

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

V 24-01, an application by Carol Chadwick, as agent, for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in Section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet, as defined by these Land Development Regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated December 27, 2023, to be located on property described as follows:

A parcel of land lying in Section 29, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows:

PARCEL 11122-001

NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acres, more or less

WHEN;	February 6 th , 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

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

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

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

PUBLIC NOTICE

CITY OF LAKE CITY NOTICE LAND USE ACTION

A PUBLIC HEARING IS HEREBY NOTICED TO CONSIDER A RESOLUTION FOR

the general public to be held on the 15th day of November 2010 at 7:00 PM in the City of Lake City, Florida, at the City Commission Meeting Room, 1000 North Main Street, Lake City, Florida 32225. The purpose of the hearing is to consider and vote on the Resolution to amend the City of Lake City Comprehensive Zoning Ordinance to allow for the use of a certain type of property in a certain zoning district.

The Resolution is available for public review at the City of Lake City Planning and Zoning Department, 1000 North Main Street, Lake City, Florida 32225. The Resolution is also available for public review at the City of Lake City Planning and Zoning Department, 1000 North Main Street, Lake City, Florida 32225.

FOR MORE INFORMATION CONTACT
ROBERT ANDRIGLIO
PLANNING AND ZONING TECHNICIAN
AT 386.328.5070

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, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 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.

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Robert Angelo
Planning and Zoning Tech.



January 9, 2024

To Whom it May Concern

On February 6, 2024 the Board of Adjustments will be having a meeting at 5:30pm, or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition to get approval for a variance to the setbacks for a property located at 407 NE Lurose Court, Lake City, FL 32055.

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

Robert Angelo

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

Planning and Zoning Tech
City of Lake City

GIS Buffer



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580

870

1160

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	City	State	ZIP
RIVERS AMELIA ESTATE	1609 S WOLF RD		HILLSIDE	IL	60162
GEORGE DEANNA R	920 NE JOE CONEY TERR		LAKE CITY	FL	32055
WILSON CARLOS	815 NE JACKSON AVE		LAKE CITY	FL	32055
FLOWERS SERENA	876 NE CONGRESS AVE		LAKE CITY	FL	32055
MORGAN PATRICIA J	P O BOX 2983		LAKE CITY	FL	32056-2983
DOAR RINAT	914 NE ABERDEEN AVE		LAKE CITY	FL	32055
EQUITY TRUST FBO 200345702	P O BOX 451340		WESTLAKE	OH	44145
DOUGLAS CLYDE	929 NE JOE CONEY TER		LAKE CITY	FL	32055
ALFORD GERALD M	703 NW MORRELL DRIVE		WHITE SPRINGS	FL	32096
MONROE DAVID O M	945 NE ABERDEEN AVE		LAKE CITY	FL	32055
CHURCH PROPERTY	948 NE ABERDEEN AVE		LAKE CITY	FL	32055
BLANKENSHIP MAY E	5640 56TH WAY		WEST PALM BEACH	FL	33409
MORGAN TERRY BELSON	P O BOX 1304		LAKE CITY	FL	32056-1304
FLOWERS SERENA	876 NE CONGRESS AVE		LAKE CITY	FL	32055
MAYO ELIZABETH G	906 NE CONGRESS AVE		LAKE CITY	FL	32055
HUGGINS ROY	942 NE CONGRESS AVE		LAKE CITY	FL	32055
MAEWEATHER RUSSELL	11760 LINDSEY LAKE DR		LAKE CITY	FL	32055
GEORGE ANTHONY JR	1136 HILBURN DR SE		JACKSONVILLE	FL	32221
ANDERSON DINYADA V	825 NE JOE CONEY TERR		ATLANTA	GA	30316-2811
HAWKINS HATTIE LOUISE	862 NE JOE CONEY TERR		LAKE CITY	FL	32055
AUSGOOD VERONICA	876 NE JOE CONEY TERR		LAKE CITY	FL	32055
WILLIAMS DAVID SR ESTATE	879 NE JOE CONEY TERR		LAKE CITY	FL	32055
TWENTYEIGHT FOURTEEN, LLC	903 NE JOE CONEY TER		LAKE CITY	FL	32055
TRUST NO. 913JCC	P O BOX 281		FLAGLER BEACH	FL	32136
GEORGE DEANNA	920 NE JOE CONEY TERR		LAKE CITY	FL	32055
GEORGE VANESSA	930 NE JOE CONEY TER		LAKE CITY	FL	32055
BAKER ALVIN J	999 NW ZACK DR		LAKE CITY	FL	32055
CARTER MARY ALYCE	769 NE GURLEY AVE		LAKE CITY	FL	32055
WILLIAMS KAYLA	396 NE LUROSE ST		LAKE CITY	FL	32055
COMBS FREDRINA T	9730 PORTA LEONALN		LAKE CITY	FL	32055
TWENTYEIGHT FOURTEEN LLC	930 NE JOE CONEY TER		BOYNTON BEACH	FL	33472
TWENTYEIGHT FOURTEEN LLC	930 NE JOE CONEY TER		LAKE CITY	FL	32055
TAYLOR SHANETHA	331 NE BURBANK TER		LAKE CITY	FL	32055
FOUNDATION ANNA FERTIC	P O BOX 621171		LAKE CITY	FL	32055
PATE LINDA	884 CEDAR CANYON SQUARE		OVIEDO	FL	32762
OWENS WALLACE	872 NE ABERDEEN AVE		MARIETTA	GA	30067
MORGAN HELEN	435 NE MORGAN STREET		LAKE CITY	FL	32055
WASHINGTON CHARLES A	406 CASTILLO TER		LAKE CITY	FL	32055

