCE
- 4x100 WIRE FENCE
- 4x100 WIRE FENCE
- POWER POLE
- SWATH SURFACE - SOFT SURFACE
- CONTOUR LINES



LAKE CITY RV PARK

BOUNDARY & TOPOGRAPHIC SURVEY

JBPro

2400 NW 6th Street, Ocala, FL 34474
 1105 NW 1st Street, Lake City, FL 32155
 Phone: (352) 349-1100
 Fax: (352) 349-1101
 Email: info@jbpro.com

Project: LAKE CITY RV PARK
 Date: 10/15/2013
 Sheet: 8 of 8



Attachment C: Aerial Photograph





I. Statement of Proposed Change

The proposed rezoning application is for two properties located on a total of 34.2 acres located south of SW Commerce Drive in Lake City, Florida. This application proposes to rezone Parcel ID 02-4S-16-02714-009 from Commercial General (CG) to Commercial Highway Interchange (CHI) and Parcel ID 02-4S-16-02712-001 from Commercial Intensive (CI) to Commercial Highway Interchange (CHI).

Parcels:

- 02-4S-16-02714-009, 8.729 acres
- 02-4S-16-02712-001, 25.5 acres

Upon approval of the rezoning application, a special exception application for an RV campground under CHI Zoning will be submitted.

Land Use Conditions and Compatibility

The subject property is located within the Commercial Future Land Use category along I-75 highway corridor near the I-75/US-90 intersection. This corridor is an existing development area that includes a mixture of recreational uses, commercial centers, retail uses, and residential neighborhoods. As shown on Figure 1, Tab 1, the current zoning is CG and CI. In order to allow for the proposed campground use, as shown on Figure 2, Table 2, this applicant requests a change to CHI. While a campground is allowed by Policy I.1.2 of the Lake City Comprehensive Plan, the properties must first be rezoned to CHI zoning and then be approved for a special exception. As discussed below, the change in zoning is appropriate because the properties' location adjacent to the interstate results in a large volume of traffic from the traveling public.

Aligning Physically Connected Properties Together

Figure 1 shows the current zoning pattern surrounding the subject properties. As depicted on this map, I-75 is located to the west of the subject properties with highway commercial uses located to the north and the east. These uses attract the visiting public with their hotels, restaurants, commercial centers, and other auto-oriented uses. The subject properties act as a transition to residential uses to the south. Thus, amending the zoning designation from CG and CI to CHI, as shown in Figure 2, would utilize the existing physical development pattern to better serve the traveling public and provide an additional recreational use.

Figure 1: Current Zoning Map



Table 1: Current Zoning

Location	Current Zoning
Subject Properties	CG-City and CI-City
North	CHI City
South	CI- County
East	RSF-2 County RMF-1 County
West	CG-City CI-County

Figure 2: Proposed Zoning Map



Table 2: Proposed Zoning

Location	Proposed Zoning
Subject Properties	CHI- City
North	CHI- City
South	CI-County
East	RSF-2 County RMF-1 County
West	CG-City CI-County



II. Concurrency Impact Analysis

The State of Florida growth management legislation establishes concurrency standards that ensure that local governments can adequately provide public facilities to new developments without constraining adopted local levels of service. The following paragraphs will discuss how the proposed rezoning application impacts public service demands related to transportation, potable water, sanitary sewer usage, solid waste, stormwater, recreation and open space, and public-school facilities.

Transportation

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.1 establishes level of service standards for Motor Vehicle Transportation. Table 3 shows the impact the proposed maximum 300 RV campground sites will have on motor vehicle transportation. Policy 13.13.1 states the adopted LOS standard for motor vehicle transportation is LOS C. As shown in Table 4, the peak hour trip generation is in the PM for the proposed use generating 123 PM peak hour trips.

Table 3: Arterial Roadway System- Peak Hour Trip Generation

Motor Vehicle Transportation ¹		
Roadway Facility Type	Level of Service	
Principal Arterial – 2 U.S. 90 / S.R. 10	C	
Daily Trip Generation ²	Number of Units	Total Development
AM Peak Hour = 0.25	300 sites	75 Trips Per Day
PM Peak Hour = 0.41	300 sites	123 Trips Per Day

Source:

1) ITE Trip Generation, Manual 10th Edition, Campground Use (Land use 416= Campground/Recreational Vehicle Park)

Potable Water

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.3 establishes level of service standards for Potable Water. Table 6 shows the impact the proposed maximum 300 RV sites will have on potable water. Policy 13.13.3 states the adopted LOS, the main design flow of potable water is 141 gallons per capita per day. As shown in Table 6, the proposed campground can use no more than a maximum of 135,360 gallons per day of potable water. The total potable water use of the campground is 22,500 gallons per day. Thus, the campground use of potable water is less than the city's potable water level of service standard.



Transportation

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.1 establishes level of service standards for Motor Vehicle Transportation. Tables 4 and 5 show the impact the proposed maximum 300 sites will have on motor vehicle transportation. Policy 13.13.1 states the adopted LOS standard for motor vehicle transportation is a level C and level D. As shown in Tables 4 and 5, the maximum number of peak am and pm trips per day will be 198 peak am and pm trips per day.

Table 4: Roadway System

Motor Vehicle Transportation ¹		
Roadway Facility Type	Level of Service	
Principal Arterial – 2 U.S. 90 / S.R. 10	C	
Daily Trip Generation ¹	Number of Units	Total Development
AM Peak Hour = 0.25	300 sites	75 Trips Per Day
PM Peak Hour = 0.41	300 sites	123 Trips Per Day

Source:
2) ITE Trip Generation, Manual 10th Edition, Campground Use

Table 5: Roadway System

Motor Vehicle Transportation ¹		
Roadway Facility Type	Level of Service	
Minor Arterial – 17 S.R. 247	D	
Daily Trip Generation ¹	Number of Units	Total Development
AM Peak Hour = 0.25	300 sites	75 Trips Per Day
PM Peak Hour = 0.41	300 sites	123 Trips Per Day

Source:
1) ITE Trip Generation, Manual 10th Edition, Campground Use

Potable Water

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.3 establishes level of service standards for Potable Water. Table 6 shows the impact the proposed maximum 300 RV sites will have on potable water. Policy 13.13.3 states the adopted LOS, the main design flow of potable water is 141 gallons per capita per day. As shown in Table 6, the proposed campground can use no more than a maximum of 135,360 gallons per day of potable water. The total potable water use of the campground is 22,500 gallons per day. Thus, the campground use of potable water is less than the city’s potable water level of service standard.



Table 6: Potable Water

Unit Type	Number of Units	Maximum Allowed Use Gallons Per Day ¹	Total Use Gallon Per Day ²	Total Difference Gallons Per day
RV Sites	300 units	135,360 gpd	22,500 gpd	112, 860 remaining gpd
<i>Based off a LOS of 141 gallons per capita per day</i>				

1) Calculated on a per unit per day basis using a multiplier of 3.2 persons per unit—141 gpd x 300 units x 3.2 persons per unit. The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.

2) Based on use standards from FAC 64E-6 7-31-18 for Transient Recreational Vehicle Park which is defined as 75 gallons per unit per day—75 gpd x 300 units.

Sanitary Sewer

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.2 establishes level of service standards for sanitary sewer. Table 6 shows the impact the proposed maximum 300 RV sites will have on the community sanitary sewer. Policy 13.13.2 states the adopted LOS, the standard for community sanitary sewer is 135 gallons per capita per day. As shown in Table 6, the proposed campground can use no more than a maximum of 129,600 gallons per capita per day of sanitary sewer. The total sanitary sewer use of the campground is 22,500 gallons per capita per day. Thus, the campground use of sanitary sewer is less than the city’s sanitary sewer level of service standard.

Table 6 Sanitary Sewer

Unit Type	Number of Units	Maximum Allowed Use Gallons Per Day ¹	Total Use Gallon Per Day ²	Total Difference Gallons Per day
RV Sites	300 units	129,600 gpd	22,500 gpd	107, 100 remaining gpd
<i>Based off a LOS of 150 gallons per capita per day</i>				

1) Calculated based on number of units 135 gpd x (300 units x 3.2). The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.

2) Based on use standards from FAC 64E-6 7-31-18 for Transient Recreational Vehicle Park which is defined as 75 gallons per unit per day—75 gpd x (300 x 3.2) units.

Solid Waste

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.5 establishes level of service standards for solid waste. Table 7 shows the impact of the proposed maximum 300 RV sites will have on solid waste services. Policy 13.13.5 states the adopted LOS, the residual capacity of landfill is .85 tons per capita per year. As shown in Table 7, the proposed campground will generate a maximum of 816 tons of solid waste per year.



Table 7: Solid Waste Concurrency

Unit Type	Number of Units	Total Tons Per Year ¹
RV sites	300 sites	816
Based off a LOS of .85 tons per capita per year		

¹ Calculated on a per unit per day basis using a multiplier of 3.2 persons per unit—.85 tpy x 300 units x 3.2 persons per unit. The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.

Drainage

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.4 establishes level of service standards for drainage. According to Policy 13.13.4.2, all stormwater management projects, other than those that fall within a stream, shall adhere to the standards as specified in Chapter 62-330 (4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District). These standards will be met through the site development and construction process.

Recreation and Open Space

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.6 establishes level of service standards for recreation. The proposed 34.2 acres for recreational vehicle camping complies with Policy 13.13.6 recreation level of service standard.

Public School Facilities

The City of Lake City Objective IX.1, Policy IX.1.1 establishes level of service standards for school facilities. As the proposed use is a recreational campground without permanent residents, there will be no impact on LOS for school facilities.



III. Analysis of Article 15 of the Land Development Regulations

An Analysis of the Requirements of Article 15

LDR 15.2.2.1: Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

The proposed development will comply with the regulations outlined in the Comprehensive Plan.

LDR 15.2.2.2: The existing land use pattern.

Section I. Statement of Proposed Change includes an analysis of the existing land use pattern and the compatibility of the proposed development.

LDR 15.2.2.3: The creation of an isolated district unrelated to adjacent and nearby districts.

This rezoning would not create an isolated district unrelated to adjacent and nearby districts. Section I. Statement of Proposed Change outlines the compatibility of the proposed CHI district with the surrounding area.

LDR 15.2.2.4: The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

As shown in the concurrency assessment, this development can be met by current level of service capacity.

LDR 15.2.2.5: The existing district boundaries in relation to existing conditions on the property proposed for change.

Existing district boundaries are compatible with this change in zoning.

LDR 15.2.2.6: Changed or changing conditions which justify the recommended action on the proposed amendment.

As shown in Section 1, the proposed change can be justified base on the surrounding land uses.

LDR 15.2.2.7: The impact of the proposed change upon living conditions in the neighborhood.

The requested rezoning would not adversely affect living conditions in the adjacent residential neighborhood to the east and south. The proposed use would act as a transition separating I-75 and the commercial uses to the north from the residential neighborhood, providing additional recreational facilities like the existing recreational uses to the south. Access to and



from the facility would primarily be to and from US-90 thereby providing minimal impact to the residential uses to the east.

LDR 15.2.2.8: The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

The location and siting of the proposed RV resort is based on minimizing transportation impacts and conflicts.

LDR 15.2.2.9: The impact of the proposed change upon drainage.

The proposed RV park will not create a drainage problem. Development will be constructed using generally accepted engineering practices to allow proper drainage and the project will comply with all Lake City LDR requirements and permitting requirements with SRWMD.

LDR 15.2.2.10: The impact of the proposed change upon light and air to adjacent areas.

The proposed RV park will not provide lighting that will impact adjacent areas.

LDR 15.2.2.11: The impact of the proposed change upon property values in the adjacent area.

The proposed change will not adversely affect property values in the adjacent area. The proposed use of an RV park could bring additional amenities and services to the area, which could have a positive impact on property values. It could also stimulate the local economy by attracting tourists and seasonal visitors, increasing overall economic activity which can have a positive impact on property values in the adjacent area.

LDR 15.2.2.12: The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

The proposed change will not act as a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

LDR 15.2.2.13: The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

The proposed change will not constitute a granting of special privilege to an individual owner as contrasted to the overall public welfare.

LDR 15.2.2.14: Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

Neither parcel's current zoning designation of Commercial General nor Commercial Intensive allow for RV parks, thus requiring a rezoning request for the proposed use. Per the City of Lake City's Land Development Regulation Section 4.15.15, RV parks are allowed in commercially



zoned property designated Commercial Highway Interchange. The use is permitted following approval of a Special Exception request.

LDR 15.2.2.15: The impact of the proposed change with regard to the scale of needs of the neighborhood or the city.

The rezoning would not be out of scale with the needs of the neighborhood or the City.

LDR 15.2.2.16: The availability of alternate adequate sites in the City in districts already permitting such use.

There is an increased market demand in the Lake City and North Florida Region for RV recreational facilities such as the one proposed by this application. The application meets this market demand near a heavily traveled corridor (I-75).



IV. Comprehensive Plan Consistency

This rezoning application proposes to change the current Commercial General (CG) and Commercial Intensive (CI) parcel zoning designation to Commercial Highway Interchange (CHI). The change proposed by this rezoning application is consistent with the planning goals, objectives, and policies established in the Lake City Comprehensive Plan. The primary planning goals, objectives, and policies that this rezoning application implements are outlined below. These planning directives promote the development of an RV campground use within a Commercial Future Land Use category.

Future Land Use Element

Policy I.1.1: The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

- **The subject property is located along SW Commerce Dr. which intersects with arterial road U.S. Highway 90, a principal arterial, and the adjacent interchange with I-75. The proposed rezoning implements this policy by using the property for commercial purposes.**

Policy I.1.2: The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter, and private elementary, middle, and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.



(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

- **The proposed zoning designation is consistent with the comprehensive plan and implements the commercial future land use designation. Development will conform with the standards set in the Commercial FLU category and CHI zoning district.**

Policy 1.1.3: The City shall continue to allocate amounts and types 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).

- **The proposed parcels are currently both undeveloped lots; the development of an RV park will provide additional commercial use to the area, driving economic growth and providing opportunity for upward economic mobility to local businesses.**

Objective 1.5: The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

- **The proposed parcels are located within the designated urban development area.**

Policy 1.6.2: The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on-site traffic flow including the provisions of needed vehicle parking for all development.

- **The proposed development will comply with drainage, stormwater management, open space, traffic, and vehicle parking standards outlined in Lake City's Land Development Regulations and the Suwannee River Water Management District (SRWMD).**

Policy 1.6.5: The City shall continue to require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscape buffer. A masonry or wood opaque structure may be substituted for the planted buffer.



- **The proposed use would result in a commercial use adjacent to residential uses in the east; development will comply with the landscape requirements as outlined in Policy I.6.5 and the City’s Land Development Regulations buffer requirements.**

Traffic Element

Policy II.4.3: Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.

- **The proposed project will comply with Policy 11.4.3 as SW Commerce Drive is a local road whereby residential areas that can easily access the proposed RV campground.**

Recreation and Open Space Element

Goal VI: Secure the provision and maintenance of recreation facilities and open space for citizens and visitors and access to the facilities for all persons, regardless of special need or condition.

- **The proposed use would provide a private recreational facility open for both citizens and visitors, providing access to the facilities for all persons, regardless of special need or condition.**



Attachment D: Legal Descriptions

LEGAL DESCRIPTION

02-4S-16-02714-009

LOTS 6 & 7 INTERSTATE COMMERCE CENTER EX W 40 FT OF LOT 7. 569-725, 596-132,
598-266, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690

LEGAL DESCRIPTION

02-4S-16-02712-001

THE N 850 FT OF SW1/4 OF NE1/4 LYING E OF I-75 & COMM SW COR LOT 8 INTERSTATE
COMMERCE CENTER, RUN SE ALONG R/W OF I-75 920.19 FT FOR POB CONT SE 757.03
FT, NE 350 FT, NW 611.89 FT, W 378.90 FT TO POB. 662-004, 673-435, 829-913, 904-485,
912-1652, 943-640, 1026-2988, 1026-2990, WD 1241-2493, QC 1295-690,



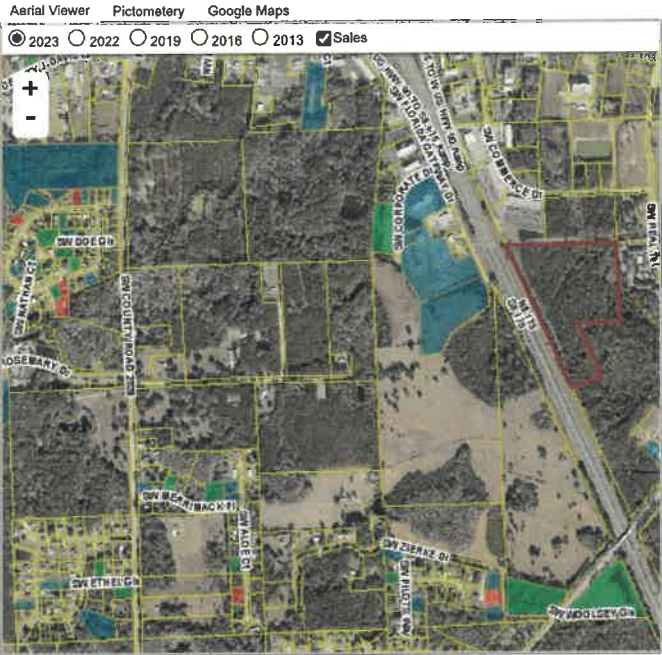
Attachment E: Proof of Ownership

Columbia County Property Appraiser
Jeff Hampton

Parcel: << 02-4S-16-02712-001 (11090) >>

Owner & Property Info		Result: 1 of 1	
Owner	FIRST COLUMBIA BANCORP, INC 514 SW STATE ROAD 47 LAKE CITY, FL 32025		
Site			
Description*	THE N 850 FT OF SW1/4 OF NE1/4 LYING E OF I-75 & COMM SW COR LOT 8 INTERSTATE COMMERCE CENTER, RUN SE ALONG R/W OF I-75 920.19 FT FOR POB CONT SE 757.03 FT, NE 350 FT, NW 611.89 FT, W 378.90 FT TO POB. 662-004, 673-435, 829-913, 904-485, 912-1652, 943-640 ...more>>>		
Area	25.5 AC	S/T/R	02-4S-16
Use Code**	TIMBERLAND 80-89 (5500)	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			
2022 Certified Values	2023 Working Values		
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$11,526	Ag Land	\$11,450
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$701,250	Just	\$701,250
Class	\$11,526	Class	\$11,450
Appraised	\$11,526	Appraised	\$11,450
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$11,526	Assessed	\$11,450
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$11,526 city:\$11,526 other:\$0 school:\$11,526	Total Taxable	county:\$11,450 city:\$11,450 other:\$0 school:\$11,450

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/22/2015	\$1,275,000	1295/0690	QC	V	U	11
9/13/2012	\$1,445,000	1241/2493	WD	V	U	12
10/1/2004	\$1,383,500	1026/2988	WD	V	Q	
10/2/2002	\$483,000	1026/2992	WD	V	U	01
10/1/2002	\$379,500	1026/2990	WD	V	U	01
12/17/2001	\$100	0943/0640	QC	V	U	01
9/29/2000	\$55,000	0912/1852	WD	V	U	01
9/26/2000	\$55,000	0912/1654	WD	V	U	01
12/29/1994	\$825,000	0799/2149	WD	V	U	01

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	25.500 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$11,450
9910	MKT.VAL.AG (MKT)	25.500 AC	1.0000/1.0000 1.0000/ /	\$27,500 /AC	\$701,250

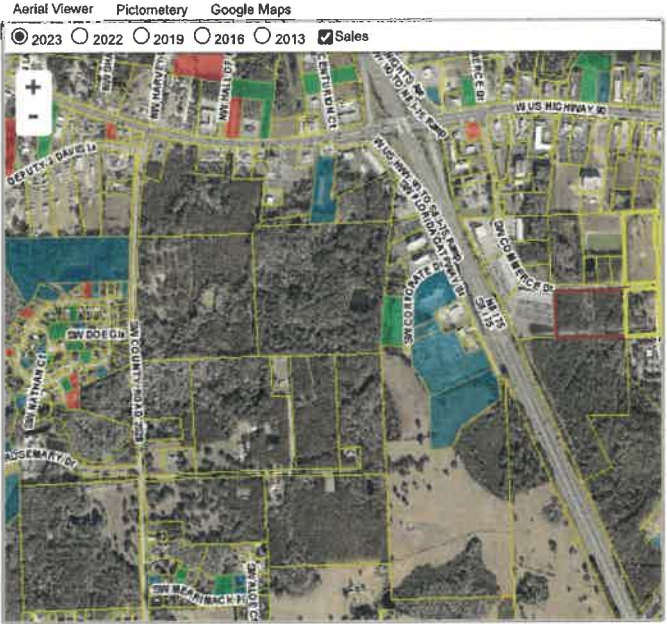
Columbia County Property Appraiser
Jeff Hampton

2023 Working Values
updated: 9/14/2023

Parcel: << **02-4S-16-02714-009 (11117)** >>

Owner & Property Info		Result: 1 of 1
Owner	FIRST COLUMBIA BANCORP, INC 514 SW STATE ROAD 47 LAKE CITY, FL 32025	
Site		
Description*	LOTS 6 & 7 INTERSTATE COMMERCE CENTER EX W 40 FT OF LOT 7. 569-725, 596-132, 598-266, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690,	
Area	8.729 AC	S/T/R 02-4S-16
Use Code**	TIMBERLAND 80-89 (5500)	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			
2022 Certified Values		2023 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$3,946	Ag Land	\$3,919
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$240,048	Just	\$240,048
Class	\$3,946	Class	\$3,919
Appraised	\$3,946	Appraised	\$3,919
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$3,946	Assessed	\$3,919
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$3,946 city:\$3,946 other:\$0 school:\$3,946	Total Taxable	county:\$3,919 city:\$3,919 other:\$0 school:\$3,919

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/22/2015	\$1,275,000	1295/0690	QC	V	U	11
9/13/2012	\$1,445,000	1241/2493	WD	V	U	12
10/2/2002	\$483,000	1026/2992	WD	V	U	01
12/29/1994	\$825,000	0799/2149	WD	V	U	35
3/31/1993	\$656,800	0776/1800	WD	V	U	35
7/11/1985	\$1,550,000	0589/0725	WD	V	U	01

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value	
5500	TIMBER 2 (AG)	8.729 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$3,919	
9910	MKT.VAL.AG (MKT)	8.729 AC	1.0000/1.0000 1.0000/ /	\$27,500 /AC	\$240,048	

Search Result: 1 of 1



Attachment F: Agent Authorization Form



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

AGENT AUTHORIZATION FORM

I, Millennium Bancshares, Inc. (owner name), owner of property parcel

number 02-4S-16-02714-009 & 02-4S-16-02712-001 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Kathie Ebaugh	1. <i>Kathie Ebaugh, ACP</i>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

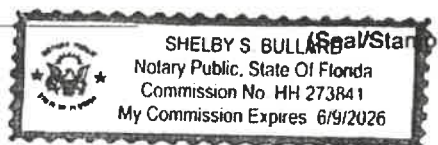
Suzanne Norris 10/10/2023
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Suzanne Norris, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 10 day of October, 2023.

