

# PUBLIC NOTICE

CITY OF LAURENS  
NOTICE  
SARAH'S MOTION


FOR MORE INFORMATION CONTACT  
CITY CLERK  
AT 706.688.1234

**CITY OF LAKE CITY  
NOTICE  
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

SPR24.03, a petition by Michael Wagner, as agent, to request a Site Plan Review approval be granted as provided for in Section 4.13 of the Land Development Regulations, to get approval on site plan for Wawa for a property located in the Commercial Intensive zoning district, in accordance with the submittal of the petition dated February 6, 2024, to be located on parcels 06185-000 and 06233-000

WHEN: March 5, 2024  
5:30 p.m.

WHERE: City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida.  
Members of the public may also view the meeting on our YouTube channel at:  
<https://www.youtube.com/c/CityofLakeCity>.

Copies of the site plan review application are available for public inspection by contacting the Office of Growth Management at [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com) or by calling 386.719.5820.

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

**FOR MORE INFORMATION CONTACT  
ROBERT ANGELO  
PLANNING & ZONING TECHNICIAN  
AT 386.719.5820**

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

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

## **Agenda items-**

1. **SPR 24-03**, Petition submitted by Michael Wagner, (agent) for WPG-Lake City, LLC, (owner), for a Site Plan Review for Wawa, in a Commercial Intensive zoning district, and located on parcels 06185-000 and 06233-000, which is regulated by the Land Development Regulations Section 4.13.
2. **CPA23-06 and Z23-07**, Petition submitted by David Winsberg, (owner), for Comprehensive Plan Amendment to the Future Land Use and a Rezoning to the Official Zoning Atlas of land located in the residential multi-family 1 and the residential single family-3 zoning districts, on parcels 11602-002 and 11642-000
3. **SPR 24-02**, Petition submitted by Carol Chadwick, (agent) for Kevin Bendenbaugh, (owner), for a Site Plan Review for Melrose Place, in a residential multi-family 2 zoning district, and located on parcel 13536-000, which is regulated by the Land Development Regulations Section 4.9.

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

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

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

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

Robert Angelo  
Planning and Zoning Tech.

## Angelo, Robert

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**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Tuesday, February 20, 2024 3:06 PM  
**To:** Angelo, Robert  
**Subject:** RE: 76741 RE: Non-Legal Ad Notice for Planning and Zoning Meeting 03-05-2024

Confirmed

Thank you  
Kym Harrison • 386-754-0401  
Serving **4** counties in North Florida

---

**70% of households with income above \$100k are newspaper readers.**

Sources: <sup>1</sup> 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Tuesday, February 20, 2024 2:58 PM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 76741 RE: Non-Legal Ad Notice for Planning and Zoning Meeting 03-05-2024

Looks good.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)  
386-719-5820



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

**From:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Tuesday, February 20, 2024 11:46 AM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** 76741 RE: Non-Legal Ad Notice for Planning and Zoning Meeting 03-05-2024

Proof attached for approval. 2x9 \$297 publishing 2/24

Thank you  
Kym Harrison • 386-754-0401  
Serving **4** counties in North Florida

---

**70% of households with income above \$100k are newspaper readers.**

Sources: <sup>1</sup> 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved

**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Sent:** Tuesday, February 20, 2024 10:25 AM  
**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Subject:** Non-Legal Ad Notice for Planning and Zoning Meeting 03-05-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **February 24, 2024** paper.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)  
386-719-5820



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## **Agenda items-**

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

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Robert Angelo  
Planning and Zoning Tech.

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**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.



February 16, 2024

To Whom it May Concern

On March 5, 2024 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 submitted by Michael Wagner, as agent, WPG-Lake City, LLC., for a site plan review, SPR24-03, for parcels 06185-000 and 06233-000, The site plan is to build a automotive service station located within the Commercial Intensive zoning district.