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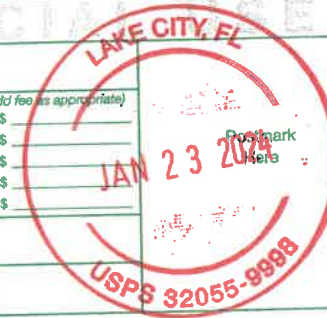
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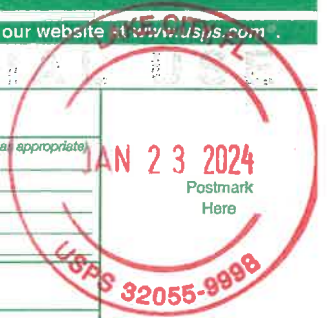
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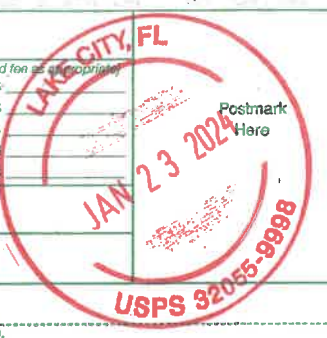
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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



9589 0710 5270 1427 8393 79

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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



9589 0710 5270 1427 8376 03

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

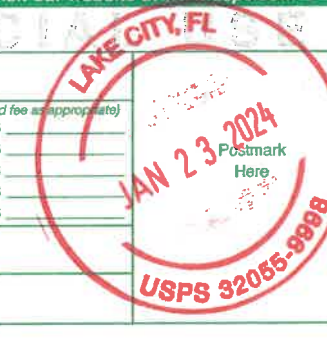
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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



9589 0710 5270 1427 8393 31

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

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

OFFICIAL USE

Certified Mail Fee
\$4.40

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage
\$0.68

Total Postage and Fees
\$5.08

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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



9589 0710 5270 1427 8393 62

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

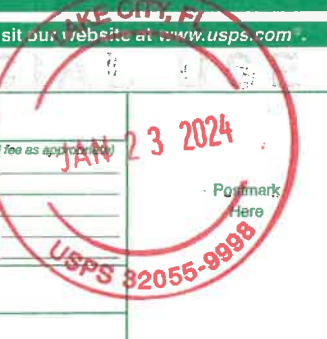
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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



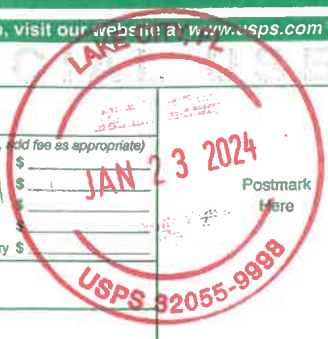
9589 0710 5270 1427 8393 00

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

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

OFFICIAL USE

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



Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

9589 0710 5270 1427 8393 24

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

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

OFFICIAL USE

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



Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:40 AM
To: Angelo, Robert
Subject: RE: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Confirmed

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 10:37 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:35 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 76617 RE: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Attached for approval 3x5.5 272.25

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

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From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:10 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad Notice for Board of Adjustments 02-06-2024

Kym

Please publish this ad in the body of the paper as a display ad in the January 25, 2024 paper.