Shelby S. Bullard
 NOTARY'S SIGNATURE





Attachment G: Proof of Payment of Taxes

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2022 12325

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R02712-001		See Below	See Below	001

FIRST COLUMBIA BANCORP, INC
 514 SW STATE ROAD 47
 LAKE CITY FL 32025

02-4S-16 5500/550025.50 Acres THE N
 850 FT OF SW1/4 OF NE1/4 LYING E OF
 I-75 & COMM SW COR LOT 8 INTERSTATE
 COMMERCE CENTER, RUN SE ALONG R/W
 OF I-75 920.19 FT FOR POB CONT SE
 757.03 FT, NE 350 FT, NW 611.89 FT,
 W 378.90 FT TO POB. 662-004, 673-
 435, 829-913, See Tax Roll For
 Extra Legal

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	11,526		\$11,526	\$56.48
BOARD OF COUNTY COMMISSIONERS	7.8150	11,526		\$11,526	\$90.08
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	11,526		\$11,526	\$8.62
LOCAL	3.2990	11,526		\$11,526	\$38.02
CAPITAL OUTLAY	1.5000	11,526		\$11,526	\$17.29
SUWANNEE RIVER WATER MGT DIST	0.3368	11,526		\$11,526	\$3.88
LAKE SHORE HOSPITAL AUTHORITY	0.0001	11,526		\$11,526	\$0.00
Total Millage		18.5989	Total Taxes		\$214.37

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$214.37

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2022 10390

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R02714-009		See Below	See Below	001

FIRST COLUMBIA BANCORP, INC
 514 SW STATE ROAD 47
 LAKE CITY FL 32025

02-4S-16 5500/55008.73 Acres LOTS 6
 & 7 INTERSTATE COMMERCE CENTER EX W
 40 FT OF LOT 7. 569-725, 596-132,
 598-266, 705-96, 776-1800, 799-
 2149, 1026-2992, WD 1241-2493, QC
 1295-690,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	3,946		\$3,946	\$19.34
BOARD OF COUNTY COMMISSIONERS	7.8150	3,946		\$3,946	\$30.84
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	3,946		\$3,946	\$2.95
LOCAL	3.2990	3,946		\$3,946	\$13.02
CAPITAL OUTLAY	1.5000	3,946		\$3,946	\$5.92
SUWANNEE RIVER WATER MGT DIST	0.3368	3,946		\$3,946	\$1.33
LAKE SHORE HOSPITAL AUTHORITY	0.0001	3,946		\$3,946	\$0.00
Total Millage		18.5989	Total Taxes		\$73.40

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$73.40

Project Summary

Project Name: Lake City RV Park Rezoning

Project Number: Z23-08

Parcel Number: 02714-009 and 02712-001

Project Notes

- Project type: Rezoning
- Future land use is: Commercial
- Proposed future land use is: Commercial
- Zoning designation is: Commercial General and Commercial Intensive
- Proposed zoning is: Commercial Highway Interchange
- Proposed use of the property: RV Park
- Land is conducive for use: Yes, per the LDR section 4.15.2 with a Special Exception
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project Z23-08 is for a comp plan amendment and rezoning of parcels 02714-009 and 02712-001 and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no other concerns.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

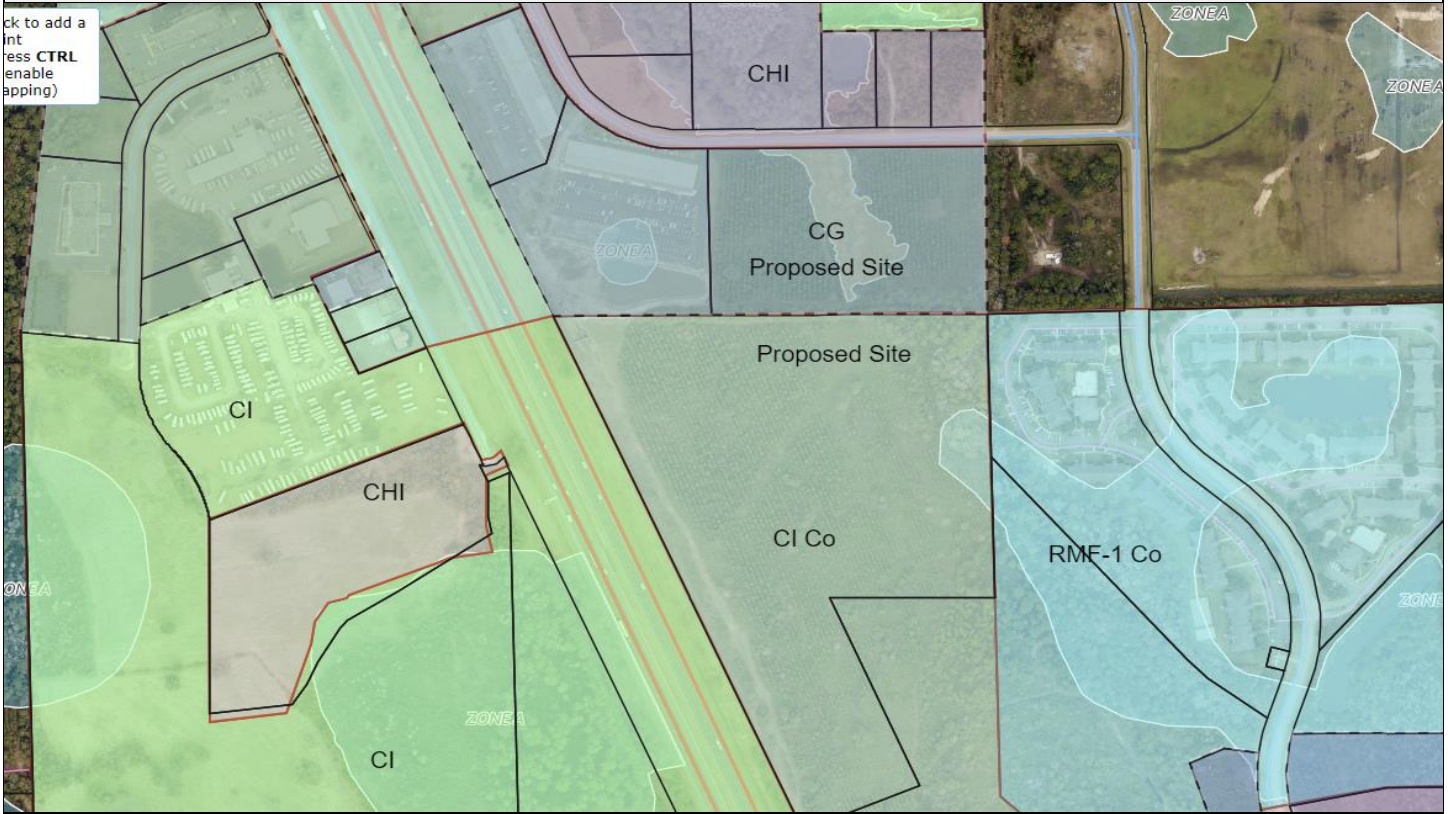
Project Information	
Project Name and Case No.	Lake City RV Park Rezoning Z23-08
Applicant	Kathie Ebaugh
Owner	Millennium Bancshares, INC
Requested Action	Rezoning of parcels 02714-009 and 02712-001 from Commercial General (CG) and Commercial Intensive (CI) to Commercial Highway Interchange.
Hearing Date	12/05/2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 34.2 Acres
Location	N/A
Parcel Number	02714-009 and 02712-001
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial General and Commercial Intensive Co
Proposed Zoning	Commercial Highway Interchange
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CHI	Vacant	
E	Commercial	CHI and CI	Vacant	
S	Commercial	CI Co	Vacant	
W	Residential Medium/High Co	RMF-1 Co	Multi-Family	

Map of Location

Click to add a link
Press CTRL
to enable
mapping)



Picture of Location



Summary of Request

Applicant has petitioned to rezone parcels 02714-009 and 02712-001 from Commercial General and Commercial Intensive Co to Commercial Highway Interchange/ Property is contiguous to the Commercial Highway Interchange zoning district.



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

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

Date: 10-27-2023

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

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

Project Number: _____

Project Name: Lake City RV Park Rezoning

Project Address: _____

Project Parcel Number: 02714-009 and 02712-001

Owner Name: Millennium Bancshares, INC

Owner Address: 514 SW SR 47, Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: suzannen@millenniumbank.com

Owner Agent Name: Kathie Ebaugh

Owner Agent Address: 3530 NW 43rd St, Gainesville, FL 32606

Owner Agent Contact Information: Telephone: _____ Email: contact@jbpro.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: David Young Date: 11/16/2023
David Young (Nov 16, 2023 4:58 EST)

Comments: No comments at this time

Planning and Zoning: Reviewed by: Robert Angelo Date: 11/20/2023

Comments: _____
This property is contiguous to the Commercial Highway Interchange zoning district.

Business License: Reviewed by: Marshall Sova Date: 10/27/2023
Marshall Sova (Oct 27, 2023 13:36 EDT)

Comments: _____

Code Enforcement: Reviewed by: Marshall Sova Date: 10/27/2023
Marshall Sova (Oct 27, 2023 13:36 EDT)

Comments: _____
No code cases or liens

Permitting: Reviewed by: Am Jona Date: 10/27/2023

Comments: _____

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

Water Department: Reviewed by: Michael L. Osborn Jr. Michael L. Osborn Jr. (Oct 30, 2023 10:30 EDT) **Date:** 10/29/23

Comments: Make sure and follow Utility Cross Connection Control guidelines.

Sewer Department: Reviewed by: Cody P Cody Pringleon (Nov 3, 2023 13:59 EDT) **Date:** 11/3/23

Comments: None

Gas Department: Reviewed by: Steve Brown Steve Brown (Nov 16, 2023 12:02 EST) **Date:** _____

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Brian Scott (Nov 16, 2023 09:12 EST) **Date:** _____

Comments: _____

Customer Service: Reviewed by: Shasta Pelham Shasta Pelham (Nov 17, 2023 08:24 EST) **Date:** 11/17/23

Comments: A tap application and utility plans will need to be submitted for city utilities. The tap fees, impact fees and utility deposit will be calculated upon approval of the tap application and utility plans.

Locates must be obtained to ensure that the existing utility infrastructure is not damaged or obstructed.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: *Steve Brown* Steve Brown (Nov 16, 2023 12:02 EST) **Date:** _____

Comments: _____

Fire Department: Reviewed by: *Dwight Boozie* **Date:** 11/16/2023

Comments: _____

Police Department: Reviewed by: *Chief Gerald Butler* Chief Gerald Butler (Nov 20, 2023 13:40 EST) **Date:** _____

Comments: _____

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.



November 14, 2023

To Whom it May Concern

On December 5, 2023 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a petition to rezone parcels 02714-009 and 02712-001 from commercial general and commercial intensive to commercial highway interchange.

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

Robert Angelo

A handwritten signature in blue ink, appearing to be "R. Angelo".

Planning and Zoning Tech
City of Lake City



02714009



Full Address	Parcel ID	Zip Code	Address To Send Notices To
637 SW COMMERCE Dr	02714-008	32025	129 Milton Road, Daytona Beach, FL 32118
682 SW COMMERCE Dr	02717-000	32025	164 SW Mary Ehtel Ln, Lake City, FL 32024
484 SW COMMERCE Dr Suite 130	02714-011	32025	428 SW Commerce Dr Suite 130, Lake City, FL 32025
484 SW COMMERCE Dr Suite 120	02714-011	32025	
484 SW COMMERCE Dr Suite 140	02714-011	32025	
484 SW COMMERCE Dr Suite 135	02714-011	32025	
484 SW COMMERCE Dr Suite 145	02714-011	32025	
484 SW COMMERCE Dr Suite 155	02714-011	32025	
484 SW COMMERCE Dr Suite 150	02714-011	32025	
665 SW SYMPHONY Loop BLDG 12	02712-006	32025	591 W Putnam Ave, Greenwich, CT, 06830
2665 SW WINDCHIME PI	02712-006	32025	
2671 SW WINDCHIME PI	02712-006	32025	
612 SW SYMPHONY Loop	02712-006	32025	
585 SW SYMPHONY Loop BLDG 11	02712-006	32025	

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on December 5, 2023 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) Z 23-08, an application by Kathie Ebaugh., as agent for Millennium Bancshares, INC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL AND COMMERCIAL INTENSIVE (CG AND CI) to COMMERCIAL HIGHWAY INTERCHANGE (CHI) on property described, as follows:

From COMMERCIAL GENERAL (CG) TO COMMERCIAL HIGHWAY INTERCHANGE (CHI)

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: Lots 6 & 7 Interstate Commerce Center EX W 40 ft of lot 7, 569-725, 596-132, 598-268, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690 Containing 8.729 acres, more or less

From COMMERCIAL INTENSIVE (CI) TO COMMERCIAL HIGHWAY INTERCHANGE (CHI)

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: The N 850 ft of SW 1/4 of NE 1/4 lying E of I-75 & COMM SW COR lot 8 Interstate Commerce Center, run SE along R/W of I-75 920.19 ft for POB CONT SE 757.03 ft, NE 350 ft, NW 611.89 ft, W 378.90 to POB, 662-004, 673-435, 829-913, 904-485, 912-1652, 943-640, 1026-2988, WD 1241-2493, QC 1295-690.

Containing 25.5 acres, more or less
All said lands containing 34.2 acres, more or less.

(2) Z 23-09, an application by Carol Chadwick., as agent for OM Shanti Investments Group, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL OFFICE AND RESIDENTIAL MULTI-FAMILY 1 (RO AND RMF-1) to COMMERCIAL INTENSIVE (CI) on property described, as follows:
From RESIDENTIAL OFFICE (RO) TO COMMERCIAL INTENSIVE (CI)

A parcel of land lying in Section 33, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at the point of intersection of the Southeast right of way line of Troy Road and the East line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run South 02 deg. 11 min.

15 sec. East along said East line of the Southeast 1/4 of the Northwest 1/4 a distance of 322.68 feet to a point on the Northerly line of a proposed 80 foot road, said point being on the arc of a curve concave to the North having a radius of 1105.92 feet and a central angle of 08 deg. 25 min. 19 sec., said curve also having a chord bearing and distance of North 70 deg. 14 min. 55 sec. West, 162.41 feet; thence Westerly along the arc of said curve, being also said Northerly line of a proposed 80 foot road, 162.56 feet to a point on the Southeasterly line of a 0.25 acre parcel of land; thence North 48 deg. 07 min. 32 sec. East along said Southeasterly line, 59.47 feet; thence North 49 deg. 38 min. 27 sec. West, along the Northeasterly line of said 0.25 acre parcel of land 105.04 feet to a point on the Southeasterly right of way line of Troy Road; thence North 47 deg. 48 min. 06 sec. East along said Southeasterly right of way line, 237.97 feet to the Point of Beginning.

Containing 0.859 acres, more or less.

From RESIDENTIAL MULTI-FAMILY 1 (RMF-1) TO COMMERCIAL INTENSIVE (CI)

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows: Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1; thence on the East boundary thereof S02 0 11'15"E, a distance of 342.35 feet to the North right of way line of S.W. Faith Road; thence continue on said East boundary S02 0

11'15"E, a distance of 65.81 feet to the South right of way line of S. W. Faith Road; thence on said South right of way line S47048'06"W, a distance of 237.97 feet to the point of beginning; thence S49038'27"E, a distance of 105.28 feet; thence S480 10'14"W, a distance of 59.47 feet to the North maintained right of way line of Bascom Norris Drive and a point on a curve concave Northeasterly having a radius of 410.57 feet and a central angle of 12 04'45"; thence on said right of way line and on the arc of said curve a distance of 91.68 feet, said arc subtended by a chord which bears N58 03'20"W, a distance of 91.50 feet to the curve's end and a point on a curve concave Southeasterly having a radius of 22.74 feet and a central angle of 71053'16"; thence on the arc of said curve a distance of 28.53 feet, said arc subtended by a chord which bears N09 04'14"E, a distance of 26.70 feet to the South right of way line of aforesaid S.W. Faith Road; thence on said South right of way line N48005'32"E, a distance of 50.56 feet to the point of beginning.

Containing 0.17 acres, more or less.

All said lands containing 0.959 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@lcfcla.com no later than 12:00 p.m. on the day of the meeting.

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

At the aforementioned public hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, 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).

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, November 20, 2023 11:31 AM
To: Angelo, Robert
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Confirmed!

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• Veterans Day Page Deadline 11/9

Call to place an ad for a veteran you know or a business ad to show support

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, November 20, 2023 11:30 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

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, November 20, 2023 11:25 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Good morning,

All 4 proofs are attached for review. One has a lot of line breaks. Guessing it's the way the doc was set up. These used to be just one flowing paragraph I believe. Deadline is noon on Wed for approval.

Thank you!

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

Sent: Monday, November 20, 2023 8:42 AM

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

Subject: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Kym

Please publish in the legal section of the Lake City Reporter on **November 25, 2023.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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



MILLENNIUM
BANK

Contact Lori Simpson
(386) 487-3129

© 2008

PUBLIC NOTICE



COLDWELL
BANKER
COMMERCIAL

M.M. PARRISH REAL ESTATE

FOR SALE

(352) **318-2000**

Beau Beery Dear

Todd Rainsbee

34 AC. +/- PR
DEVELOP

A photograph showing a white rectangular sign with the words "PUBLIC NOTICE" printed in red capital letters at the top. The sign is mounted on two thin metal stakes in a grassy field. The background consists of a dense line of trees and shrubs, including several tall, thin trees and some bushes with yellowish-green foliage. The ground is covered in green grass with some brown patches.

PUBLIC NOTICE

**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, December 5, 2023 at 5:45 PM

Agenda Items- No Items on the Agenda

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
HISTORIC PRESERVATION AGENCY**

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, December 5, 2023 at 6:00 PM

Agenda Items

1. COA23-38 (Derek Schaefer)- Parcel 13727-000- Certificate of Appropriateness petition to get approval on building a new wood fence.
2. Consent Agenda- COA23-34, COA23-39, and COA23-40

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 PLANNING AND ZONING BOARD

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, December 5, 2023 at 5:30 PM

Agenda items-

1. Z23-08 (Kathie Ebaugh as agent for Millennium Bancshares, INC, owner)- Parcels 02714-009 and 02712-001- Rezoning application for a property located in the commercial intensive and commercial general zoning district.
2. CPA23-07 and Z23-09 (Carol Chadwick, as agent for OM Shanti Investment Group, LLC, owner)- Parcels 02677-001 and 02658-001- Comprehensive Plan Amendment and Rezoning application for a property located in the residential office and residential multi-family 1 zoning district.
3. SD23-04 (Carol Chadwick as agent for, Kevin Bedenbaugh, owner)- Parcel 13536-005- Subdivision Plat application (preliminary plat) for a property located in the residential multi-family 2 zoning district.
4. LDR-TA23-01-Text Amendment- Section 4.15.5 (Special Exceptions) – To allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning district
5. LDR-TA23-02-Text Amendment- Section 4.13.5 (Special Exceptions) – To allow travel trailer parks or camp grounds by special exception in 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.

File Attachments for Item:

iii. CPA23-07 and Z23-09- Petition submitted by Carol Chadwick, as agent, for OM Shanti Investments Group, LLC, owner, to amend the Future Land Use Map from Residential Medium to Commercial, and to amend the Official Zoning Atlas of the Land Development Regulations from Residential Office and Residential Multi-Family 2 to Commercial Intensive on property described, as follows; Parcels 02677-001 and 02658-001.