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

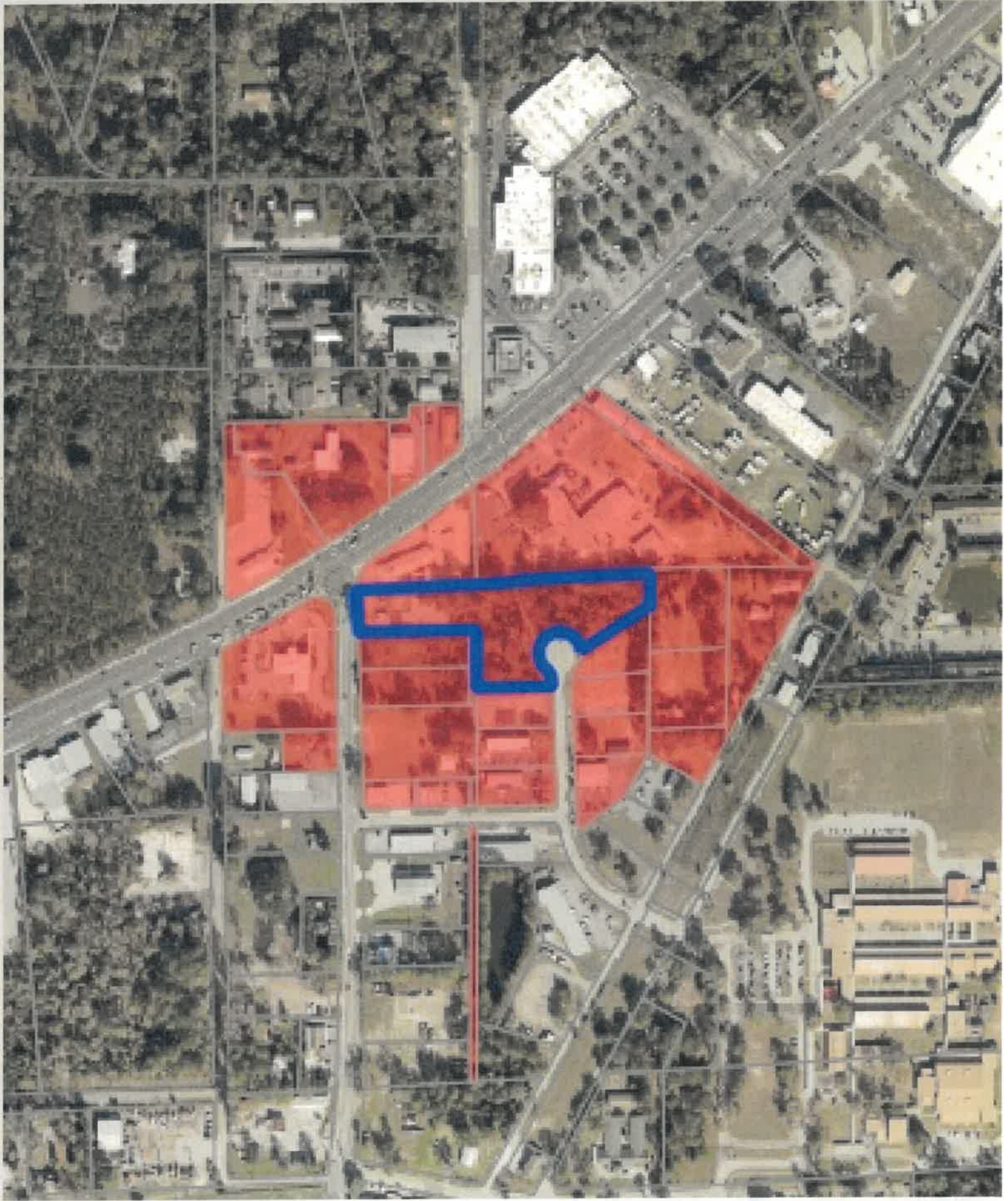
Robert Angelo

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

Planning and Zoning Tech  
City of Lake City



# GIS Buffer



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1180

1770

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## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
HOME OWNERS REALTY CO INC	C/O L R ISBELL & FINLEY MOORE					
WILLIAMS CLIFFORD S	26 WESLEY MILL DR		ADAIRSVILLE	GA		30103
YP SUPPLIER LLC	228 SW WATERFORD CT SUITE 107		LAKE CITY	FL		32025
YP SUPPLIER LLC	228 SW WATERFORD CT	SUITE 107	LAKE CITY	FL		32025
JOHNSON & JOHNSON INC	P O BOX 157		MADISON	FL		32341
JOHNSON & JOHNSON INC	P O BOX 157		MADISON	FL		32341
MORRIS MONTY K	722 SW ARLINGTON BLVD		LAKE CITY	FL		32025
MORRIS DOROTHY L WILLIAMS	722 SW ARLINGTON BLVD		LAKE CITY	FL		32025
VYP, LLC	794 SW MANDIBI DR		LAKE CITY	FL		32024
MIDTOWN PROPERTIES HOLDINGS LLC	540 W DUVAL ST		LAKE CITY	FL		32055
HERITAGE OPERATING L P	P O BOX 965		VALLEY FORGE	PA		19482-0965