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



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**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, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 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, February 6, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. SE 24-01 (The Arc of North Florida)- Parcel 13734-000 – Special Exception petition to permit an adult care center on a certain property within the RESIDENTIAL OFFICE zoning district.
2. SE 24-02 (Gateway Development LLC.)- Parcels 11915-101, 11915-102, 11915-103, and 11915-104 – Special Exception petition to permit standard design manufactured homes on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.
3. V 24-01 (Twenty-Eight Fourteen LLC.)- Parcel 11122-001 – Variance petition to reduce the setbacks on a certain property within the RESIDENTIAL SINGLE FAMILY-3 zoning district.

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

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

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

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 9:17 AM
To: Angelo, Robert
Subject: RE: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Confirmed

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:13 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

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: Friday, January 19, 2024 11:00 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 798738 RE: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Attached for approval by noon on Wednesday.

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

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

Sent: Thursday, January 18, 2024 2:31 PM

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

Subject: Legal ad notices for SE 24-01, SE 24-02, and V 24-01

Kym

Please publish in the legal section of the Lake City Reporter on **January 25, 2024.**

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 01/19/24 10:59 by kharr-cn

Acct #: 45150

Ad #: 798738

Status: New WHOLD

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

Start: 01/25/2024 Stop: 01/25/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 23.23 Words: 847
Total STD 23.23
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 383.30

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

Affidavits: 1
Ad Descrpt: SE 24-01, SE 24-02, AND V
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: kharr 01/19/24 10:57
Last Changed: kharr 01/19/24 10:59

PUB ZONE EDT TP RUN DATES
LCR A 96 S 01/25

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-01, a petition by The Beverly Standridge, as agent for The Arc North Florida, INC, to request a special exception be granted as provided for in Section 4.10.5 of the Land Development Regulations, to permit a adult care center, as defined by these land development regulations, within a RESIDENTIAL OFFICE (RO) zoning district, in accordance with a site plan and a petition dated January 5, 2024, to be located on property described, as follows:

A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Parcel 13734-000

S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653.

Containing 0.406 acre, more or less.

SE 24-02, a petition by Jim Curry, as agent for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5 of the Land Development Regulations, to standard design manufactured home, as defined by these land development regulations, within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan and a petition dated January 11, 2024, to be located on property described, as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: BEGIN

AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.83° 13'25" W., A DISTANCE OF 32.66 FEET, THENCE CONTINUE N.06°52'49" E., DISTANCE OF 166.12 TO SOUTHERLY RIGHT-OF-WAY LINE S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.08 FEET, THENCE RUN S.26°44'46" E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE, THENCE S.07°07'44" W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET, THENCE S.88° 42'57" W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Containing 0.77 acre, more or less.

V 24-01, a petition by Carol Chadwick, as agent for Twenty-Eight Fourteen LLC., to request a variance be granted as provided for in section 4.5.7 of the Land Development Regulations, to reduce the side setbacks from 10 feet to 7 feet and reduce the rear setback from 15 feet to 10 feet within a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district, in accordance with a site plan submitted with a petition dated December 27, 2023, to be located on property described, as follows:

PARCEL 11122-001
NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

Containing 0.043 acre, more or less.

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

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

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

calling 386.719.5746.

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

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

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

798738

January 25, 2024

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

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S DIV LOTS 73, 74 & 75 BLOCK I CANOVA S/D EX RD R/W. 353-7, 361-158, 640-748, 640-750, 758-669, 789-1758, WD 1264-2653,
Containing 0.406 acre, more or less.

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Containing 0.77 acre, more or less.

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PARCEL 11122-001

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Containing 0.043 acre, more or less.

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