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

FOR PLANNING USE ONLY
 Application # _____
 Application Fee \$ _____
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

Small Scale: \$750.00 Large Scale: \$1,500.00

A. PROJECT INFORMATION

1. Project Name: FAITH CROSSING
2. Address of Subject Property: TBD SW FAITH ROAD, LAKE CITY, FL
3. Parcel ID Number(s): 01-4S-16-02677-001 & 02658-001
4. Existing Future Land Use Map Designation: RESIDENTIAL - MEDIUM
5. Proposed Future Land Use Map Designation: COMMERCIAL
6. Zoning Designation: RESIDENTIAL-OFFICE & RMF-1
7. Acreage: 0.959
8. Existing Use of Property: VACANT
9. Proposed use of Property: SHOPPING CENTER

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (307)680-1772 Fax: () Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): OM SHANTI INVESTMENT GROUP, LLC
 Mailing Address: 4039 W US HWY 90
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () Fax: () Email: pstepin@yahoo.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. _____
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. Boundary Sketch or Survey with bearings and dimensions.
- 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser’s Office).
- 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
- 4. 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
- 9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
 - c. Text Amendment to the Comprehensive Plan = \$750.00

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) 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 Planning & Zoning Board.

A total of fourteen (14) copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

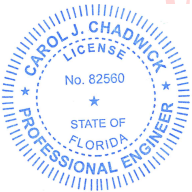
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick
Date: 2023.10.16
19:53:43 -04'00'

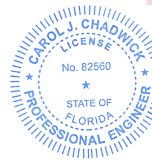
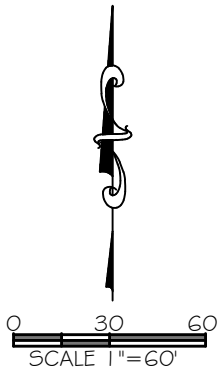
FAITH CROSSING

SECTION 01, TOWNSHIP 4 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



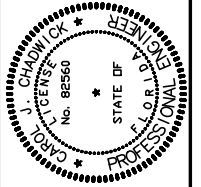
NOTES

1. SITE PARCEL: 01-45-16-02677-001 # 02658-001
2. CURRENT ZONING: RESIDENTIAL - OFFICE # RMF-1
3. PROPOSED ZONING: C1
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: COMMERCIAL
6. ACREAGE: 0.959 ACRES
7. SITE ADDRESS: TBD SW FAITH ROAD, LAKE CITY, FL
8. BEARINGS & DISTANCES FROM DEED



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
D0000017EB6D924
CE0005954C,
cn=Carol Chadwick
Date: 2023.10.16
19:53:28 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



DATE	REVISION DESCRIPTION

PREPARED FOR:
OM SHANTI INVESTMENTS
GROUP, LLC
4039 W US HWY 90
LAKE CITY, FL 32025
pstepin@yahoo.com

FAITH CROSSING
SITE SKETCH

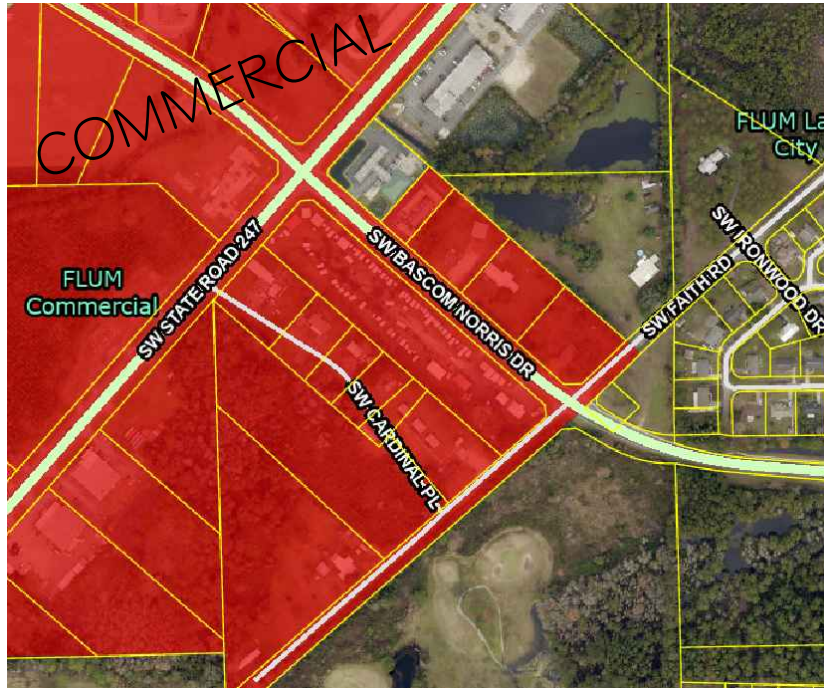
PROJECT NO.	FL23437
DATE	OCT. 16, 2023
REVISION DATE	
SHEETS	OF 1
	68

FAITH CROSSING

SECTION 01, TOWNSHIP 4 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



LAKE CITY FLU



COLUMBIA COUNTY FLU

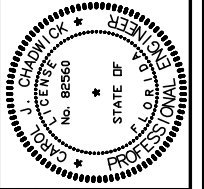
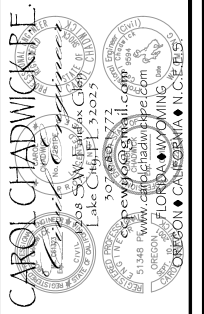
NOTES

1. SITE PARCEL: 01-45-16-02677-001 & 02658-001
2. CURRENT ZONING: RESIDENTIAL - OFFICE & RMF-1
3. PROPOSED ZONING: CI
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: COMMERCIAL
6. ACREAGE: 0.959 ACRES
7. SITE ADDRESS: TBD SW FAITH ROAD, LAKE CITY, FL



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick
Date: 2023.10.16
19:53:15 -04'00'

Printed copies of this document are not considered
signed and sealed and the signature must be
verified on any electronic copies.



DATE	REVISION DESCRIPTION

PREPARED FOR:
OM SHANTI INVESTMENTS
GROUP, LLC
4039 W US HWY 90
LAKE CITY, FL 32025
pstepin@yahoo.com

FAITH CROSSING
EXISTING FLU MAP

PROJECT NO. FL23437	DATE OCT. 16, 2023	REVISION DATE	SHEETS OF 1
69			

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 13, 2023

re: Faith Crossing Concurrency Impact Analysis

The site is currently vacant. A 9000 sf shopping center was used for these calculations. The proposed commercial site will utilize City sewer and water.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 820
- 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: Tampa Typical Solid Waste Generation Rates

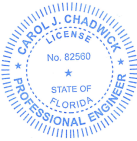
Summary of analyses:

- Trip generation: 386 ADT & 30 Peak PM trips
- Potable Water: 900 gallons per day
- Potable Water: 900 gallons per day
- Solid Waste: 25.2 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
 DN: c=US, o=Florida,
 dnQualifier=A01410D0000017EB6
 D924CE0005954C, cn=Carol
 Chadwick
 Date: 2023.10.16 19:52:58 -04'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23437



**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
820	Shopping Center	42.94	3.37	9.00	386.46	30.33

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)
shopping centers without food or laundry	0.10	9000.00	900.00

* 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)
shopping centers without food or laundry	0.10	9000.00	900.00

* 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	lbs/100 sf	s.f.	Total (c.y. per weekTons Per Year)
Retail	4.00	9000.00	25.20

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 13, 2023

re: Faith Crossing Comprehensive Plan Consistency Analysis

The Faith Crossing proposed site consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is located at the intersection of SW Bascom Norris Drive and SW Faith Road and only one block southeast of Highway 247. The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property is located at the intersection of SW Bascom Norris Drive and SW Faith Road and only one block southeast of Highway 247.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2024.

Consistency: The owners would like to start development as soon as possible after all permits are obtained.

- 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: Stormwater management permits will be obtained prior to the commencement of any construction activities so the site will not have any adverse environmental impacts on the existing land uses.

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

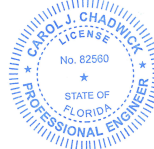
Consistency: No impacts to adjacent land topography or soil conditions will result due to a zoning or land use change of the subject property.

- 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: This development is consistent with the properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

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
10D000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.10.16
19:52:33 -04'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/28/2023

Parcel: << 01-4S-16-02677-001 (10862) >>

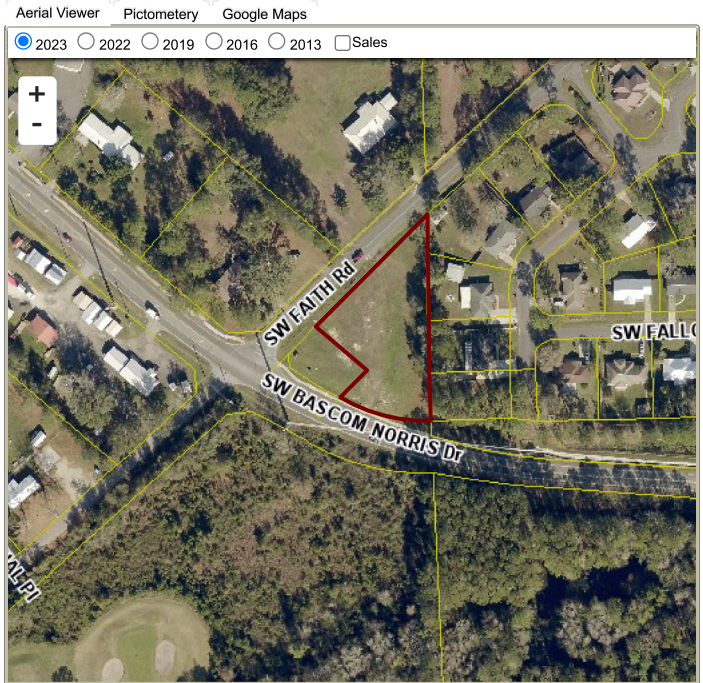
Owner & Property Info

Owner	OM SHANTI INVESTMENT GROUP, LLC 4039 US HIGHWAY 90 W LAKE CITY, FL 32025		
Site			
Description*	BEG INTERS SE R/W TROY RD & E LINE OF SE1/4 OF NW1/4, RUN S 322.68 FT TO N R/W OF PROPOSED CO RD, RUN NW'LY ALONG R/W 162.56 FT, NE 48 DEG 59.47 FT, NW 49 DEG 105.04 FT TO A PT ON SE R/W TROY RD, NE ALONG R/W 237.97 FT TO POB. (WITHIN CITY LIMITS). 912-21 ...more>>>		
Area	0.859 AC	S/T/R	01-4S-16
Use Code**	VACANT COMMERCIAL (1000)	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	\$74,922	Mkt Land	\$74,922
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$74,922	Just	\$74,922
Class	\$0	Class	\$0
Appraised	\$74,922	Appraised	\$74,922
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$74,922	Assessed	\$74,922
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$74,922 city:\$74,922 other:\$0 school:\$74,922	Total Taxable	county:\$74,922 city:\$74,922 other:\$0 school:\$74,922



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2022	\$175,000	1480/2168	WD	V	Q	05 (Multi-Parcel Sale) - show
3/17/2018	\$77,000	1356/0137	WD	V	Q	05 (Multi-Parcel Sale) - show
11/2/2016	\$100	1329/0667	QC	V	U	11
5/11/2006	\$150,000	1083/1752	WD	V	Q	
10/2/2002	\$30,000	0964/1025	WD	V	U	06
10/19/2000	\$25,000	0912/2191	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
					NONE

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	37,461.000 SF (0.859 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$74,922

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/28/2023

Parcel: << 01-4S-16-02658-001 (10775) >>

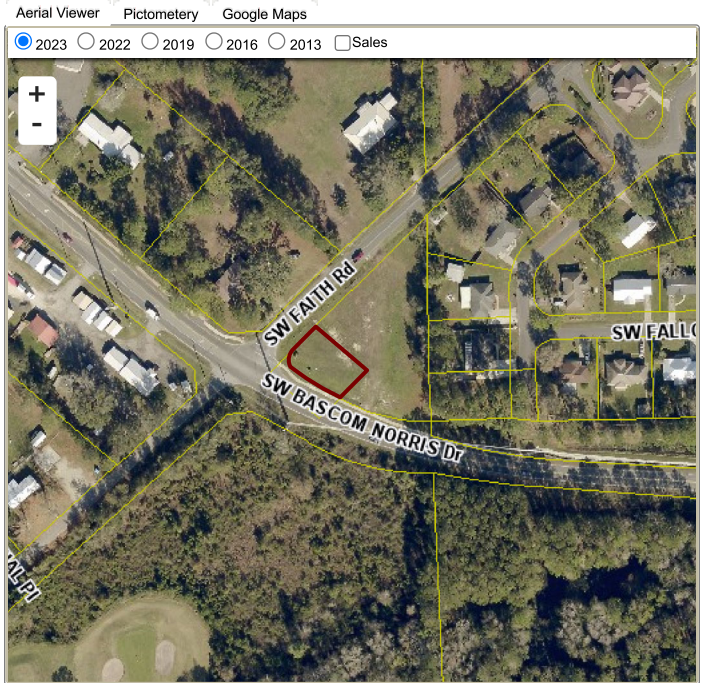
Owner & Property Info

Owner	OM SHANTI INVESTMENT GROUP, LLC 4039 US HIGHWAY 90 W LAKE CITY, FL 32025		
Site			
Description*	COMM NE COR OF SE1/4 OF NW1/4, S 342.35 FT TO N R/W OF SW FAITH RD, CONT S 65.81 FT TO S R/W OF FAITH RD, S47 DEG W ALONG S R/W 237.97 FT FOR POB, S49 DEG E 105.28 FT, S48 DEG W 59.47 FT TO N MAINT R/W OF BASCOM NORRIS DR & PT ON CURVE NW ALONG CURVE 91.68 ...more>>		
Area	0.17 AC	S/T/R	01-4S-16
Use Code**	VACANT (0000)	Tax District	2

*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	\$6,120	Mkt Land	\$6,120
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$6,120	Just	\$6,120
Class	\$0	Class	\$0
Appraised	\$6,120	Appraised	\$6,120
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$6,120	Assessed	\$6,120
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$6,120 city:\$0 other:\$0 school:\$6,120	Total Taxable	county:\$6,120 city:\$0 other:\$0 school:\$6,120



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2022	\$175,000	1480/2168	WD	V	Q	05 (Multi-Parcel Sale) - show
3/17/2018	\$77,000	1356/0137	WD	V	Q	05 (Multi-Parcel Sale) - show
3/14/2018	\$1,000	1356/0134	WD	V	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	0.170 AC	1.0000/1.0000 1.0000/ /	\$36,000 /AC	\$6,120

Sale Price \$175,000.00
Doc Stamp \$ 1,225.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-11032TL
Parcel No.: 02658-001

Inst: 202212023295 Date: 12/08/2022 Time: 2:41PM
Page 1 of 2 B: 1480 P: 2168, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ms*
Deputy ClerkDoc Stamp-Deed: 1225.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 7th day of December, 2022, by **WAYNE T. HUDSON, SR.** and **GOLDIE K. HUDSON, HUSBAND AND WIFE, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantors, to **OM SHANTI INVESTMENT GROUP, LLC**, having its principal place of business at **4039 US HWY 90 WEST, LAKE CITY, FL 32025**, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant 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 Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Wayne T. Hudson Sr L.S.
Name: WAYNE T. HUDSON, Sr.
Address: P.O. BOX 2273, LAKE CITY, FL 32056

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Goldie K. Hudson L.S.
Name: GOLDIE K. HUDSON
Address: P.O. BOX 2273; LAKE CITY, FL 32056

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2022, by WAYNE T. HUDSON, Sr. and GOLDIE K. HUDSON, who are personally known to me or who have produced _____ as identification.

Patricia Lang
Signature of Notary



Printed Name: PATRICIA LANG
My commission expires: 2-5-23

EXHIBIT "A"

Parcel A:

Begin at the point of intersection of the Southeast right of way line of Troy Road and the East line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run South 02 deg. 11 min. 15 sec. East along said East line of the Southeast 1/4 of the Northwest 1/4 a distance of 322.68 feet to a point on the Northerly line of a proposed 80 foot road, said point being on the arc of a curve concave to the North having a radius of 1105.92 feet and a central angle of 08 deg. 25 min. 19 sec., said curve also having a chord bearing and distance of North 70 deg. 14 min. 55 sec. West, 162.41 feet; thence Westerly along the arc of said curve, being also said Northerly line of a proposed 80 foot road, 162.56 feet to a point on the Southeasterly line of a 0.25 acre parcel of land; thence North 48 deg. 07 min. 32 sec. East along said Southeasterly line, 59.47 feet; thence North 49 deg. 38 min. 27 sec. West, along the Northeasterly line of said 0.25 acre parcel of land 105.04 feet to a point on the Southeasterly right of way line of Troy Road; thence North 47 deg. 48 min. 06 sec. East along said Southeasterly right of way line, 237.97 feet to the Point of Beginning.

Parcel B:

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1; thence on the East boundary thereof S02° 11'15"E, a distance of 342.35 feet to the North right of way line of S.W. Faith Road; thence continue on said East boundary S02°11'15"E, a distance of 65.81 feet to the South right of way line of S. W. Faith Road; thence on said South right of way line S47°48'06"W, a distance of 237.97 feet to the point of beginning; thence S49°38'27"E, a distance of 105.28 feet; thence S48°10'14"W, a distance of 59.47 feet to the North maintained right of way line of Bascom Norris Drive and a point on a curve concave Northeasterly having a radius of 410.57 feet and a central angle of 12°47'45"; thence on said right of way line and on the arc of said curve a distance of 91.68 feet, said arc subtended by a chord which bears N58°32'20"W, a distance of 91.50 feet to the curve's end and a point on a curve concave Southeasterly having a radius of 22.74 feet and a central angle of 71°53'16"; thence on the arc of said curve a distance of 28.53 feet, said arc subtended by a chord which bears N09°43'14"E, a distance of 26.70 feet to the South right of way line of aforesaid S.W. Faith Road; thence on said South right of way line N48°05'32"E, a distance of 50.56 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
OM SHANTI INVESTMENT GROUP LLC

Filing Information

Document Number L20000275825
FEI/EIN Number 85-2254540
Date Filed 09/03/2020
Effective Date 09/03/2020
State FL
Status ACTIVE

Principal Address

1495 6TH STREET S
MACCLENNY, FL 32063 UN

Mailing Address

4039 US HWY 90 WEST
LAKE CITY, FL 32025 UN

Registered Agent Name & Address

PATEL, KALPEN
303 BEVERLY ST SE
LIVE OAK, FL 32064

Address Changed: 04/08/2021

Authorized Person(s) Detail

Name & Address

Title VP

PATEL, DIPAK
4039 US HWY 90 WEST
LAKE CITY, FL 32025

Annual Reports

Report Year	Filed Date
2021	04/08/2021
2022	07/26/2022
2023	04/04/2023

Document Images

04/04/2023 -- ANNUAL REPORT	View image in PDF format
07/26/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
09/03/2020 -- 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, Dipak Patel (owner name), owner of property parcel

number 02677-001 & 02658-001 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

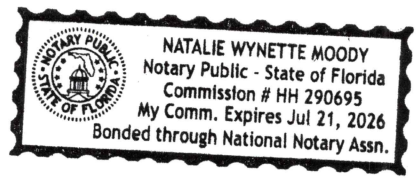
Dipak Patel
 Owner Signature (Notarized) _____ Date _____

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Dipak Patel, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 12 day of October, 2023.

Natalie Moody
 NOTARY'S SIGNATURE

(Seal/Stamp)





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

AGENT AUTHORIZATION FORM

I, Dipak Patel (owner name), owner of property parcel

number 02677-001 & 02658-001 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

Dipak Patel
 Owner Signature (Notarized) _____ Date _____

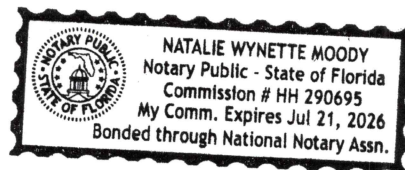
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Dipak Patel, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 12 day of October, 2023.

Natalie Moody
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 10/5/2023 10:12:30 AM EDT

Tax Record

Last Update: 10/5/2023 10:09:00 AM 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			
R02677-001	REAL ESTATE	2022			
Mailing Address		Property Address			
HUDSON WAYNE T SR HUDSON GOLDIE K P O BOX 2273 LAKE CITY FL 32056		GEO Number 014S16-02677-001			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
01-4S-16 1000/1000.86 Acres BEG INTERS SE R/W TROY RD & E LINE OF SE1/4 OF NW1/4, RUN S 322.68 FT TO N R/W OF PROPOSED CO RD, RUN NW'LY ALONG R/W 162.56 FT, NE 48 DEG 59.47 FT, NW 49 DEG 105.04 FT TO A PT ON SE R/W TROY RD, NE ALONG R/W 237.97 FT TO POB. 912-2191, See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	74,922	0	\$74,922	\$367.12
BOARD OF COUNTY COMMISSIONERS	7.8150	74,922	0	\$74,922	\$585.52
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	74,922	0	\$74,922	\$56.04
LOCAL	3.2990	74,922	0	\$74,922	\$247.17
CAPITAL OUTLAY	1.5000	74,922	0	\$74,922	\$112.38
SUWANNEE RIVER WATER MGT DIST	0.3368	74,922	0	\$74,922	\$25.23
LAKE SHORE HOSPITAL AUTHORITY	0.0001	74,922	0	\$74,922	\$0.01
Total Millage		18.5989	Total Taxes		\$1,393.47
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$1,443.87
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2022	PAYMENT	1800434.0019	2022	\$1,386.12

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES



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

FOR PLANNING USE ONLY
 Application # Z _____
 Application Fee \$ _____
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: FAITH CROSSING
2. Address of Subject Property: TBD SW FAITH ROAD, LAKE CITY, FL
3. Parcel ID Number(s): 01-4S-16-02677-001 & 02658-001
4. Future Land Use Map Designation: RESIDENTIAL - MEDIUM
5. Existing Zoning Designation: RESIDENTIAL-OFFICE & RMF-1
6. Proposed Zoning Designation: COMMERCIAL INTENSIZE
7. Acreage: 0.959
8. Existing Use of Property: VACANT
9. Proposed use of Property: SHOPPING CENTER

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): OM SHANTI INVESTMENT GROUP, LLC
 Mailing Address: 4039 W US HWY 90
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () Fax: () Email: pstepin@yahoo.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. CPA _____
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. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser’s Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.