LAKE CITY U AUTOMOTIVE MANAGEMENT LLC	1101 E FLETCHER AVE		TAMPA	FL		33612
DRAWDY JENNY SCAFF LIVING TRUST DATED APRIL 9, 2019	317 NW STREAMSIDE CT		LAKE CITY	FL		32055
DRAWDY J BRUCE LIVING TRUST DATED APRIL 9, 2019	317 NW STREAMSIDE CT		LAKE CITY	FL		32055
VYP, LLC	794 SW MANDIBI DR		LAKE CITY	FL		32024
ACEMCD, LLC	3101 W US HIGHWAY 90	STE 201	LAKE CITY	FL		32055
JOHNSON & JOHNSON INC	P O BOX 157		MADISON	FL		32341
VYP, LLC	794 SW MANDIBI DR		LAKE CITY	FL		32024
YP SUPPLIER LLC	228 SW WATERFORD CT	SUITE 107	LAKE CITY	FL		32025
COLEMAN FAMILY REVOCABLE TRUST	385 SW ARLINGTON BLVD		LAKE CITY	FL		32025
LAKE CITY U AUTOMOTIVE MANAGEMENT LLC	1101 E FLETCHER AVE		TAMPA	FL		33612
379 PROPERTY GROUP LLC	6786 SW 44TH PL		LAKE BUTLER	FL		32054
STORE MASTER FUNDING IV LLC	C/O VINTAGE PARTNERS	4705 S APOPKA VINELAND RD STE 210	ORLANDO	FL		32819
CEDAR RIVER SEAFOOD OF LAKE CITY INC	1592 US HIGHWAY 90 W		LAKE CITY	FL		32055
RADIANT CREDIT UNION	ATTN ACCOUNTS PAYABLE	4440 NW 25TH PLACE	GAINESVILLE	FL		32606
CAMPUS USA CREDIT UNION	P O BOX 147029		GAINESVILLE	FL		32614
RADIANT CREDIT UNION	4440 NW 25TH PLACE		GAINESVILLE	FL		32606