 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) 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 Planning & Zoning Board.

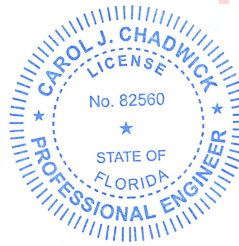
A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick _____
Date: 2023.10.16
20:10:12 -04'00 Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

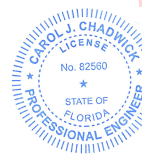
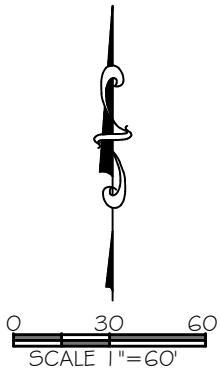
FAITH CROSSING

SECTION 01, TOWNSHIP 4 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



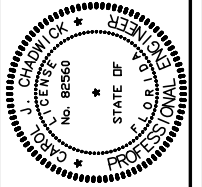
NOTES

1. SITE PARCEL: 01-45-16-02677-001 # 02658-001
2. CURRENT ZONING: RESIDENTIAL - OFFICE # RMF-1
3. PROPOSED ZONING: C1
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: COMMERCIAL
6. ACREAGE: 0.959 ACRES
7. SITE ADDRESS: TBD SW FAITH ROAD, LAKE CITY, FL
8. BEARINGS # DISTANCES FROM DEED



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick
Date: 2023.10.16
20:09:57 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



DATE	REVISION DESCRIPTION

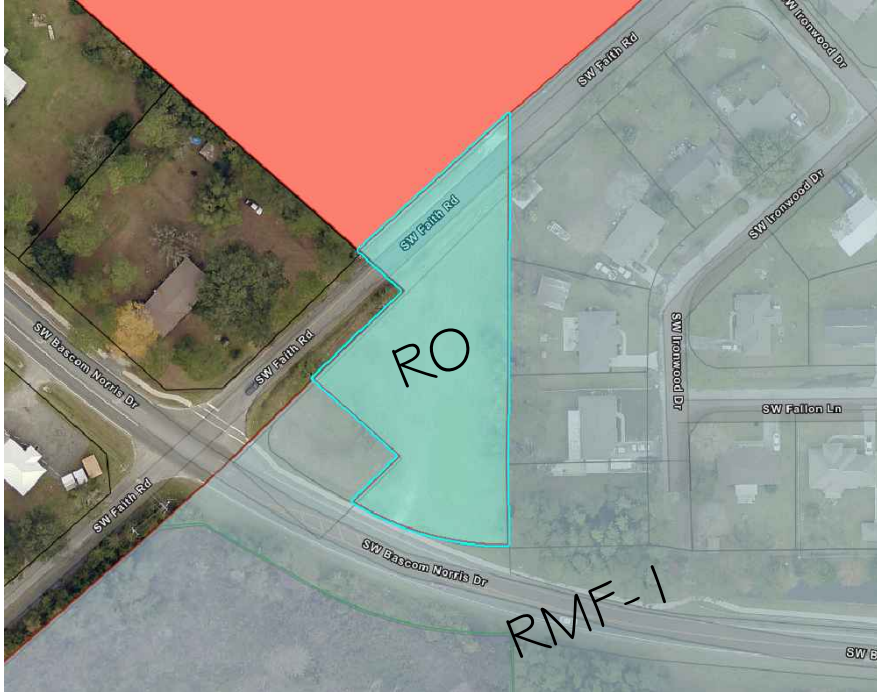
PREPARED FOR:
OM SHANTI INVESTMENTS
GROUP, LLC
4039 W US HWY 90
LAKE CITY, FL 32025
pstepin@yahoo.com

FAITH CROSSING
SITE SKETCH

PROJECT NO. FL23437	DATE OCT. 16, 2023	REVISION DATE	SHEETS OF 1
86			

FAITH CROSSING

SECTION 01, TOWNSHIP 4 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



LAKE CITY ZONING



COLUMBIA COUNTY ZONING

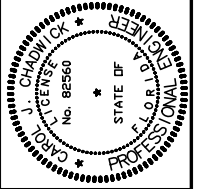
NOTES

1. SITE PARCEL: 01-45-16-02677-001 & 02658-001
2. CURRENT ZONING: RESIDENTIAL - OFFICE & RMF-1
3. PROPOSED ZONING: CI
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: COMMERCIAL
6. ACREAGE: 0.959 ACRES
7. SITE ADDRESS: TBD SW FAITH ROAD, LAKE CITY, FL



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick
Date: 2023.10.16
20:09:43 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



REVISION DESCRIPTION	DATE

PREPARED FOR:
OM SHANTI INVESTMENTS
GROUP, LLC
4039 W US HWY 90
LAKE CITY, FL 32025
pstepin@yahoo.com

FAITH CROSSING
EXISTING ZONING MAP

PROJECT NO.	FL23437
DATE	OCT. 16, 2023
REVISION DATE	

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 13, 2023

re: Faith Crossing Comprehensive Plan Consistency Analysis

The Faith Crossing proposed site consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is located at the intersection of SW Bascom Norris Drive and SW Faith Road and only one block southeast of Highway 247. The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property is located at the intersection of SW Bascom Norris Drive and SW Faith Road and only one block southeast of Highway 247.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2024.

Consistency: The owners would like to start development as soon as possible after all permits are obtained.

- 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: Stormwater management permits will be obtained prior to the commencement of any construction activities so the site will not have any adverse environmental impacts on the existing land uses.

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

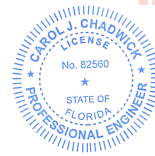
Consistency: No impacts to adjacent land topography or soil conditions will result due to a zoning or land use change of the subject property.

- 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: This development is consistent with the properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
by Carol
Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.10.16
20:09:29 -04'00'

Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 5, 2023

re: Faith Crossing Analysis of the Requirements of Article 12 of the Land Development Regulations

The Faith Crossing proposed zoning change is consistent with the City of Lake City's requirements of Article 12 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 zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: The subject property is located at the intersection of SW Bascom Norris Drive and SW Faith Road and only one block southeast of Highway 247. The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County. The site is not suited for residential development.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The site will be used for a commercial and will not increase the population density or add additional loads to schools, streets or utilities. The site will utilize Lake City's water and sewer systems. No driveway entering SW Bascom Norris will be proposed.

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The site is not suited for residential development.

- f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: The change will allow for the opening of a businesses.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The subject property will have direct access to SW Faith Road and then to either SW Bascom Norris Drive or Highway 90 and will not negatively affect living conditions.

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

Analysis: No driveway entering SW Bascom Norris will be proposed. The driveway will access SW Faith Road.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduce of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The site will have all required buffering from the residences located to the east.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area has many commercial uses.

- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Analysis: The proposed change will not grant special privileges to the owner as other properties along the S Bascom Norris Drive corridor are currently used for commercial activities.

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The proposed commercial use is not allowed in the current zoning.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the City.

Analysis: The subject property will have small retail shops to serve the community.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

1. The need and justification for the change.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23437

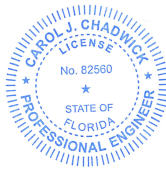
□

- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: The site is not suited to residential development. The other logical use is commercial bringing new businesses to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000017EB6
D924CE0005954C, cn=Carol
Chadwick
Date: 2023.10.16 20:09:07 -04'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/28/2023

Parcel: << 01-4S-16-02677-001 (10862) >>

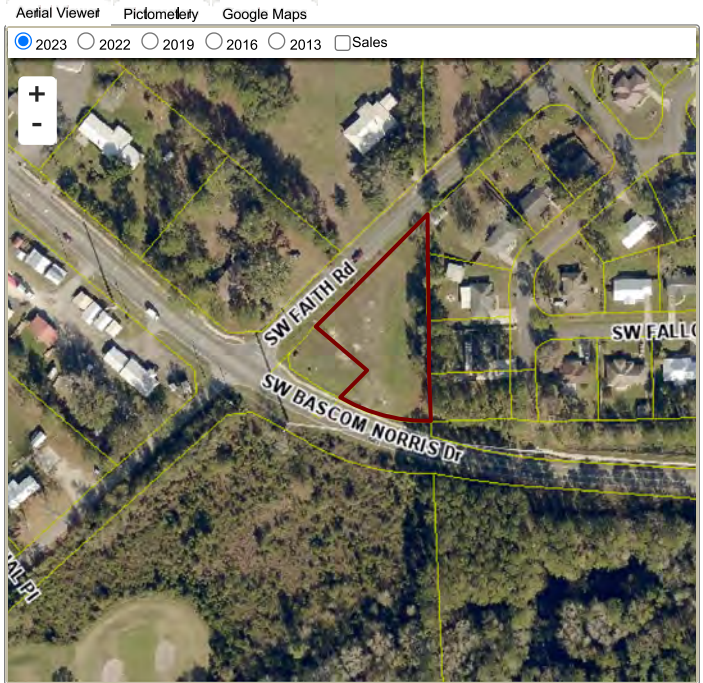
Owner & Property Info

Owner	OM SHANTI INVESTMENT GROUP, LLC 4039 US HIGHWAY 90 W LAKE CITY, FL 32025		
Site			
Description*	BEG INTERS SE R/W TROY RD & E LINE OF SE1/4 OF NW1/4, RUN S 322.68 FT TO N R/W OF PROPOSED CO RD, RUN NW'LY ALONG R/W 162.56 FT, NE 48 DEG 59.47 FT, NW 49 DEG 105.04 FT TO A PT ON SE R/W TROY RD, NE ALONG R/W 237.97 FT TO POB. (WITHIN CITY LIMITS). 912-21 ...more>>		
Area	0.859 AC	S/T/R	01-4S-16
Use Code**	VACANT COMMERCIAL (1000)	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	\$74,922	Mkt Land	\$74,922
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$74,922	Just	\$74,922
Class	\$0	Class	\$0
Appraised	\$74,922	Appraised	\$74,922
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$74,922	Assessed	\$74,922
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$74,922 city:\$74,922 other:\$0 school:\$74,922	Total Taxable	county:\$74,922 city:\$74,922 other:\$0 school:\$74,922



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2022	\$175,000	1480/2168	WD	V	Q	05 (Multi-Parcel Sale) - show
3/17/2018	\$77,000	1356/0137	WD	V	Q	05 (Multi-Parcel Sale) - show
11/2/2016	\$100	1329/0667	QC	V	U	11
5/11/2006	\$150,000	1083/1752	WD	V	Q	
10/2/2002	\$30,000	0964/1025	WD	V	U	06
10/19/2000	\$25,000	0912/2191	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
					NONE

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	37,461.000 SF (0.859 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$74,922

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/28/2023

Parcel: << 01-4S-16-02658-001 (10775) >>

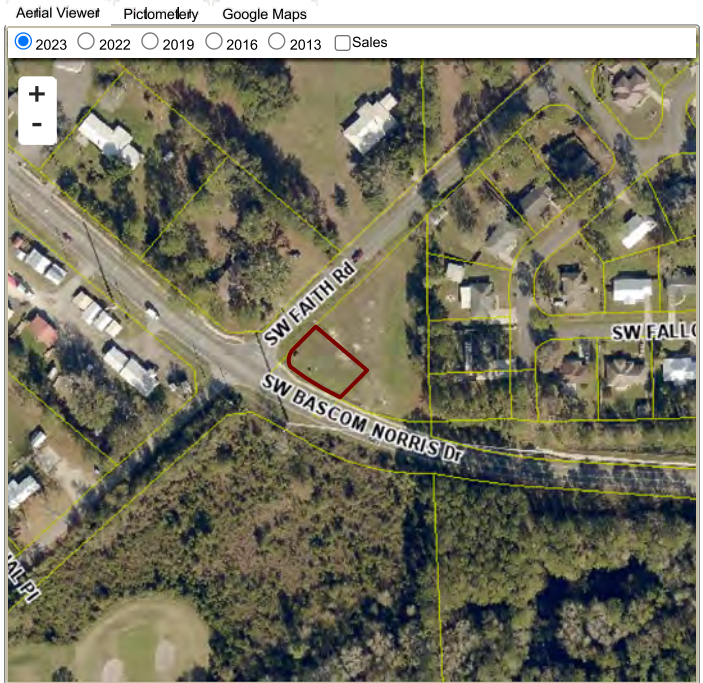
Owner & Property Info

Owner	OM SHANTI INVESTMENT GROUP, LLC 4039 US HIGHWAY 90 W LAKE CITY, FL 32025		
Site			
Description*	COMM NE COR OF SE1/4 OF NW1/4, S 342.35 FT TO N R/W OF SW FAITH RD, CONT S 65.81 FT TO S R/W OF FAITH RD, S47 DEG W ALONG S R/W 237.97 FT FOR POB, S49 DEG E 105.28 FT, S48 DEG W 59.47 FT TO N MAINT R/W OF BASCOM NORRIS DR & PT ON CURVE NW ALONG CURVE 91.68 ...more>>		
Area	0.17 AC	S/T/R	01-4S-16
Use Code**	VACANT (0000)	Tax District	2

*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	\$6,120	Mkt Land	\$6,120
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$6,120	Just	\$6,120
Class	\$0	Class	\$0
Appraised	\$6,120	Appraised	\$6,120
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$6,120	Assessed	\$6,120
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$6,120 city:\$0 other:\$0 school:\$6,120	Total Taxable	county:\$6,120 city:\$0 other:\$0 school:\$6,120



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2022	\$175,000	1480/2168	WD	V	Q	05 (Multi-Parcel Sale) - show
3/17/2018	\$77,000	1356/0137	WD	V	Q	05 (Multi-Parcel Sale) - show
3/14/2018	\$1,000	1356/0134	WD	V	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	0.170 AC	1.0000/1.0000 1.0000/ /	\$36,000 /AC	\$6,120

Sale Price \$175,000.00
Doc Stamp \$ 1,225.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-11032TL
Parcel No.: 02658-001

Inst: 202212023295 Date: 12/08/2022 Time: 2:41PM
Page 1 of 2 B: 1480 P: 2163, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [initials]
Deputy ClerkDoc Stamp-Deed: 1225.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 7th day of December, 2022, by **WAYNE T. HUDSON, SR.** and **GOLDIE K. HUDSON, HUSBAND AND WIFE, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantors, to **OM SHANTI INVESTMENT GROUP, LLC**, having its principal place of business at **4039 US HWY 90 WEST, LAKE CITY, FL 32025**, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant 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 Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Wayne T. Hudson Sr L.S.
Name: WAYNE T. HUDSON, Sr.
Address: P.O. BOX 2273, LAKE CITY, FL 32056

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Goldie K. Hudson L.S.
Name: GOLDIE K. HUDSON
Address: P.O. BOX 2273; LAKE CITY, FL 32056

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2022, by WAYNE T. HUDSON, Sr. and GOLDIE K. HUDSON, who are personally known to me or who have produced _____ as identification.

Patricia Lang
Signature of Notary



Printed Name: PATRICIA LANG
My commission expires: 2-5-23

EXHIBIT "A"

Parcel A:

Begin at the point of intersection of the Southeast right of way line of Troy Road and the East line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run South 02 deg. 11 min. 15 sec. East along said East line of the Southeast 1/4 of the Northwest 1/4 a distance of 322.68 feet to a point on the Northerly line of a proposed 80 foot road, said point being on the arc of a curve concave to the North having a radius of 1105.92 feet and a central angle of 08 deg. 25 min. 19 sec., said curve also having a chord bearing and distance of North 70 deg. 14 min. 55 sec. West, 162.41 feet; thence Westerly along the arc of said curve, being also said Northerly line of a proposed 80 foot road, 162.56 feet to a point on the Southeasterly line of a 0.25 acre parcel of land; thence North 48 deg. 07 min. 32 sec. East along said Southeasterly line, 59.47 feet; thence North 49 deg. 38 min. 27 sec. West, along the Northeasterly line of said 0.25 acre parcel of land 105.04 feet to a point on the Southeasterly right of way line of Troy Road; thence North 47 deg. 48 min. 06 sec. East along said Southeasterly right of way line, 237.97 feet to the Point of Beginning.

Parcel B:

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1; thence on the East boundary thereof S02° 11'15"E, a distance of 342.35 feet to the North right of way line of S.W. Faith Road; thence continue on said East boundary S02°11'15"E, a distance of 65.81 feet to the South right of way line of S. W. Faith Road; thence on said South right of way line S47°48'06"W, a distance of 237.97 feet to the point of beginning; thence S49°38'27"E, a distance of 105.28 feet; thence S48°10'14"W, a distance of 59.47 feet to the North maintained right of way line of Bascom Norris Drive and a point on a curve concave Northeasterly having a radius of 410.57 feet and a central angle of 12°47'45"; thence on said right of way line and on the arc of said curve a distance of 91.68 feet, said arc subtended by a chord which bears N58°32'20"W, a distance of 91.50 feet to the curve's end and a point on a curve concave Southeasterly having a radius of 22.74 feet and a central angle of 71°53'16"; thence on the arc of said curve a distance of 28.53 feet, said arc subtended by a chord which bears N09°43'14"E, a distance of 26.70 feet to the South right of way line of aforesaid S.W. Faith Road; thence on said South right of way line N48°05'32"E, a distance of 50.56 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
 OM SHANTI INVESTMENT GROUP LLC

Filing Information

Document Number L20000275825
FEI/EIN Number 85-2254540
Date Filed 09/03/2020
Effective Date 09/03/2020
State FL
Status ACTIVE

Principal Address

1495 6TH STREET S
 MACCLENNY, FL 32063 UN

Mailing Address

4039 US HWY 90 WEST
 LAKE CITY, FL 32025 UN

Registered Agent Name & Address

PATEL, KALPEN
 303 BEVERLY ST SE
 LIVE OAK, FL 32064

Address Changed: 04/08/2021

Authorized Person(s) Detail

Name & Address

Title VP

PATEL, DIPAK
 4039 US HWY 90 WEST
 LAKE CITY, FL 32025

Annual Reports

Report Year	Filed Date
2021	04/08/2021
2022	07/26/2022
2023	04/04/2023

Document Images

04/04/2023 -- ANNUAL REPORT	View image in PDF format
07/26/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
09/03/2020 -- 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, Dipak Patel (owner name), owner of property parcel
 number 02677-001 & 02658-001 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

Dipak Patel
 Owner Signature (Notarized) _____ Date _____

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Dipak Patel,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) _____ on this 12 day of October, 2023.

Natalie Moody
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 10/5/2023 10:12:30 AM EDT

Tax Record

Last Update: 10/5/2023 10:09:00 AM 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																																																						
R02677-001	REAL ESTATE	2022																																																						
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Mailing Address HUDSON WAYNE T SR HUDSON GOLDIE K P O BOX 2273 LAKE CITY FL 32056</td> <td style="width: 50%; border: none;">Property Address GEO Number 014S16-02677-001</td> </tr> </table>			Mailing Address HUDSON WAYNE T SR HUDSON GOLDIE K P O BOX 2273 LAKE CITY FL 32056	Property Address GEO Number 014S16-02677-001																																																				
Mailing Address HUDSON WAYNE T SR HUDSON GOLDIE K P O BOX 2273 LAKE CITY FL 32056	Property Address GEO Number 014S16-02677-001																																																							
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Exempt Amount See Below</td> <td style="width: 50%; border: none;">Taxable Value See Below</td> </tr> </table>			Exempt Amount See Below	Taxable Value See Below																																																				
Exempt Amount See Below	Taxable Value See Below																																																							
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Exemption Detail NO EXEMPTIONS</td> <td style="width: 33%;">Millage Code 001</td> <td style="width: 34%;">Escrow Code</td> </tr> <tr> <td colspan="3">Legal Description (click for full description) 01-4S-16 1000/1000.86 Acres BEG INTERS SE R/W TROY RD & E LINE OF SE1/4 OF NW1/4, RUN S 322.68 FT TO N R/W OF PROPOSED CO RD, RUN NW'LY ALONG R/W 162.56 FT, NE 48 DEG 59.47 FT, NW 49 DEG 105.04 FT TO A PT ON SE R/W TROY RD, NE ALONG R/W 237.97 FT TO POB. 912-2191, See Tax Roll For Extra Legal</td> </tr> </table>			Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code	Legal Description (click for full description) 01-4S-16 1000/1000.86 Acres BEG INTERS SE R/W TROY RD & E LINE OF SE1/4 OF NW1/4, RUN S 322.68 FT TO N R/W OF PROPOSED CO RD, RUN NW'LY ALONG R/W 162.56 FT, NE 48 DEG 59.47 FT, NW 49 DEG 105.04 FT TO A PT ON SE R/W TROY RD, NE ALONG R/W 237.97 FT TO POB. 912-2191, See Tax Roll For Extra Legal																																																		
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code																																																						
Legal Description (click for full description) 01-4S-16 1000/1000.86 Acres BEG INTERS SE R/W TROY RD & E LINE OF SE1/4 OF NW1/4, RUN S 322.68 FT TO N R/W OF PROPOSED CO RD, RUN NW'LY ALONG R/W 162.56 FT, NE 48 DEG 59.47 FT, NW 49 DEG 105.04 FT TO A PT ON SE R/W TROY RD, NE ALONG R/W 237.97 FT TO POB. 912-2191, See Tax Roll For Extra Legal																																																								
Ad Valorem Taxes																																																								
<table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 25%;">Taxing Authority</th> <th style="width: 10%;">Rate</th> <th style="width: 15%;">Assessed Value</th> <th style="width: 10%;">Exemption Amount</th> <th style="width: 15%;">Taxable Value</th> <th style="width: 25%;">Taxes Levied</th> </tr> </thead> <tbody> <tr> <td>CITY OF LAKE CITY</td> <td>4.9000</td> <td>74,922</td> <td>0</td> <td>\$74,922</td> <td>\$367.12</td> </tr> <tr> <td>BOARD OF COUNTY COMMISSIONERS</td> <td>7.8150</td> <td>74,922</td> <td>0</td> <td>\$74,922</td> <td>\$585.52</td> </tr> <tr> <td>COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY</td> <td>0.7480</td> <td>74,922</td> <td>0</td> <td>\$74,922</td> <td>\$56.04</td> </tr> <tr> <td>LOCAL</td> <td>3.2990</td> <td>74,922</td> <td>0</td> <td>\$74,922</td> <td>\$247.17</td> </tr> <tr> <td>CAPITAL OUTLAY</td> <td>1.5000</td> <td>74,922</td> <td>0</td> <td>\$74,922</td> <td>\$112.38</td> </tr> <tr> <td>SUWANNEE RIVER WATER MGT DIST</td> <td>0.3368</td> <td>74,922</td> <td>0</td> <td>\$74,922</td> <td>\$25.23</td> </tr> <tr> <td>LAKE SHORE HOSPITAL AUTHORITY</td> <td>0.0001</td> <td>74,922</td> <td>0</td> <td>\$74,922</td> <td>\$0.01</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Millage</td> <td>18.5989</td> <td colspan="2" style="text-align: right;">Total Taxes</td> <td>\$1,393.47</td> </tr> </tbody> </table>			Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	CITY OF LAKE CITY	4.9000	74,922	0	\$74,922	\$367.12	BOARD OF COUNTY COMMISSIONERS	7.8150	74,922	0	\$74,922	\$585.52	COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	74,922	0	\$74,922	\$56.04	LOCAL	3.2990	74,922	0	\$74,922	\$247.17	CAPITAL OUTLAY	1.5000	74,922	0	\$74,922	\$112.38	SUWANNEE RIVER WATER MGT DIST	0.3368	74,922	0	\$74,922	\$25.23	LAKE SHORE HOSPITAL AUTHORITY	0.0001	74,922	0	\$74,922	\$0.01	Total Millage		18.5989	Total Taxes		\$1,393.47
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied																																																			
CITY OF LAKE CITY	4.9000	74,922	0	\$74,922	\$367.12																																																			
BOARD OF COUNTY COMMISSIONERS	7.8150	74,922	0	\$74,922	\$585.52																																																			
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	74,922	0	\$74,922	\$56.04																																																			
LOCAL	3.2990	74,922	0	\$74,922	\$247.17																																																			
CAPITAL OUTLAY	1.5000	74,922	0	\$74,922	\$112.38																																																			
SUWANNEE RIVER WATER MGT DIST	0.3368	74,922	0	\$74,922	\$25.23																																																			
LAKE SHORE HOSPITAL AUTHORITY	0.0001	74,922	0	\$74,922	\$0.01																																																			
Total Millage		18.5989	Total Taxes		\$1,393.47																																																			
Non-Ad Valorem Assessments																																																								
<table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 10%;">Code</th> <th style="width: 70%;">Levying Authority</th> <th style="width: 20%;">Amount</th> </tr> </thead> <tbody> <tr> <td>XLCF</td> <td>CITY FIRE ASSESSMENT</td> <td>\$50.40</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Assessments</td> <td>\$50.40</td> </tr> </tbody> </table>			Code	Levying Authority	Amount	XLCF	CITY FIRE ASSESSMENT	\$50.40	Total Assessments		\$50.40																																													
Code	Levying Authority	Amount																																																						
XLCF	CITY FIRE ASSESSMENT	\$50.40																																																						
Total Assessments		\$50.40																																																						
Taxes & Assessments \$1,443.87																																																								
<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">If Paid By</td> <td style="width: 30%;">Amount Due</td> </tr> <tr> <td></td> <td>\$0.00</td> </tr> </table>			If Paid By	Amount Due		\$0.00																																																		
If Paid By	Amount Due																																																							
	\$0.00																																																							

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2022	PAYMENT	1800434.0019	2022	\$1,386.12

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

Project Summary

Project Name: Faith Crossing Rezoning

Project Number: CPA23-07 and Z23-09

Parcel Number: 02677-001 and 02658-001

Project Notes

- Project type: Rezoning and Comprehensive Plan Amendment
- Future land use is: Residential Medium
- Proposed future land use is: Commercial
- Zoning designation is: Residential Office and Residential Multi-Family 1
- Proposed zoning is: Commercial Intensive
- Proposed use of the property: Retail Space
- Land is conducive for use: Yes, per the LDR section 4.13
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project CPA23-07 and Z23-09 is for a comp plan amendment and rezoning of parcels 02677-001 and 02658-001 and has been reviewed by city staff.

Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no other concerns.

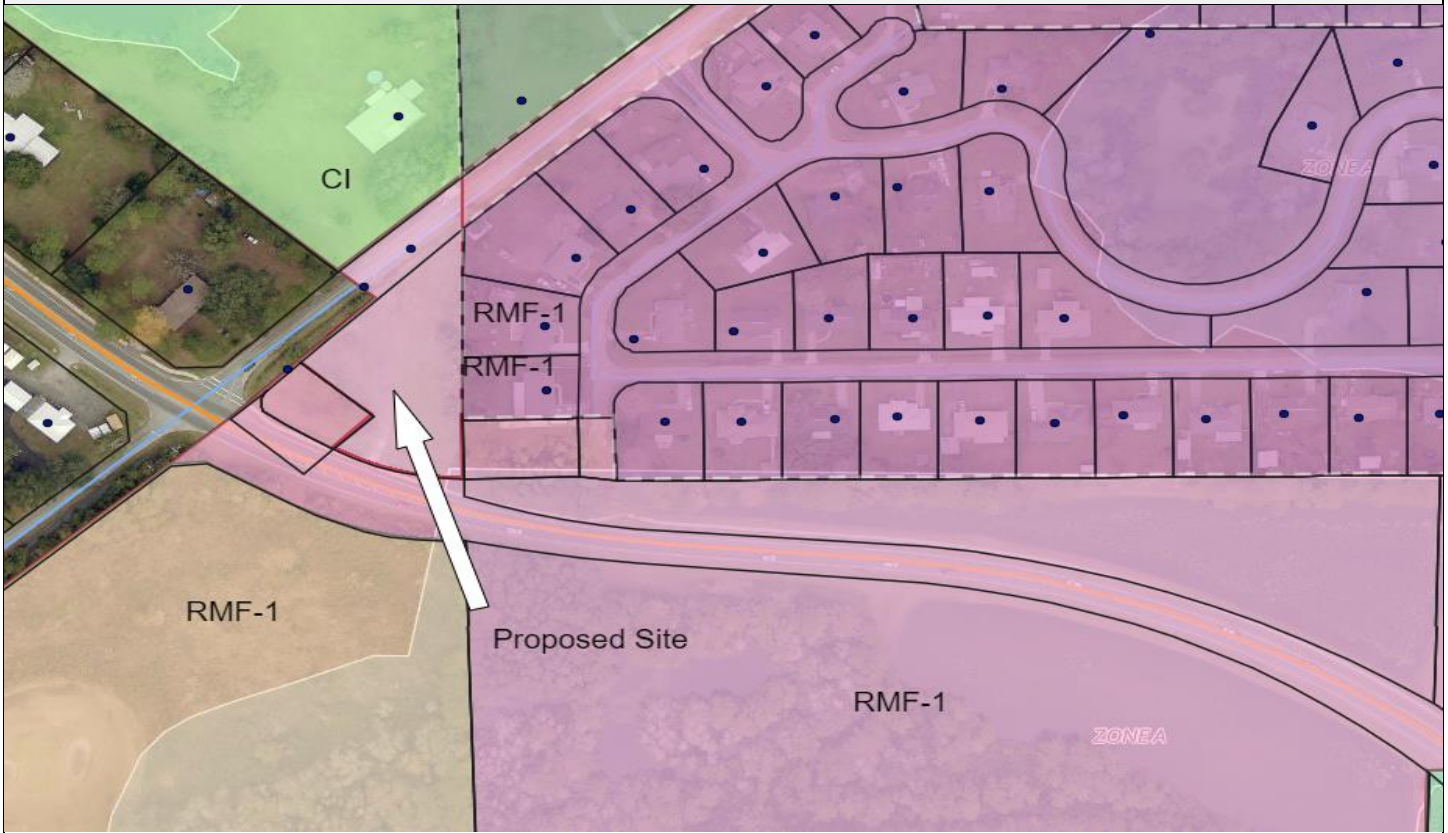
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Faith Crossing Rezoning CPA23-07 and Z23-09
Applicant	Carol Chadwick
Owner	OM Shanti Investment Group, LLC
Requested Action	Rezoning of parcels 02677-001 and 02658-001 from residential office (RO) and residential multi-family 1 (RMF-1) to commercial intensive (CI) and change the flu from residential medium to commercial.
Hearing Date	12/05/2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- .959 Acres
Location	SW Faith Rd
Parcel Number	02677-001 and 02658-001
Future Land Use	Residential Medium
Proposed Future Land Use	Commercial
Current Zoning District	Residential Office and Residential Multi-Family 1
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CI	Residential	
E			Residential	County Jurisdiction
S	Recreation	RMF-1	Golf Course	
W	Residential Medium	RMF-1	Multi-Family	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to rezone parcels 02677-001 and 02658-001 from Residential Office and Residential Multi-Family 1 to Commercial Intensive and change the FLU form Residential Medium to Commercial. Property is contiguous to the Commercial Intensive zoning district to the North.



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: 10/27/2023

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

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

Project Number: _____

Project Name: Faith Crossing Rezoning

Project Address: SW Faith Rd

Project Parcel Number: 02677-001 and 02658-001

Owner Name: OM Shanti Investment Group, LLC

Owner Address: 4039 W US HWY 90, Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: pstepin@yahoo.com

Owner Agent Name: Carol Chadwick

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

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

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

Building Department: Reviewed by: David Young David Young (Nov 20, 2023 10:55 EST) Date: 11/20/2023

Comments: No comments at this time

Planning and Zoning: Reviewed by: Robert Angelo Date: 11/20/2023

Comments: These parcels are contiguous to the Commercial Intensive zoning district.

Business License: Reviewed by: Marshall Sova Marshall Sova (Oct 27, 2023 09:36 EDT) Date: 10/27/2023

Comments: _____

Code Enforcement: Reviewed by: Marshall Sova Marshall Sova (Oct 27, 2023 09:36 EDT) Date: 10/27/2023

Comments: No codes cases or liens

Permitting: Reviewed by: [Signature] Date: 10/27/23

Comments: _____

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

Water Department: Reviewed by: Michael L. Osborn Jr. Date: 10/27/23
Michael L. Osborn Jr. (Oct 27, 2023 13:19 EDT)

Comments: Make sure and follow Utility guidelines.

Sewer Department: Reviewed by: Cody P Date: 10/27/23
Cody P (Oct 27, 2023 13:21 EDT)

Comments: None

Gas Department: Reviewed by: Steve Brown Date: _____
Steve Brown (Nov 20, 2023 10:50 EST)

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Date: _____
Brian Scott (Nov 6, 2023 15:01 EST)

Comments: need to see water/sewer plans before I can approve utilities

Customer Service: Reviewed by: Shasta Pelham Date: 11/20/23
Shasta Pelham (Nov 20, 2023 12:42 EST)

Comments: A tap application and utility plans will need to be submitted in order to apply for City utilities.
The tap fees, impact fees and utility deposits will be calculated upon approval of the tap application and utility plans.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: *Steve Brown* Steve Brown (Nov 20, 2023 10:50 EST) **Date:** _____

Comments: _____

Fire Department: Reviewed by: *Dwight Boozar* **Date:** 11/20/2023

Comments: _____

Police Department: Reviewed by: *Chief Gerald Butler* Chief Gerald Butler (Nov 20, 2023 13:37 EST) **Date:** _____

Comments: _____

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.



November 14, 2023

To Whom it May Concern

On December 5, 2023 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a petition to rezone parcels 02677-001 and 02658-001 from residential office and residential multi-family 1 to commercial intensive.

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

Robert Angelo

Planning and Zoning Tech
City of Lake City





Full Address	Parcel ID	Zip Code	Address To Send Notice To
793 SW BASCOM NORRIS Dr	02654-000	32025	793 SW Bascom Norris Dr, Lake City FL 32025
637 SW FAITH Rd	02640-002	32025	601 SW Faith Rd, Lake City, FL 32025
657 SW FAITH Rd	02665-000	32025	657 SW Faith Rd, Lake City, FL 32025
1781 SW IRONWOOD Dr	02664-102	32025	7025 W University Ave APT 1302C, Gainesville, FL 32607
672 SW FAITH Rd	<Null>	32025	Do not send notice to this address
1799 SW IRONWOOD Dr	02664-103	32025	1799 SW Ironwood Dr, Lake City, FL 32025
690 SW FAITH Rd	<Null>	32025	Do not send notice to this address
1807 SW IRONWOOD Dr	02664-104	32025	1807 SW Ironwood Dr, Lake City, FL 32025
1810 SW IRONWOOD Dr	02664-135	32025	1810 SW Ironwood Dr, Lake City, FL 32025
715 SW FAITH Rd	<Null>	32025	Do not send notice to this address
1819 SW IRONWOOD Dr	02664-105	32025	1819 SW Ironwood Dr, Lake City, FL 32025
2112 SW FALLON Ln	02664-151	32025	2112 SW Fallon Lane, Lake City, FL 32025
792 SW Bascom Norris Dr	02660-000		792 SW Bascom Norris Dr, Lake City, FL 32025
1765 SW Ironwood Dr	02664-101		1765 SW Ironwood Dr, Lake City, FL 32025
1768 SW Ironwood Dr	02664-134		1768 SW Ironwood Dr, Lake City, FL 32025

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY COMPREHENSIVE PLAN

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on December 5, 2023 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) CPA 23-07, an application by Carol Chadwick, as agent for OM Shanti Investments Group, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL MEDIUM (less than or equal to 8 dwelling units per acre) to COMMERCIAL on property described, as follows:

A parcel of land lying in Section 33, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at the point of intersection of the Southeast right of way line of Troy Road and the East line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run South 02 deg. 11 min. 15 sec. East along said East line of the Southeast 1/4 of the Northwest 1/4 a distance of 322.68 feet to a point on the Northerly line of a proposed 80 foot road, said point being on the arc of a curve concave to the North having a radius of 1105.92 feet and a central angle of 08 deg. 25 min. 19 sec., said curve also having a chord bearing and distance of North 70 deg. 14 min. 55 sec. West, 162.41 feet; thence Westerly along the arc of said curve, being also said Northerly line of a proposed 80 foot road, 162.56 feet to a point on the Southeasterly line of a 0.25 acre parcel of land; thence North 48 deg. 07 min. 32 sec. East along said Southeasterly line, 59.47 feet; thence North 49 deg. 38

min. 27 sec. West, along the Northeasterly line of said 0.25 acre parcel of land 105.04 feet to a point on the Southeasterly right of way line of Troy Road; thence North 47 deg. 48 min. 06 sec. East along said Southeasterly right of way line, 237.97 feet to the Point of Beginning.

Containing 0.859 acres, more or less.

AND

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows: Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1; thence on the East boundary thereof S02 0 11'15"E, a distance of 342.35 feet to the North right of way line of S.W. Faith Road; thence continue on said East boundary S02 0 11'15"E, a distance of 65.81 feet to the South right of way line of S. W. Faith Road; thence on said South right of way line S47048'06"W, a distance of 237.97 feet to the point of beginning; thence S49038'27"E, a distance of 105.28 feet; thence S480 10'14"W, a distance of 59.47 feet to the North maintained right of way line of Bascom Norris Drive and a point on a curve concave Northeasterly having a radius of 410.57 feet and a central angle of 12 047'45"; thence on said right of way line and on the arc of said curve a distance of 91.68 feet, said arc subtended by a chord which bears N58 032'20"W, a distance of 91.50 feet to the curve's end and a point on a curve concave Southeasterly having a radius of 22.74 feet and a central angle of 71053'16"; thence on the arc of said curve a distance of 28.53 feet, said arc subtended by a chord which bears N09 043'14"E, a distance of 26.70 feet to the South right of way line of aforesaid S.W. Faith Road; thence on said South right of way line N48005'32"E, a distance of 50.56 feet to the point of beginning.

Containing 0.17 acres, more or less.

All said lands containing 0.959 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 amendments 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 hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, 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).

790737

November 25, 2023

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, November 20, 2023 11:31 AM
To: Angelo, Robert
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Confirmed!

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• Veterans Day Page Deadline 11/9

Call to place an ad for a veteran you know or a business ad to show support

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, November 20, 2023 11:30 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

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, November 20, 2023 11:25 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Good morning,

All 4 proofs are attached for review. One has a lot of line breaks. Guessing it's the way the doc was set up. These used to be just one flowing paragraph I believe. Deadline is noon on Wed for approval.

Thank you!

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

Sent: Monday, November 20, 2023 8:42 AM

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

Subject: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Kym

Please publish in the legal section of the Lake City Reporter on **November 25, 2023.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on December 5, 2023 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) Z 23-08, an application by Kathie Ebaugh., as agent for Millennium Bancshares, INC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL AND COMMERCIAL INTENSIVE (CG AND CI) to COMMERCIAL HIGHWAY INTERCHANGE (CHI) on property described, as follows:

From COMMERCIAL GENERAL (CG) TO COMMERCIAL HIGHWAY INTERCHANGE (CHI)

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: Lots 6 & 7 Interstate Commerce Center EX W 40 ft of lot 7, 569-725, 596-132, 598-268, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690 Containing 8.729 acres, more or less

From COMMERCIAL INTENSIVE (CI) TO COMMERCIAL HIGHWAY INTERCHANGE (CHI)

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: The N 850 ft of SW1/4 of NE1/4 lying E of I-75 & COMM SW COR lot 8 Interstate Commerce Center, run SE along R/W of I-75 920.19 ft for POB CONT SE 757.03 ft, NE 350 ft, NW 611.89 ft, W 378.90 to POB, 662-004, 673-435, 829-913, 904-485, 912-1652, 943-640, 1026-2988, WD 1241-2493, QC 1295-690.

Containing 25.5 acres, more or less

All said lands containing 34.2 acres, more or less.

(2) Z 23-09, an application by Carol Chadwick., as agent for OM Shanti Investments Group, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL OFFICE AND RESIDENTIAL MULTI-FAMILY 1 (RO AND RMF-1) to COMMERCIAL INTENSIVE (CI) on property described, as follows: From RESIDENTIAL OFFICE (RO) TO COMMERCIAL INTENSIVE (CI)

A parcel of land lying in Section 33, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at the point of intersection of the Southeast right of way line of Troy Road and the East line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run South 02 deg. 11 min. 15 sec. East along said East line of the Southeast 1/4 of the Northwest 1/4 a distance of 322.68 feet to a point on the Northerly line of a proposed 80 foot road, said point being on the arc of a curve concave to the North having a radius of 1105.92 feet and a central angle of 08 deg. 25 min. 19 sec., said curve also having a chord bearing and distance of North 70 deg. 14 min. 55 sec. West, 162.41 feet; thence Westerly along the arc of said curve, being also said Northerly line of a proposed 80 foot road, 162.56 feet to a point on the Southeasterly line of a 0.25 acre parcel of land; thence North 48 deg. 07 min. 32 sec. East along said Southeasterly line, 59.47 feet; thence North 49 deg. 38 min. 27 sec. West, along the Northeasterly line of said 0.25 acre parcel of land 105.04 feet to a point on the Southeasterly right of way line of Troy Road; thence North 47 deg. 48 min. 06 sec. East along said Southeasterly right of way line, 237.97 feet to the Point of Beginning.

Containing 0.859 acres, more or less.