# GIS Buffer



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1300

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2600

## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
FLORIDA GAS TRANSMISSION COMPANY	2424 RIDGE RD		ROCKWALL	TX		75087
HOME OWNERS REALTY CO INC	C/O L R ISBELL & FINLEY MOORE					
WILLIAMS CLIFFORD S	26 WESLEY MILL DR		ADAIRSVILLE	GA		30103
YP SUPPLIER LLC	228 SW WATERFORD CT SUITE 107		LAKE CITY	FL		32025
YP SUPPLIER LLC	228 SW WATERFORD CT	SUITE 107	LAKE CITY	FL		32025
NORTH RUSSELL J	347 NW STREAMSIDE CT		LAKE CITY	FL		32055
379 PROPERTY GROUP LLC	3786 SW 44TH PL		LAKE BUTLER	FL		32054
GANSKOP JEFFREY L	P O BOX 1815		LAKE CITY	FL		32056
CITY OF LAKE CITY, FLORIDA	205 NORTH MARION AVE		LAKE CITY	FL		32055
CDS FAMILY & BEHAVIORAL HEALTH SERVICES INC	3615 SW 13TH ST	SUITE 7	GAINESVILLE	FL		32608
CITY OF LAKE CITY	205 N MARION AVE		LAKE CITY	FL		32055
MORRIS MONTY K	722 SW ARLINGTON BLVD		LAKE CITY	FL		32025
RICHARDSON JAMES V	692 SW ARLINGTON BLVD		LAKE CITY	FL		32025
MORRIS DOROTHY L WILLIAMS	722 SW ARLINGTON BLVD		LAKE CITY	FL		32025
GROVE PARTNERS 4 (ETAL)	384 SW DEXTER CIRCL		LAKE CITY	FL		32025
LAKE CITY U AUTOMOTIVE MANAGEMENT LLC	1101 E FLETCHER AVE		TAMPA	FL		33612
DRAWDY JENNY SCAFF LIVING TRUST DATED APRIL 9, 2019	317 NW STREAMSIDE CT		LAKE CITY	FL		32055
DRAWDY J BRUCE LIVING TRUST DATED APRIL 9, 2019	317 NW STREAMSIDE CT		LAKE CITY	FL		32055
YP SUPPLIER LLC	228 SW WATERFORD CT	SUITE 107	LAKE CITY	FL		32025
LCPP LLC	PO BOX 357742		GAINESVILLE	FL		32635
PREM ENTERPRISE USA, LLC	1404 W US HWY 90		LAKE CITY	FL		32055
COLEMAN FAMILY REVOCABLE TRUST	385 SW ARLINGTON BLVD		LAKE CITY	FL		32025-5607
COLEMAN FAMILY REVOCABLE TRUST	385 SW ARLINGTON BLVD		LAKE CITY	FL		32025
ABC PROPERTIES LTD	P O BOX 593688		ORLANDO	FL		32859
LAKE CITY U AUTOMOTIVE MANAGEMENT LLC	1101 E FLETCHER AVE		TAMPA	FL		33612
379 PROPERTY GROUP LLC	6786 SW 44TH PL		LAKE BUTLER	FL		32054
STORE MASTER FUNDING IV LLC	C/O VINTAGE PARTNERS	4705 S APOPKA VINELAND RD STE 210	ORLANDO	FL		32819
CEDAR RIVER SEAFOOD OF LAKE CITY INC	1592 US HIGHWAY 90 W		LAKE CITY	FL		32055
RADIANT CREDIT UNION	ATTN ACCOUNTS PAYABLE	4440 NW 25TH PLACE	GAINESVILLE	FL		32606

MORRIS DOROTHY L WILLIAMS  
722 SW ARLINGTON BLVD  
LAKE CITY FL 32025

GROVE PARTNERS 4 (ETAL)  
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LAKE CITY FL 32025

LAKE CITY U AUTOMOTIVE  
MANAGEMENT LLC  
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TAMPA FL 33612

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LAKE CITY FL 32055

ABC PROPERTIES LTD  
P O BOX 593688  
ORLANDO FL 32859

379 PROPERTY GROUP LLC  
6786 SW 44TH PL  
LAKE BUTLER FL 32054



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9 Feliciano

DRAWDY JENNY SCAFF LIVING  
TRUST DATED APRIL 9, 2019  
317 NW STREAMSIDE CT  
LAKE CITY FL 32055

CAMPUS USA CREDIT UNION  
P O BOX 147029  
GAINESVILLE FL 32614

WILLIAMS CLIFFORD S  
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ADAIRSVILLE GA 30103

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VYP, LLC  
794 SW MANDIBI DR  
LAKE CITY FL 32024

FLORIDA GAS TRANSMISSION  
COMPANY  
2424 RIDGE RD  
ROCKWALL TX 75087

JOHNSON & JOHNSON INC  
POBOX157  
MADISON FL 32341

ACEMCD, LLC  
3101 W US HIGHWAY 90  
STE 201  
LAKE CITY FL 32055

NORTH RUSSELL J  
347 NW STREAMSIDE CT  
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GANSKOP JEFFREY L  
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LAKE BUTLER FL 32054

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HEALTH SERVICES INC  
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SUITE 7  
GAINESVILLE FL 32608

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POBOX965  
VALLEY FORGE PA 19482-0965

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C/O VINTAGE PARTNERS  
4705 SAPOPKA VINELAND RD  
STE 210  
ORLANDO FL 32819

CITY OF LAKE CITY  
205 N MARION AVE  
LAKE CITY FL 32055

LAKE CITY U AUTOMOTIVE  
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1101 E FLETCHER AVE  
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CEDAR RIVER SEAFOOD OF LAKE  
CITY INC  
1592 US HIGHWAY90W  
LAKE CITY FL 32055

RICHARDSON JAMES V  
692 SW ARLINGTON BLVD  
LAKE CITY FL 32025

Bohler Engineering  
600 N West Shore Blvd.  
Suite 950  
Tampa, FL, 33609



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*C. Siliciano*