From RESIDENTIAL MULTI-FAMILY 1 (RMF-1) TO COMMERCIAL INTENSIVE (CI)

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows: Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1; thence on the East boundary thereof S02 0 11'15"E, a distance of 342.35 feet to the North right of way line of S.W. Faith Road; thence continue on said East boundary S02 0

11'15"E, a distance of 65.81 feet to the South right of way line of S. W. Faith Road; thence on said South right of way line S47048'06"W, a distance of 237.97 feet to the point of beginning; thence S49038'27"E, a distance of 105.28 feet; thence S480 10'14"W, a distance of 59.47 feet to the North maintained right of way line of Bascom Norris Drive and a point on a curve concave Northeasterly having a radius of 410.57 feet and a central angle of 12 04'45"; thence on said right of way line and on the arc of said curve a distance of 91.68 feet, said arc subtended by a chord which bears N58 03'20"W, a distance of 91.50 feet to the curve's end and a point on a curve concave Southeasterly having a radius of 22.74 feet and a central angle of 71053'16"; thence on the arc of said curve a distance of 28.53 feet, said arc subtended by a chord which bears N09 04'31"E, a distance of 26.70 feet to the South right of way line of aforesaid S.W. Faith Road; thence on said South right of way line N48005'32"E, a distance of 50.56 feet to the point of beginning.

Containing 0.17 acres, more or less.

All said lands containing 0.959 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@lcfia.com no later than 12:00 p.m. on the day of the meeting.

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

At the aforementioned public hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, 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).

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, November 20, 2023 11:31 AM
To: Angelo, Robert
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Confirmed!

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• Veterans Day Page Deadline 11/9

Call to place an ad for a veteran you know or a business ad to show support

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, November 20, 2023 11:30 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

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, November 20, 2023 11:25 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Good morning,

All 4 proofs are attached for review. One has a lot of line breaks. Guessing it's the way the doc was set up. These used to be just one flowing paragraph I believe. Deadline is noon on Wed for approval.

Thank you!

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

Sent: Monday, November 20, 2023 8:42 AM

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

Subject: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Kym

Please publish in the legal section of the Lake City Reporter on **November 25, 2023.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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



PUBLIC NOTICE

NOTICE TO THE PUBLIC
REGARDING THE PROPOSED
CONSTRUCTION OF A
NEW [illegible] IN THE
[illegible] AREA OF THE
[illegible] COUNTY, [illegible] STATE.

PUBLIC NOTICE

Public Notice text is visible on the sign, but the specific details are illegible due to the image's resolution and angle.

**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, December 5, 2023 at 5:45 PM

Agenda Items- No Items on the Agenda

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 HISTORIC PRESERVATION AGENCY

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, December 5, 2023 at 6:00 PM

Agenda Items

1. COA23-38 (Derek Schaefer)- Parcel 13727-000- Certificate of Appropriateness petition to get approval on building a new wood fence.
2. Consent Agenda- COA23-34, COA23-39, and COA23-40

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 PLANNING AND ZONING BOARD

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, December 5, 2023 at 5:30 PM

Agenda items-

1. Z23-08 (Kathie Ebaugh as agent for Millennium Bancshares, INC, owner)- Parcels 02714-009 and 02712-001- Rezoning application for a property located in the commercial intensive and commercial general zoning district.
2. CPA23-07 and Z23-09 (Carol Chadwick, as agent for OM Shanti Investment Group, LLC, owner)- Parcels 02677-001 and 02658-001- Comprehensive Plan Amendment and Rezoning application for a property located in the residential office and residential multi-family 1 zoning district.
3. SD23-04 (Carol Chadwick as agent for, Kevin Bedenbaugh, owner)- Parcel 13536-005- Subdivision Plat application (preliminary plat) for a property located in the residential multi-family 2 zoning district.
4. LDR-TA23-01-Text Amendment- Section 4.15.5 (Special Exceptions) – To allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning district
5. LDR-TA23-02-Text Amendment- Section 4.13.5 (Special Exceptions) – To allow travel trailer parks or camp grounds by special exception in 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.

File Attachments for Item:

iv. SD23-04, Petition submitted by Carol Chadwick, as agent, for Kevin Bedenbaugh, Jr., owner, for a preliminary plat of parcel 13536-005, in the Residential Multi-Family 2 zoning district, located on parcel 13536-005, which is regulated by the Land Development Regulations section 4.9.



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

FOR PLANNING USE ONLY
 Application # 5023-04
 Application Fee \$ 750.00
 Receipt No. _____
 Filing Date 7/6
 Completeness Date _____

Minor/Major Subdivision – Preliminary/Final Plat

Minor Subdivision (Four (4) or less lots) \$400.00

Major Subdivision (Five (5) or more lots) \$750.00

A. PROJECT INFORMATION

1. Project Name: Melrose Place
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 33-35-17-13536-005
4. Future Land Use Map Designation: Residential - High Density
5. Zoning Designation: RMF-2
6. Acreage: 1.71
7. Existing Use of Property: Vacant
8. Proposed use of Property: multi-family housing
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 14,996 SF
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Carol Medwile, PE Title: Civil Engineer
 Company name (if applicable): _____
 Mailing Address: 1208 SW Fairfax Glen
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 680-1772 Fax: (_____) Email: ccpen140@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): Kevin Bradenbaugh, Jr.
 - Mailing Address: 232 NW Ludley Lane
 - City: Lake City State: FL Zip: 32055
 - Telephone: (386) 365-5244 Fax: (_____) Email: dumplavelconstruction@gmail.com

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
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?
Future Land Use Map Amendment: Yes No
Future Land Use Map Amendment Application No. CPA _____
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. V _____
Special Exception: Yes No
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
- a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
5. 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.
6. 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).
7. Legal Description with Tax Parcel Number (In Word Format).
8. Proof of Ownership (i.e. deed).
9. Agent Authorization Form (signed and notarized).
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
11. Fee. The application fee for a Minor Site and Development Plan Application is \$400 and for a Major Site and Development Plan Application is \$750.00. No

application shall be accepted or processed until the required application fee has been paid.

12. A Minor Subdivision is not required to be heard by the Planning and Zoning Board. A Minor Subdivision is only required to have City Council approval.

NOTICE TO APPLICANT

All eleven (11) 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.

A total of Eighteen (18) copies of proposed site plan application and all support materials must be submitted along with a PDF copy or on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

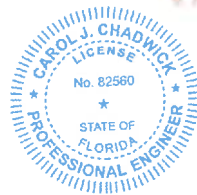
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD FOR MAJOR SUBDIVISIONS ONLY. AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

STATE OF FLORIDA
COUNTY OF _____



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.07.06
16:12:25 -04'00'

_____ Date

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

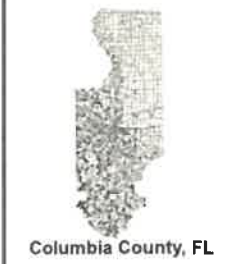


Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 33-3S-17-13536-005 (43932) | VACANT (0000) | 1.71 AC
 ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP, 1043-1530, WD 1446-2230,

PINNACLE PROPERTIES & DEVELOPMENT		2023 Working Values	
Owner: 232 NW CHADLEY LN LAKE CITY, FL 32055		Mkt Lnd \$129,500	Appraised \$129,500
Site:		Ag Lnd \$0	Assessed \$129,500
Sales	11/22/2022 \$100 V (U)	Bldg \$0	Exempt \$0
Info	9/3/2021 \$135,000 V (Q)	XFOB \$0	county:\$129,500
		Just \$129,500	Total city:\$129,500
			other:\$0
			school:\$129,500

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

MELROSE PLACE SUBDIVISION

FLORIDA LYING IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST

COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

**FOREST PLANTATION
COMMERCIAL SUBDIVISION REPLAT**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, _____ HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATED, TO BE KNOWN AS MELROSE PLACE SUBDIVISION, AND THAT AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

WITNESS AS TO OWNER: _____ WITNESS AS TO OWNER: _____

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA
I, HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 2023, A.D., BEFORE ME PERSONALLY APPEARED _____ AS OWNER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO AUTHORIZED _____ DOING THE PLATING DESCRIBED HEREIN, AND THAT SAID PERSON IS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, FREE AND UNHINDERED, AND I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____

CITY ATTORNEY CERTIFICATE
APPROVES AS TO LEGAL FORM AND SUBSTENCY: _____
COUNTY ATTORNEY: _____ DATE: _____

CERTIFICATE OF CLERK OF CIRCUIT COURT
THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS _____ DAY OF _____, 2023, A.D., IN PLAT BOOK _____, PAGE _____.

CERTIFICATE OF CITY SURVEYOR
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROMISED UNDER CHAPTER 177, F.S., HAVE CONDUCTED A RECONSTRUCTION SURVEY OF THE FOREST PLANTATION COMMERCIAL SUBDIVISION PLAT, THIS PLAT NUMBER _____, COUNTY OF COLUMBIA COUNTY, FLORIDA, ON THE DATE BELOW. I HAVE REVIEWED THIS PLAT FOR ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED, AND I HAVE SET MY HAND AND SEAL ON THE DATE BELOW.

NAME: _____ DATE: _____ REGISTRATION #: _____
PRINT: _____

SURVEYOR'S CERTIFICATE
I, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY, AND THAT THE SAME COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, F.S., AND THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT THE MONUMENTS DESCRIBED HEREON ARE SUBJECT TO THE SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

VICTOR G. MARRERO, FSN #5586 DATE: _____
APPROVAL: STATE OF FLORIDA, CITY OF LAKE CITY, FLORIDA
THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKE CITY COMMISSION THIS _____ DAY OF _____, 2020, A.D.

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, CITY OF LAKE CITY
CHAIRMAN _____
I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCORDANCE WITH THE PLAT AND THE REQUIREMENTS OF CHAPTER 177, F.S., AND THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ _____ HAS BEEN PROVIDED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

ENGINEER'S CERTIFICATE
THIS IS TO CERTIFY THAT ON _____ CAROL CHADMOCK, PROFESSIONAL ENGINEER REGISTERED IN FLORIDA AS SPECIFIED IN CHAPTER 471, OF THE FLORIDA STATUTES, LICENSE NUMBER _____, HAS REVIEWED THE ALL APPROVED CONSTRUCTION PLANS AND IF APPLICABLE ANY SUBMITTED BY THE AS-SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LAKE CITY, FLORIDA.

SIGNATURE AND SEAL
CAROL CHADMOCK, P.E. # 13323

AFFINE ENGINEERING AND SURVEYING, INC.
FINE CIVIL ENGINEERS
SURVEYORS



NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL REVISION OF THE PLAT. ANY OTHER CHANGES OR ALTERATIONS TO THE ORIGINAL FORM OF THIS PLAT SHALL BE INVALID. ANY CHANGES TO THE ORIGINAL FORM OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Florida Surveyor Seal Mappe

SHEET 1 of 1

SURVEYOR'S NOTES:

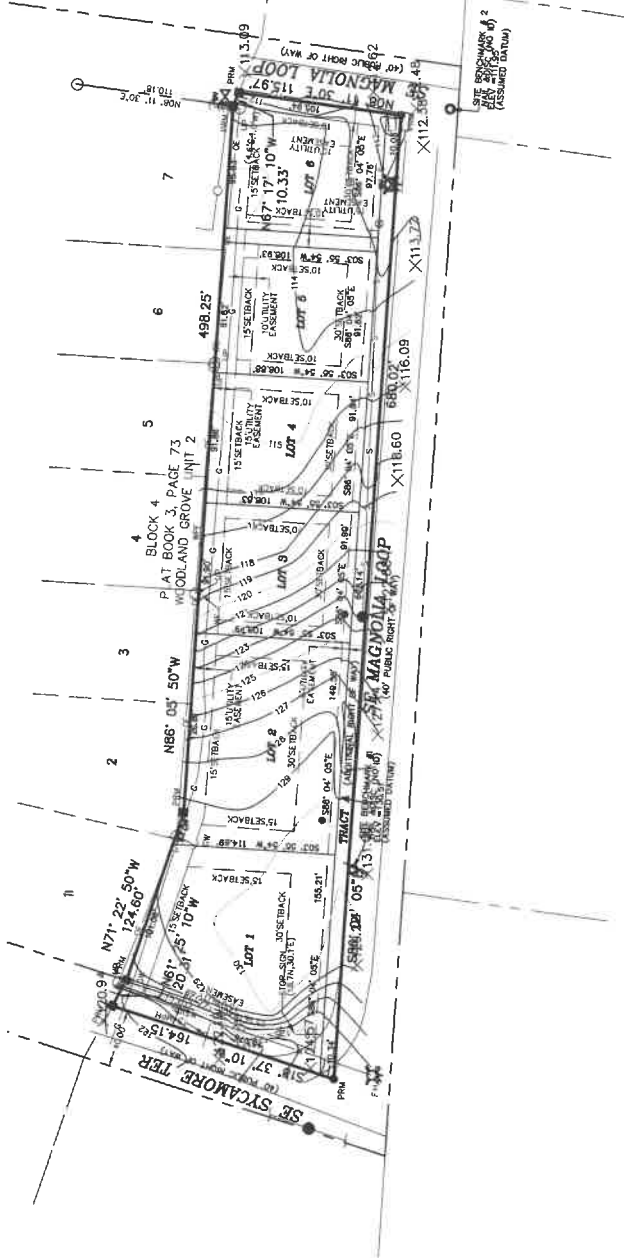
- Bearings shown hereon are referenced to an assumed datum based on the South line of SE Magnolia Loop, being S 85° 04' 05" W.
- All plotted utility easements, if any, hereby provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television facilities and systems, and shall include the right to install, maintain, use, and operate such cable, fiber-optic, and/or other utility facilities, including but not limited to poles, towers, conduits, cables, and other utility facilities, and to place, install, maintain, use, and operate the same. The facilities of gas or other public utility, in the event of cable television company damages the facilities of gas or other public utility, the utility company shall be liable for the damages to those public utilities, including but not limited to poles, towers, conduits, cables, and other utility facilities, and to place, install, maintain, use, and operate the same. All easements granted to or obtained by a particular electric, telephone, gas, or other utility company, shall be subject to the rules and regulations promulgated by the Federal Electrical Safety Code as adopted by the Florida Public Service Commission.
- All corners shown hereon shall be set according to Chapter 177, Florida Statutes.

LEGEND:

- BRK = BOOK
- CO = COUNTY
- CU = CALCULATED
- C.D. = CHORD DISTANCE
- C.B. = CHORD BEARING
- CCR # = CERTIFIED CORNER RECORD NUMBER
- CH = CHORD
- CH# = CHORD NUMBER
- C.L.H. = CONCRETE MONUMENT
- CONC. = CONCRETE
- DB = DEED BOOK
- DESC. = DESCRIPTION
- EDP = EDGE OF PAVEMENT
- E. = EMENT
- F = FIELD
- FTE = FINISH FLOOR ELEVATION
- FOUN = FOUND
- IDENTIFICATION
- I.P. = IRON PIPE
- IR. = IRON ROD
- LC = L.C. AND CAP
- ARC LENGTH
- L.S. = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- NO IDENTIFICATION
- NO. = NUMBER
- N&S = NAIL AND DISK
- N&D = NAIL AND DISK
- OR. = OFFICIAL RECORD
- ORR = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- P.C. = POINT OF CURVATURE
- PERMANENT CONTROL POINT
- PAGE
- PARKER KALON
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- PERMANENT REFERENCE MONUMENT
- PARALLEL
- PERMANENT REFERENCE MONUMENT
- RIGHT OF WAY
- CENTRAL ANGLE
- DENOTES SET 4"x4" CONCRETE LB 7828 PERMANENT REFERENCE MONUMENT
- DENOTES SET 5/8" IRON ROD AND/OR NAIL & DISK LB 7828 PERMANENT CONTROL POINT
- DENOTES SET SURVEY MONUMENT
- CALCULATED POINT

MELROSE PLACE SUBDIVISION

FLORIDA LYING IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



SETBACKS:
 LOTS 1 AND 2: MULTIFAMILY (QUADRUPLX)
 20' FRONT
 15' REAR
 LOTS 3 THROUGH 6: MULTIFAMILY (DUPLX)
 20' FRONT
 15' REAR

- SURVEYOR'S NOTES:**
- Boundaries shown hereon are referenced to an assumed datum based on the South line of SE Magnolia Loop, being S 88° 04' 05" W.
 - All plotted utility easements, if any, hereby provide that such easements shall also be used for the installation, maintenance and operation of cable television services that interfere with the facilities and services of electric, telephone, and cable television services. The easement holder shall be responsible for the installation of a public utility, it shall be the responsibility of the easement holder to provide to those private easements granted to or obtained by a particular electric, telephone, gas, water, or other utility, the National Electrical Safety Code as accepted by the Florida Public Service Commission.
 - All corners shown hereon shall be set according to Chapter 177, Florida Statutes.
 - Elevations shown hereon are in feet and referenced to Benchmark # 1 having an elevation of 130.31' (Assume Down).

- LEGEND:**
- BK BOOK
 - (C) CALCULATED
 - CL.C. CALCULATED CURVE
 - C.S. CURVE SURFACE
 - C.S.B. CURVE SURFACE BEARING
 - COS # CERTIFIED CORNER RECORD NUMBER
 - CH CHORD
 - C.L. CENTER LINE
 - C.M. CONCRETE MONUMENT
 - C.M.C. CONCRETE MONUMENT
 - DB DEED BOOK
 - DESC. DESCRIPTION
 - EDP EDGE OF PAVEMENT
 - ESMT. EASEMENT
 - F.F. FINISH FLOOR ELEVATION
 - F.F.E. FINISH FLOOR ELEVATION
 - FOUN. FOUNDATION
 - ID IDENTIFICATION
 - I.P. IRON PIPE
 - I.R. IRON ROD AND CAP
 - I.R. IRON ROD
 - L.B. LICENSED BUSINESS
 - L.S. LICENSED SURVEYOR
 - NO ID NO IDENTIFICATION
 - N.R. NON RADIAL
 - N&D NAIL AND DISK
 - ORR OFFICIAL RECORD BOOK
 - PP PLAT BOOK
 - P.C. POINT OF CURVATURE
 - PERMANENT CONTROL POINT
 - PAGE
 - PAGES
 - P.M. PLAT MONUMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.T. POINT OF TANGENCY
 - R/W RIGHT OF WAY
 - Δ CENTRAL ANGLE
 - DENOTES SET 4"x4" CONCRETE MONUMENT
 - DENOTES NAIL & DISK LB 7928
 - ⊙ DENOTES SET SURVEY MONUMENT
 - CALCULATED POINT

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL OPERATION OF THE SURVEYOR. ANY CHANGES TO THIS PLAT, INCLUDING ANY CHANGES TO THE SUPPLEMENTAL INFORMATION OR ANY OTHER INFORMATION, SHALL BE RECORDED ON THIS PLAT, WITH ANY SET TABLE IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET
1 OF 1

APFINE ENGINEERING AND SURVEYING, INC.
 CIVIL ENGINEERS
 SURVEYORS
 188 SW 87TH AVE, SUITE 2000
 MIAMI, FLORIDA 33186
 CONTRACT NO. A18000007-18 (REV)

Signatures and sealed seal

CONSTRUCTION PLANS MELROSE PLACE

TBD, LAKE CITY, FL

SECTION 33, TOWNSHIP 03 SOUTH, RANGE 17 EAST
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

- NOTES**
1. SITE PARCEL: 33-35-17-3234-002
 2. ZONING AND USE: RESIDENTIAL - HIGH DENSITY
 3. SITE SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION
 4. SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 711
 5. EARTH (GOOD) SHALL BE PLACED FOR SOIL IMPROVEMENT.
 6. SLOPE OF DRAINAGE VALLES, EMPTIAL PLAINES, SILE, ASPHINS, IRRIGATION, FENCES, AMBARS, (REUSE TRAPS, ETC.

- SHEET INDEX**
- 1 COVER SHEET
 - 2 NOTE & LEGEND
 - 3 SITE & DIMENSION PLAN
 - 4 GRADING PLAN & DETAILS

Details shown by
Civil Engineer
Professional
Seal No. 1200012800
Professional
Seal No. 1200012800
Professional
Seal No. 1200012800
Professional
Seal No. 1200012800

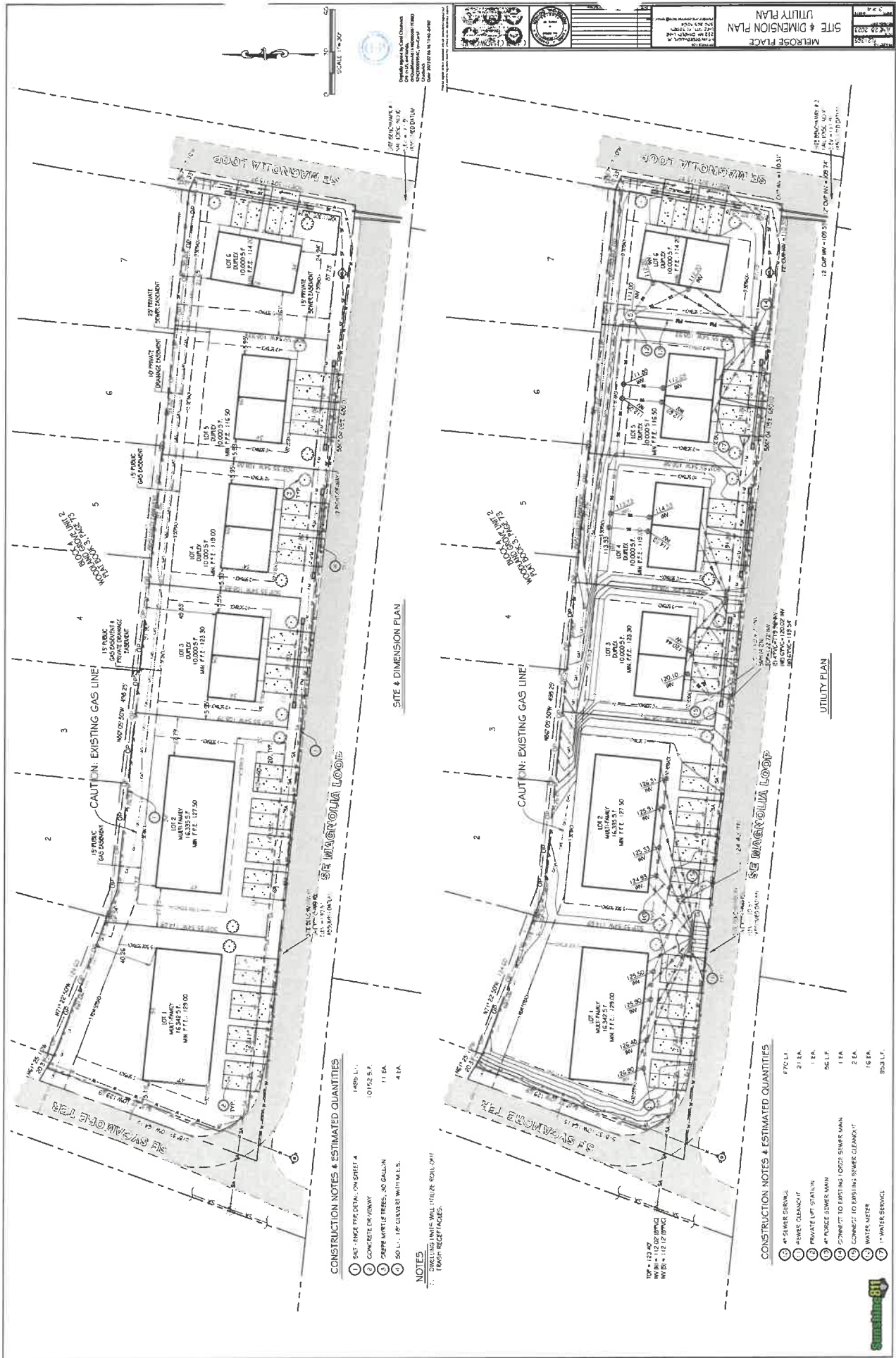
ENGINEER OF RECORD: CAROL CHARNICK, P.E.
P.E. NO. 1200012800

OWNER:
KEVIN BIEDENBAUGH, JR.
232 NW CHADLEY LANE
LAKE CITY, FL 32055
352.565.5322
plumblineconstruction@gmail.com

CIVIL ENGINEER:
CAROL CHARNICK, P.E.
1200 SW FAIRFAX GLEN
LAKE CITY, FL 32055
307.640.1772
ccperry@gmail.com

SURVEYOR:
APINE ENGINEERING AND SURVEYING, INC
1000 S. W. 10th Ave
LAKE CITY, FL 32055
407.421.1534
CONTACT: VICTOR MARRERO
vmarrero@pine.us@gmail.com

MELROSE PLACE
COVER SHEET
DATE: 12/20/2024
SCALE: AS SHOWN
PROJECT NO: 24-0001
SHEET NO: 1 OF 4



SITE & DIMENSION PLAN

UTILITY PLAN

CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- 1 54" PVC PIPE DETAIL ON SHEET 4
- 2 CONCRETE DRIVEWAY
- 3 6" REINFORCED CONCRETE
- 4 50' L. - 1" PP DRAVERT WITH M.S.

NOTES

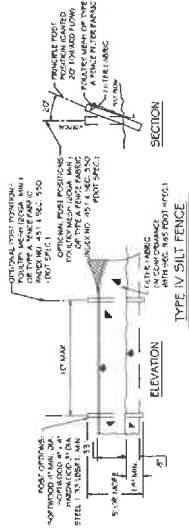
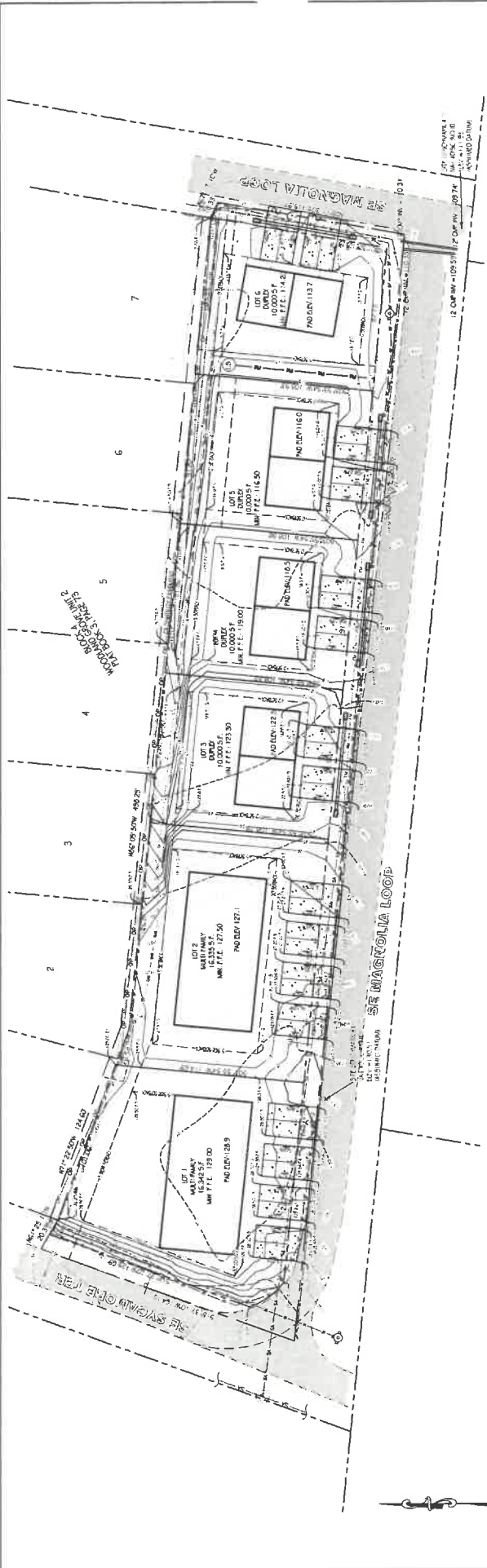
- 1. DIMENSIONS IN INCHES WILL UTILIZE ROUND UP
- 2. TEMP. RECEIPTANCES

CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- 1 6" SURE GRIND
- 2 1" EA
- 3 PRIVATE LIFT STATION
- 4 1" EA
- 5 4" FORCE MAIN
- 6 1" EA
- 7 4" FORCE MAIN
- 8 1" EA
- 9 4" FORCE MAIN
- 10 1" EA
- 11 4" FORCE MAIN
- 12 1" EA
- 13 4" FORCE MAIN
- 14 1" EA
- 15 4" FORCE MAIN
- 16 1" EA
- 17 4" FORCE MAIN
- 18 1" EA
- 19 4" FORCE MAIN
- 20 1" EA
- 21 4" FORCE MAIN
- 22 1" EA
- 23 4" FORCE MAIN
- 24 1" EA
- 25 4" FORCE MAIN
- 26 1" EA
- 27 4" FORCE MAIN
- 28 1" EA
- 29 4" FORCE MAIN
- 30 1" EA
- 31 4" FORCE MAIN
- 32 1" EA
- 33 4" FORCE MAIN
- 34 1" EA
- 35 4" FORCE MAIN
- 36 1" EA
- 37 4" FORCE MAIN
- 38 1" EA
- 39 4" FORCE MAIN
- 40 1" EA
- 41 4" FORCE MAIN
- 42 1" EA
- 43 4" FORCE MAIN
- 44 1" EA
- 45 4" FORCE MAIN
- 46 1" EA
- 47 4" FORCE MAIN
- 48 1" EA
- 49 4" FORCE MAIN
- 50 1" EA
- 51 4" FORCE MAIN
- 52 1" EA
- 53 4" FORCE MAIN
- 54 1" EA
- 55 4" FORCE MAIN
- 56 1" EA
- 57 4" FORCE MAIN
- 58 1" EA
- 59 4" FORCE MAIN
- 60 1" EA
- 61 4" FORCE MAIN
- 62 1" EA
- 63 4" FORCE MAIN
- 64 1" EA
- 65 4" FORCE MAIN
- 66 1" EA
- 67 4" FORCE MAIN
- 68 1" EA
- 69 4" FORCE MAIN
- 70 1" EA
- 71 4" FORCE MAIN
- 72 1" EA
- 73 4" FORCE MAIN
- 74 1" EA
- 75 4" FORCE MAIN
- 76 1" EA
- 77 4" FORCE MAIN
- 78 1" EA
- 79 4" FORCE MAIN
- 80 1" EA
- 81 4" FORCE MAIN
- 82 1" EA
- 83 4" FORCE MAIN
- 84 1" EA
- 85 4" FORCE MAIN
- 86 1" EA
- 87 4" FORCE MAIN
- 88 1" EA
- 89 4" FORCE MAIN
- 90 1" EA
- 91 4" FORCE MAIN
- 92 1" EA
- 93 4" FORCE MAIN
- 94 1" EA
- 95 4" FORCE MAIN
- 96 1" EA
- 97 4" FORCE MAIN
- 98 1" EA
- 99 4" FORCE MAIN
- 100 1" EA



Professional Engineer
State of California
No. 10000
Exp. 12/31/2021
12/21/2021
12/21/2021
12/21/2021
12/21/2021



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 6, 2023

re: Melrose Place Fire Flow Report

ISO: $NFF = (C)(O)[1 + (X + P)] = 1800 * 0.85[1 + (0 + 0)] = 1530 \rightarrow 1500 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: $C = 1000$

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

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

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{4418} = 1145 \rightarrow 1800$

Where:

F = the coefficient related to the construction type = 1.5

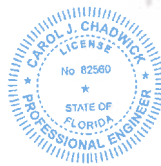
A = the effective building area (assumed) = 4418 sf (4-plex)

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 05/17/22, the water flow is 2290 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick
Date: 2023.07.06
16:11:06 -04'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL21365

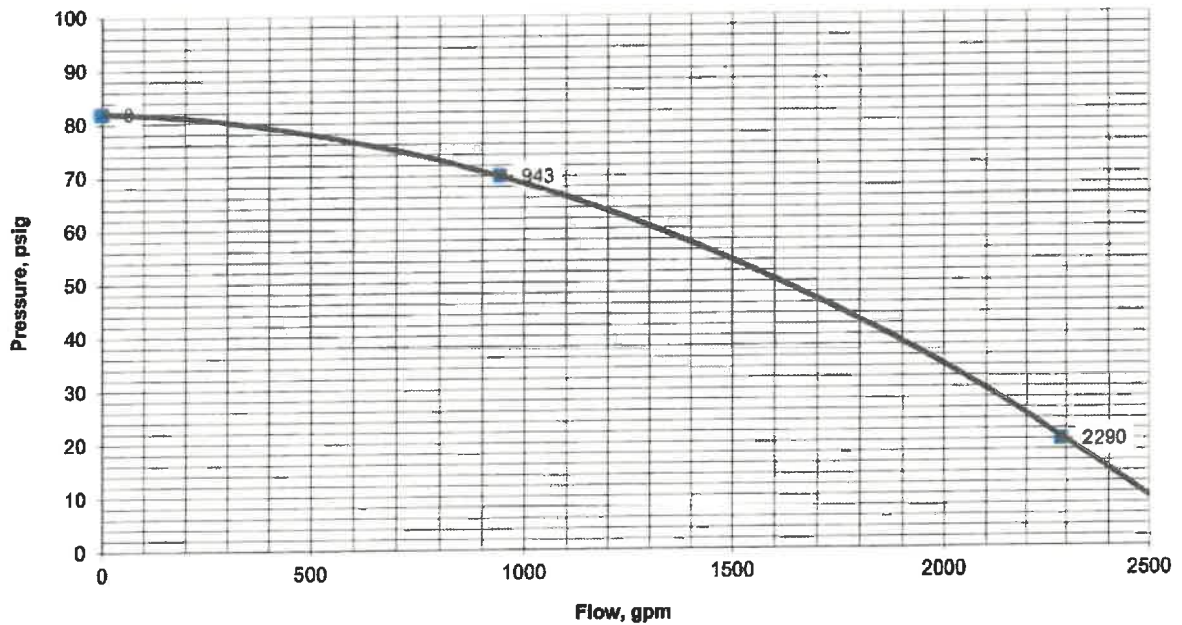
□

City of Lake City Water flow report

HYDRANT # & LOCATION: **C/O SE Sycamore Ter & SE Magnolia Loop** DATE: **5/17/2022**
 TEST BY: **Al/Daniel** Day: **Tuesday** Time: **9.45** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8	 	
PITOT READING:	40	 	
GPM:	943	0	0
TOTAL FLOW DURING TEST:	943 GPM		
STATIC READING:	82 PSI	RESIDUAL:	70 PSI
RESULTS: AT 20 PSI RESIDUAL	2290 GPM		AT 0 PSI 2663 GPM
ESTIMATED CONSUMPTION:	1887 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

July 7, 2023

re: Melrose Place Concurrency Impact Analysis

The site is located in a residential area and is zoned multi-family. Calculations were based on 16 dwelling units. Two quadplex buildings with two three bedroom units and two two-bedroom units are proposed. Four duplex buildings with two two-bedroom units are proposed. The site will utilize City sewer and water.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 230
- 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

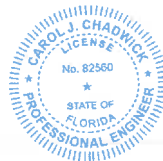
Summary of analyses:

- Trip generation: 93 ADT & 8 Peak PM trips
- Potable Water: 3600 gallons per day
- Potable Water: 3600 gallons per day
- Solid Waste: 29.20 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick

DN: c=US, o=Florida,

dnQualifier=A01410D0000017EB6

D924CE0005954C, cn=Carol

Chadwick

Date: 2023.07.07 09:52:54 -04'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL21365



**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
230	Residential Condo/Townhome	5.81	0.52	16.00	92.96	8.32

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)
Multi Family Homes	200 (2 bed) 300 (3 bed)	12 4	3600.00

* 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)
Multi Family Homes	200 (2 bed) 300 (3 bed)	12 4	3600.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	Households	Total (Tons Per Year)
Multi Family Homes	1.83	16.00	29.20

**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

July 6, 2023

re: Melrose Place Comprehensive Plan Consistency Analysis

Melrose Place is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

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

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The proposed lots meet the requirements as set forth in the city of Lake City's LDR's. The lots will utilize the City's sewer and water systems.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

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

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Consistency: The subdivision of the land will be complete in 2023.

- Policy 1.1.4 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: The proposed use of the subject property zoned multi-family and will not have any adverse environmental impacts on the existing land uses.

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

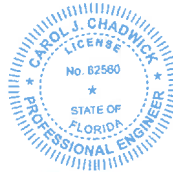
Consistency: The site is located in an existing residential area.

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

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

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000017EB6
D924CE0005954C, cn=Carol
Chadwick
Date: 2023.07.06 16:10:33 -04'00'

Carol Chadwick, P.E.

PARCEL: 33-3S-17-13536-005

DESCRIPTION:

All of that part of SE 1/4 of SW 1/4 that lies South of Unit 2, Woodland Grove Subdivision, east of Southeast Sycamore Terrace (formerly Sycamore Lane), and north and west of Southeast Magnolia Loop (formerly Sycamore Lane).

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 7/8/2023

Parcel: << **33-3S-17-13536-005 (43932)** >>

Aerial View Pictometry Google Maps

2022 2019 2016 2013 2010 Sales

Owner & Property Info

Result: 1 of 0

Owner	PINNACLE PROPERTIES & DEVELOPMENT 232 NW CHADLEY LN LAKE CITY, FL 32055		
Site			
Description*	ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP. 1043-1530, WD 1446-2230, WD 1481-183		
Area	1.71 AC	S/T/R	33-3S-17
Use Code**	VACANT (0000)	Tax District	1

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

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$105,000	Mkt Land	\$129,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$105,000	Just	\$129,500
Class	\$0	Class	\$0
Appraised	\$105,000	Appraised	\$129,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$105,000	Assessed	\$129,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$105,000 city:\$105,000 other:\$0 school:\$105,000	Total Taxable	county:\$129,500 city:\$129,500 other:\$0 school:\$129,500



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/22/2022	\$100	1481/0183	WD	V	U	11
9/3/2021	\$135,000	1448/2230	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	7.000 LT (1.710 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$129,500

Search Result: 1 of 0

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112018140 Date: 09/09/2021 Time: 10:31AM
Page 1 of 3 B: 1446 P: 2230, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 945.00

4-11055

Warranty Deed

LLC to Individual

THIS WARRANTY DEED made the 3 day of September, 2021, by MOD Development, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Kevin Bedenbaugh, Jr. and Gregory Bedenbaugh, as Joint Tenants with Rights of Survivorship, whose address is: 232 NW Chadley Lane, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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

Signed, sealed and delivered in our presence:

Jordan A. Hallock
Witness:

Jordan A. Hallock
Printed Name:

Madison Williams
Witness:
Madison Williams
Printed Name:

MOD Development, LLC, a Florida
Limited Liability Company

John W. O'Neal
John W. O'Neal, as Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 3 day of September, 2021 by John W. O'Neal, as Manager
of MOD Development, LLC, a Florida Limited Liability Company, personally known to
me or, if not personally known to me, who produced DL as identification.

Jordan A. Hallock
Notary Public

(Notary Seal)



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

ATT #4-11055

Exhibit "A"

Parcel 1:

SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST: All that part of SE 1/4 of SW 1/4, that lies South of Unit 2, Woodland Grove Subdivision, according to the plat thereof as recorded in Plat Book 3, Page 72; East of Southeast Sycamore Terrace (formerly Sycamore Lane); and North and West of Southeast Magnolia Loop (formerly Sycamore Lane).



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

AGENT AUTHORIZATION FORM

I, KEVIN BEDEBAUGH, JR. (owner name), owner of property parcel

number 33-3S-17-135636-005 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. CAROL CHADWICK, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

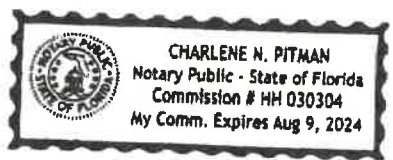
Kevin Bedebaugh, Jr. Owner Signature (Notarized) 5-23 2023 Date

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is KEVIN BEDEBAUGH personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 23 day of May, 2023.

Charlene N. Pitman
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 7/7/2023 10:14:54 AM EDT

Tax Record

Last Update: 7/7/2023 10:12:19 AM 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 R13536-005	Tax Type REAL ESTATE	Tax Year 2022			
Mailing Address BEDENBAUGH KEVIN JR BEDENBAUGH GREGORY 232 NW CHADLEY LN LAKE CITY FL 32055		Property Address GEO Number 333S17-13536-005			
Exempt Amount See Below	Taxable Value See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code			
Legal Description (click for full description) 33-3S-17 0000/00001.71 Acres ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP. 1043-1530, WD 1446-2230,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	105,000	0	\$105,000	\$514.50
BOARD OF COUNTY COMMISSIONERS	7.8150	105,000	0	\$105,000	\$820.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	105,000	0	\$105,000	\$78.54
LOCAL	3.2990	105,000	0	\$105,000	\$346.40
CAPITAL OUTLAY	1.5000	105,000	0	\$105,000	\$157.50
SUWANNEE RIVER WATER MGT DIST	0.3368	105,000	0	\$105,000	\$35.36
LAKE SHORE HOSPITAL AUTHORITY	0.0001	105,000	0	\$105,000	\$0.01
Total Millage		18.5989	Total Taxes		\$1,952.89
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
Total Assessments					\$0.00
Taxes & Assessments					\$1,952.89
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
-----------	-------------	---------	------	-------------

12/19/2022	PAYMENT	1502829.0001	2022	\$1,894.30
------------	---------	--------------	------	------------

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Project Summary

Project Name: Melrose Place

Project Number: SD23-04

Parcel Number: 13536-005

Project Notes

- Project type: Subdivision of parcel 13536-005
- Future land use is: Residential High
- Proposed future land use is: Residential high
- Zoning designation is: Residential Multi-Family 2
- Proposed zoning is: Residential Multi-Family 2
- Proposed use of the property: Multi-Family Dwellings
- Land is conducive for use: Yes, per the LDR section 4.9.2.3.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SD23-04 is for a subdivision of parcel 13536-005 and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no other concerns.



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: 11/09/2023

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

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

Project Number: SD23-04

Project Name: Melrose Place Plat

Project Address: _____

Project Parcel Number: 13536-005

Owner Name: Kevin Bedenbaugh Jr.

Owner Address: 232 NW Chadley Land, Lake City

Owner Contact Information: Telephone Number: 386-365-5264 Email: plumblevelconstruction@gmail.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City

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:** _____

Comments: _____

Planning and Zoning: Reviewed by: _____ **Date:** _____

Comments: _____

Business License: Reviewed by: Marshall Sova Marshall Sova (Nov 9, 2023 12:37 EST) **Date:** 11/09/2023

Comments: No issues

Code Enforcement: Reviewed by: Marshall Sova Marshall Sova (Nov 9, 2023 12:37 EST) **Date:** 11/09/2023

Comments: _____
No code cases or liens

Permitting: Reviewed by: [Signature] **Date:** 11/9/23

Comments: _____

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

Water Department: Reviewed by: Michael L. Osborn Jr. Date: 11/20/23
Michael L. Osborn Jr. (Nov 20, 2023 10:04 EST)

Comments: None

Sewer Department: Reviewed by: Cody Pritchard Date: 11/13/23
Cody Pritchard (Nov 13, 2023 08:21 EST)

Comments: None

Gas Department: Reviewed by: _____ Date: _____

Comments: _____

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

Comments: _____

Customer Service: Reviewed by: _____ Date: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

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

Comments: _____

Fire Department: Reviewed by: _____ **Date:** _____

Comments: _____

Police Department: Reviewed by: _____ **Date:** _____

Comments: _____

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.



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: 11/09/2023

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

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

Project Number: SD23-04

Project Name: Melrose Place Plat

Project Address: _____

Project Parcel Number: 13536-005

Owner Name: Kevin Bedenbaugh Jr.

Owner Address: 232 NW Chadley Land, Lake City

Owner Contact Information: Telephone Number: 386-365-5264 Email: plumblevelconstruction@gmail.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City

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: David Young David Young (Nov 16, 2023 16:00 EST) **Date:** 11/16/2023

Comments: No Comments at this time

Planning and Zoning: Reviewed by: Robert Angelo **Date:** 11/20/2023

Comments: _____

This property is zoned RMF-2 and has a density of Residential High

Business License: Reviewed by: _____ **Date:** _____

Comments: _____

Code Enforcement: Reviewed by: _____ **Date:** _____

Comments: _____

Permitting: Reviewed by: _____ **Date:** _____

Comments: _____

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

Water Department: Reviewed by: Michael L. Osborn Jr. Michael L. Osborn Jr. (Nov 20, 2023 14:20 EST) **Date:** 11/20/23

Comments: None

Sewer Department: Reviewed by: _____ **Date:** _____

Comments: _____

Gas Department: Reviewed by: Steve Brown Steve Brown (Nov 20, 2023 07:54 EST) **Date:** _____

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Brian Scott (Nov 17, 2023 14:40 EST) **Date:** _____

Comments: _____

Customer Service: Reviewed by: Shasta Pelham Shasta Pelham (Nov 20, 2023 12:38 EST) **Date:** 11/20/23

Comments: A tap application and utility plans would need to be submitted in order to request City utilities. The tap fees, impact fees and utility deposits will be calculated upon approval of the tap application and utility plans.

Locates must be obtained to ensure that the existing utility infrastructure is not damaged or obstructed.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Steve Brown (Nov 20, 2023 07:54 EST) **Date:** _____

Comments: _____

Fire Department: Reviewed by: *Dwight Boozar* **Date:** 11/02/2023

Comments: _____

Police Department: Reviewed by: *Chief Gerald Butler* Chief Gerald Butler (Nov 20, 2023 13:42 EST) **Date:** 11/20/2023

Comments: _____

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.



November 14, 2023

To Whom it May Concern

On December 5, 2023 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a petition to subdivide parcel 13536-005 into six (6) lots in the multi-family 2 zoning district.

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

Robert Angelo

A handwritten signature in blue ink, appearing to read "Robert Angelo".

Planning and Zoning Tech
City of Lake City



Full Address	Parcel ID	Zip Code	Address To Send Notice To
712 SE ELOISE Ave	06826-000	32025	198 NE Ruskin Way, Lake City, FL 32055
689 SE SYCAMORE Ter	13568-000	32025	689 SE Sycamore Ter, Lake City, FL 32025
1097 SE VIOLET PI	13568-013	32025	1097 SE Violet PI, Lake City, FL 32025
1157 SE VIOLET PI	13568-009	32025	1157 SE Violet PI, Lake City, FL 32025
1115 SE VIOLET PI	13568-012	32025	1115 SE Violet PI, Lake City, FL 32025
1129 SE VIOLET PI	13568-011	32025	1129 SE Violet PI, Lake City, FL 32025
1141 SE VIOLET PI	13568-010	32025	1141 SE Violet PI, Lake City, FL 32025
1173 SE VIOLET PI	13568-008	32025	1173 SE Violet PI, Lake City, FL 32025
1227 SE MAGNOLIA Loop	13566-001	32025	1227 SE Magnolia Loop, Lake City, FL 32025
1082 SE VIOLET PI	13569-001	32025	1082 SE Violet PI, Lake City, FL 32025
1096 SE VIOLET PI	13569-002	32025	1096 SE Violet PI, Lake City, FL 32025
1106 SE VIOLET PI	13569-000	32025	1106 SE Violet PI, Lake City, FL 32025
1126 SE VIOLET PI	13569-004	32025	1126 SE Violet PI, Lake City, FL 32025
1142 SE VIOLET PI	13569-005	32025	1142 SE Violet PI, Lake City, FL 32025
1170 SE VIOLET PI	13569-007	32025	153 SE Haven Ct, Lake City, FL 32025
1154 SE VIOLET PI	13569-003	32025	1154 SE Violet PI, Lake City, FL 32025
1274 SE MAGNOLIA Loop	13536-005	32025	Do not send a notice to this address
1273 SE MAGNOLIA Loop	<Null>	32025	Do not send a notice to this address
1378 SE MAGNOLIA Loop	<Null>	32025	Do not send a notice to this address
750 SE ELOISE Ave	06827-000	32025	750 SE Eloise Ave, Lake City, FL 32025
724 SE ELOISE Ave APT 101	06827-002	32025	Do not send a notice to this address
724 SE ELOISE Ave APT 102	06827-002	32025	3101 W US Highway 90 Ste 201, Lake City, FL 32055
212 SE Hickory Dr	13564-002	32025	212 SE Hickory Dr, Lake City, FL 32025
678 SE Eloise Ave	06807-001	32025	678 SE Eloise Ave, Lake City, FL 32025

NOTICE OF PUBLIC HEARINGS CONCERNING SUBDIVISION OF CERTAIN LAND WITHIN THE CITY OF LAKE CITY

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the petition, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on December 5, 2023 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) SD 23-04, a preliminary plat application submitted by Carol Chadwick, as agent, for Kevin Bedenbaugh, Jr., to subdivide less than ten contiguous acres in accordance to Article 5 of the Land Development Regulations, on property described, as follows:

DESCRIPTION PARCEL: 33-3S-17-13536-005

All of that part of SE 1/4 of SW 1/4 that lies South of Unit 2, Woodland Grove Subdivision, east of Southeast Sycamore Terrace (formerly Sycamore Lane), and north and west of Southeast Magnolia Loop (formerly Sycamore Lane).

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 12:00 p.m. on the day of the meeting.

Copies of the petition 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 hearings, all interested parties may appear and be heard with respect to the petitions.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, 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).

790741
November 25, 2023

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, November 20, 2023 11:31 AM
To: Angelo, Robert
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Confirmed!

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, November 20, 2023 11:30 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

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, November 20, 2023 11:25 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Good morning,

All 4 proofs are attached for review. One has a lot of line breaks. Guessing it's the way the doc was set up. These used to be just one flowing paragraph I believe. Deadline is noon on Wed for approval.

Thank you!

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

Sent: Monday, November 20, 2023 8:42 AM

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

Subject: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Kym

Please publish in the legal section of the Lake City Reporter on **November 25, 2023.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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





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

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, December 5, 2023 at 5:45 PM

Agenda Items- No Items on the Agenda

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 HISTORIC PRESERVATION AGENCY

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, December 5, 2023 at 6:00 PM

Agenda Items

1. COA23-38 (Derek Schaefer)- Parcel 13727-000- Certificate of Appropriateness petition to get approval on building a new wood fence.
2. Consent Agenda- COA23-34, COA23-39, and COA23-40

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 PLANNING AND ZONING BOARD

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, December 5, 2023 at 5:30 PM

Agenda items-

1. Z23-08 (Kathie Ebaugh as agent for Millennium Bancshares, INC, owner)- Parcels 02714-009 and 02712-001- Rezoning application for a property located in the commercial intensive and commercial general zoning district.
2. CPA23-07 and Z23-09 (Carol Chadwick, as agent for OM Shanti Investment Group, LLC, owner)- Parcels 02677-001 and 02658-001- Comprehensive Plan Amendment and Rezoning application for a property located in the residential office and residential multi-family 1 zoning district.
3. SD23-04 (Carol Chadwick as agent for, Kevin Bedenbaugh, owner)- Parcel 13536-005- Subdivision Plat application (preliminary plat) for a property located in the residential multi-family 2 zoning district.
4. LDR-TA23-01-Text Amendment- Section 4.15.5 (Special Exceptions) – To allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning district
5. LDR-TA23-02-Text Amendment- Section 4.13.5 (Special Exceptions) – To allow travel trailer parks or camp grounds by special exception in 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.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Melrose Place Replat SD23-04
Applicant	Carol Chadwick, as agent
Owner	Kevin Bedenbaugh
Requested Action	Petition to subdivide parcel 13536-005 into lots to build single family home. The parcel is located in the RMF-2 zoning district.
Hearing Date	12-05-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.71 Acres
Location	
Parcel Number	13536-005
Future Land Use	Residential High
Proposed Future Land Use	Residential High
Current Zoning District	Residential Multi-Family 2
Proposed Zoning	Residential Multi-Family 2
Flood Zone-BFE	Flood Zone X Base Flood Elevation- N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Res Moderate	RSF-2	Residential	
E	Res Moderate	RSF-2	Vacant	
S	Res Moderate and Res High	RSF-2 and RMF-2	Veterans Affairs	
W	Res Moderate	RSF-2	Vacant	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to subdivide parcel 13536-005 into lots to be able to build multi-family dwellings.

File Attachments for Item:

v. LDR-TA23-01, Text amendment to the Land Development Regulations section 4.15.5, to allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning District.

SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.1 DISTRICTS AND INTENT

The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular related uses primarily serving the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 4.2 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Hotels and Motels.
5. Retail commercial outlets for sale of fruit, gifts, novelties and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.
8. Retail factory outlets for sale of goods.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments, site and development plan approval is required (see Article 13).

4.15.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees of the principal use.
2. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
3. On-site signs (see Section 4.2).

4.15.4 PROHIBITED USES AND STRUCTURES

1. Dwelling units, except as provided under accessory uses.

2. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district.

4.15.5 SPECIAL EXCEPTIONS
(See also Articles 12 and 13)

1. Truck stops.
2. Travel trailer parks or campgrounds (~~see Section 20.24~~). (*see Section 4.2.22*).
3. ***Storage facility for boats, recreational vehicles, and similar equipment in completely enclosed, partially enclosed, or unenclosed buildings. Storage of boats, recreational vehicles, and similar equipment shall be permitted, subject to the following standards***
 - a. ***Storage shall occur only within a designated area, as approved in the site and development plan.***
 - b. ***Storage areas shall not exceed twenty-five (25) percent of the lot area of the site.***
 - c. ***Boats shall be stored on trailers with wheels.***
 - d. ***Storage areas shall be completely screened from the public right-of-way or adjacent residential zoning districts, utilizing the buildings associated with the storage facility, opaque masonry wall or opaque fence (see Section 4.2.10), or landscape buffer (see Section 4.2.11) approved by the Land Development Regulations Administrator.***
4. Commercial tourist attractions.
5. Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
6. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
7. Public buildings and facilities.
8. Bed and breakfast Inns (see Section 4.2).
9. Off-site signs (see Section 4.2).

4.15.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses (unless otherwise specified):
 - Minimum site area 1 acre
 - Minimum lot width 200 feet

4.15.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. All permitted uses (unless otherwise specified):
 - Front 30 feet
 - Side 30 feet
 - Rear 30 feet

Special Provisions:

No less than 15 feet of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for off-street parking, but not for buildings.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.15.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.15.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

35%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.15.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.18)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting either (a) residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty (20) feet in width along the affected rear and/or side yards as the case may be.

4.15.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.2)

1. Commercial (and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) square feet of non-storage floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
2. Restaurants, cocktail lounges, bars, and taverns: one (1) space for each three (3) seats in public rooms.
3. Hotels and motels: one (1) space for each sleeping room, plus two (2) spaces for the

owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.

4. Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.
5. Public buildings and facilities.
6. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.
7. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Off-street loading required (see Section 4.2)

REMAINDER OF THIS PAGE LEFT BLANK
INTENTIONALLY

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on December 5, 2023 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) LDR-TA23-01, Text amendment to the Land Development Regulations section 4.15.5, to allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning District.

(2) LDR-TA23-02, Text amendment to the Land Development Regulations Section 4.13.5, to allow travel trailer parks or camp ground, by special exception in the Commercial Intensive Zoning District.

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 amendments 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 hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, 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).

790740
November 25, 2023

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, November 20, 2023 11:31 AM
To: Angelo, Robert
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Confirmed!

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page** Deadline 11/9

Call to place an ad for a veteran you know or a business ad to show support

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, November 20, 2023 11:30 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

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, November 20, 2023 11:25 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Good morning,

All 4 proofs are attached for review. One has a lot of line breaks. Guessing it's the way the doc was set up. These used to be just one flowing paragraph I believe. Deadline is noon on Wed for approval.

Thank you!

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

Sent: Monday, November 20, 2023 8:42 AM

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

Subject: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Kym

Please publish in the legal section of the Lake City Reporter on **November 25, 2023.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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

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

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, December 5, 2023 at 5:30 PM

Agenda items-

1. Z23-08 (Kathie Ebaugh as agent for Millennium Bancshares, INC, owner)- Parcels 02714-009 and 02712-001- Rezoning application for a property located in the commercial intensive and commercial general zoning district.
2. CPA23-07 and Z23-09 (Carol Chadwick, as agent for OM Shanti Investment Group, LLC, owner)- Parcels 02677-001 and 02658-001- Comprehensive Plan Amendment and Rezoning application for a property located in the residential office and residential multi-family 1 zoning district.
3. SD23-04 (Carol Chadwick as agent for, Kevin Bedenbaugh, owner)- Parcel 13536-005- Subdivision Plat application (preliminary plat) for a property located in the residential multi-family 2 zoning district.
4. LDR-TA23-01-Text Amendment- Section 4.15.5 (Special Exceptions) – To allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning district
5. LDR-TA23-02-Text Amendment- Section 4.13.5 (Special Exceptions) – To allow travel trailer parks or camp grounds by special exception in 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, December 5, 2023 at 5:45 PM

Agenda Items- No Items on the Agenda

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
HISTORIC PRESERVATION AGENCY**

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, December 5, 2023 at 6:00 PM

Agenda Items

1. COA23-38 (Derek Schaefer)- Parcel 13727 000- Certificate of Appropriateness petition to get approval on building a new wood fence.
2. Consent Agenda- COA23-34, COA23-39, and COA23-40

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, November 20, 2023 11:29 AM
To: Angelo, Robert
Subject: RE: 76124 76126 76125 RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 12-05-2023

Confirmed.

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• Veterans Day Page Deadline 11/9

Call to place an ad for a veteran you know or a business ad to show support

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, November 20, 2023 11:26 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 76124 76126 76125 RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 12-05-2023

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, November 20, 2023 11:10 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 76124 76126 76125 RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 12-05-2023

Good morning!

Attached are 3 ads for approval to publish on the 25th as follows

P&Z 2x9 \$297

BOA 2x6 \$198

HPA 2x7 \$231

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine

1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

Sent: Monday, November 20, 2023 8:43 AM

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

Subject: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 12-05-2023

Kym

Please publish this ad in the body of the paper as a display ad in the **November 25, 2023** paper.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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

File Attachments for Item:

vi. LDR-TA23-02, Text amendment to the Land Development Regulations Section 4.13.5, to allow travel trailer parks or camp ground, by special exception in the Commercial Intensive Zoning District.

SECTION 4.13 "CI" COMMERCIAL, INTENSIVE

4.13.1 DISTRICTS AND INTENT

The "CI" Commercial, Intensive category includes one (1) zone district: CL This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.

4.13.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry-cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as drive-in theater (see Section 4.2), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
5. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.

Site and development plan approval (see Article 13) is required for all commercial developments.

4.13.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also Section 4.2).

3. Outdoor storage yard in connection with permitted use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
4. On the same premises and in connection with permitted principal uses and structures, dwelling units only for the occupation of owners or employees of the principal use.

4.13.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted.
2. Off-site signs.
3. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.2)

4.13.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Truck stops and automotive service stations (see Section 4.2 for special design standards for automotive service stations).
4. Service establishments such as crematory.
5. Agricultural fairs and fairground activities, livestock auction arenas.
6. Commercial tourist attractions.
7. Building trades contractor with on premises storage yard for materials and equipment.
8. Public buildings and facilities.
9. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
10. Churches and other houses of worship.
11. Private clubs and lodges.
12. Bed and breakfast inns (see Section 4.2).
13. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
14. Public and private schools offering curricula comparable to that of public schools.
15. Convention centers and auditoriums.
- 16. *Travel trailer parks or campgrounds (see Section 4.2.22)***

4.13.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses and structures (unless otherwise specified):
None, except as needed to meet the other requirements as set out herein.

4.13.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)
(See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front 20 feet

Side None, except where a side yard is provided, then side yard of at least ten (10) feet must be provided.

Rear 15 feet

Special Provisions:

Parking lots shall be subject to a minimum front setback along all road rights-of-way of ten (10) feet which shall be designated as a landscape buffer area.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.13.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.13.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.13.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

4.13.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.2)

1. For uses specifically listed under CG: As for CG OFFSTREET PARKING REQUIREMENTS.

3. Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena: one (1) space for each three hundred fifty (350) square feet of floor area, plus, where applicable, one (1) space for each one thousand (1000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
4. Express or parcel delivery office, motor bus or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.
5. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one (1) space for each two hundred (200) square feet of floor area.
6. Wholesale establishments: one (1) space for each five hundred (500) square feet of floor area.
7. Warehouse or storage use only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.
8. Each existing residential dwelling unit: two (2) spaces for each dwelling unit.
9. Public buildings and facilities.
10. Churches and houses of worship.
11. Private clubs and lodges.
12. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.
13. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Off-street loading required (see Section 4.2).

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on December 5, 2023 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) LDR-TA23-01, Text amendment to the Land Development Regulations section 4.15.5, to allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning District.

(2) LDR-TA23-02, Text amendment to the Land Development Regulations Section 4.13.5, to allow travel trailer parks or camp ground, by special exception in the Commercial Intensive Zoning District.

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 amendments 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 hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, 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).

790740
November 25, 2023

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, November 20, 2023 11:31 AM
To: Angelo, Robert
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Confirmed!

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page** Deadline 11/9

Call to place an ad for a veteran you know or a business ad to show support

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, November 20, 2023 11:30 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

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, November 20, 2023 11:25 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Good morning,

All 4 proofs are attached for review. One has a lot of line breaks. Guessing it's the way the doc was set up. These used to be just one flowing paragraph I believe. Deadline is noon on Wed for approval.

Thank you!

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

Sent: Monday, November 20, 2023 8:42 AM

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

Subject: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Kym

Please publish in the legal section of the Lake City Reporter on **November 25, 2023.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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

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

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, December 5, 2023 at 5:30 PM

Agenda items-

1. Z23-08 (Kathie Ebaugh as agent for Millennium Bancshares, INC, owner)- Parcels 02714-009 and 02712-001- Rezoning application for a property located in the commercial intensive and commercial general zoning district.
2. CPA23-07 and Z23-09 (Carol Chadwick, as agent for OM Shanti Investment Group, LLC, owner)- Parcels 02677-001 and 02658-001- Comprehensive Plan Amendment and Rezoning application for a property located in the residential office and residential multi-family 1 zoning district.
3. SD23-04 (Carol Chadwick as agent for, Kevin Bedenbaugh, owner)- Parcel 13536-005- Subdivision Plat application (preliminary plat) for a property located in the residential multi-family 2 zoning district.
4. LDR-TA23-01-Text Amendment- Section 4.15.5 (Special Exceptions) – To allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning district
5. LDR-TA23-02-Text Amendment- Section 4.13.5 (Special Exceptions) – To allow travel trailer parks or camp grounds by special exception in 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, December 5, 2023 at 5:45 PM

Agenda Items- No Items on the Agenda

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
HISTORIC PRESERVATION AGENCY**

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, December 5, 2023 at 6:00 PM

Agenda Items

1. COA23-38 (Derek Schaefer)- Parcel 13727 000- Certificate of Appropriateness petition to get approval on building a new wood fence.
2. Consent Agenda- COA23-34, COA23-39, and COA23-40

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, November 20, 2023 11:29 AM
To: Angelo, Robert
Subject: RE: 76124 76126 76125 RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 12-05-2023

Confirmed.

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• Veterans Day Page Deadline 11/9

Call to place an ad for a veteran you know or a business ad to show support

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, November 20, 2023 11:26 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 76124 76126 76125 RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 12-05-2023

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, November 20, 2023 11:10 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 76124 76126 76125 RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 12-05-2023

Good morning!

Attached are 3 ads for approval to publish on the 25th as follows

P&Z 2x9 \$297

BOA 2x6 \$198

HPA 2x7 \$231

Thank you

Kym Harrison • 386-754-0401

Lake City Reporter & Currents Magazine

1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

Sent: Monday, November 20, 2023 8:43 AM

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

Subject: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 12-05-2023

Kym

Please publish this ad in the body of the paper as a display ad in the **November 25, 2023** paper.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

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

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