



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

**FOR PLANNING USE ONLY**  
Application # SE 24-01  
Application Fee **\$200.00**  
Receipt No. 2024-000 22947  
Filing Date 1/5/24  
Completeness Date \_\_\_\_\_

## SPECIAL EXCEPTION

### A. PROJECT INFORMATION

1. Project Name: Baya Adult Day Training Facility
2. Address of Subject Property: 311 Se Baya Drive
3. Parcel ID Number(s): 00-00-00-13734-000
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: RO
6. Acreage: .41 acres
7. Existing Use of Property: Office/Medical Office/ Residential
8. Proposed use of Property: Adult Day Training
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Adult Care Center. An adult care center is a private home, institution, building, residence, or other place, whether operated for profit or not, including those places operated by units of government, which undertakes through its ownership or management to provide day personal care for three (3) or more adult persons not related by lineal consanguinity or marriage to the operator, who by reason of illness, physical infirmity, or advanced age are unable to care for themselves during the daylight hours.

### B. APPLICANT INFORMATION

1. Applicant Status  Owner (title holder)  Agent
2. Name of Applicant(s): Beverly Standridge Title: Executive Director  
Company name (if applicable): The Arc North Florida, Inc.  
Mailing Address: 521 Demorest Street SE  
City: Live Oak State: Florida Zip: 32064  
Telephone: (386)362-7143 Fax: (386)362-7058 Email: ed@arcnfl.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): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

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

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

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

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

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

#### **NOTICE TO APPLICANT**

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

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

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

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

## Site Plan for 311 Se Baya Drive Lake City, Fl. 32055

A: Name-Baya Adult Day Training, Owner-The Arc North Florida, Inc. Designer- N/A Existing Structure

B: Per Zoning Map – Residential Office

C: Location- Site is located five blocks from the intersection of S Marion St and Se Baya drive. Home is located on the corner of Se Division Ave and Se Baya Drive. 911 Address- 311 Se Baya Drive.

D: As indicated on enclosed survey.

E: Survey Enclosed .41 acres

F: As indicated by Google Map of area –Enclosed

G: Electric Service is provided by Florida Power and Light. Service is located on Se Division Ave and Connected to Home in the kitchen all Panel. Water id Provide by City Of Lake City. Service is connected on Se Division Ave. Sewer – Provided by City of Lake City and is also connected on Se Division Ave.

H: Parking Area is indicated on site map enclosed. Parking exists on Se Baya drive and Se Division Ave. 8 regular spaces and one handicapped space on the concrete surfaced area. Parking for 8 cars in the grassed area on se of property with exit onto Se Baya Ave

I: Landscaping of parking area and home are existing and consist of small scrubs and trees and flowers. In designated areas. Fence row along the rear on the property is heavy growth of trees and azaleas . Property on the se of building has 4 trees that are hurricane trimmed.

J: N/A

K: Two structures on the property of .41 Acres. Home of 1928 Square feet and a Garage of 576 Square feet As indicated in enclosed drawings.

L: On Back of Property accessible from Se Division Ave as indicated in Drawing enclosed

### 4: Storm water Management Plan:

Property is in a Flood Zone X- Low to moderate flooding risk. Existing storm water drains are on the property and no addition building or modifications to the property are being made to change the existing requirements. Drains are indicated in enclosed drawings. No new permits are being requested from Water Management District.

### 5: Fire Department Access and water supply plan:

Plan will not change from existing plan. No new constructions, changes of access, Assessable water to water hydrates on Se Division Ave, assessable to Fire Department located on NW Main St . Fire sprinkler system is not required, as Stated in Chapter 18 of the Florida Fire Code.

A knocks box will be acquired from the Lake City Fire Department for ease of egress by the department. Current plan is not being changed as stated by Fire Marshall with properties with no new additions or construction.

6: Impact Analysis: Transportation: facility will be staffed by 8 staff with a client base that will not exceed 30 persons. Parking for staff will be the grassed area of the property. Clients will be dropped off by transportation service each morning and picked up in the afternoon, Current Traffic flow for Baya is 19400 cars per day, our project will be very minimal to existing traffic. Clients are all in wheel chairs so excursions from the building will be minimal.

Potable Water: staffing will be using bathrooms and kitchen areas during the 8 hour 5 days per week. Water consumptions for each staff will be less than 120 gallons per week as showers/ baths will not be used.  $8 \times 120 = 960$  gallons per week  $\times 4$  weeks = 3840 gallons per month. Client's will only use water in cleaning hands and cleaning up as they all are wearing adult diapers. Water will again be minimal for

them our best average is 200 gallons per month X maximum of 30 clients = 6000 gallons per month.  
Total water consumption average 10000 gallons.

Sanitary sewer: All Consumed water will be placed in the sewer system. 10000 Gallons per month.

Solid waste: Four 45 gallon cans of trash per week, approximately 300 Pounds of Garbage. 1200 pounds per month.

7: Comprehensive Plan analysis

To the extent that the provisions of these land development regulations are the same in substance as the previously adopted provisions that already meet various ordinances of the City, they should be considered as continuations thereof and not as new enactments unless otherwise specifically provided.

8: Legal description:

311 SE Baya Dr, Lake City, FL 32025 is a single family home that contains 1,928 sq ft and was built in 1920. It contains 3 bedrooms and 2 bathrooms. .41 acres consisting of 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, TR 1504-1476 Parcel # 00-00-00-13734-000

9: enclosed

10: N/A

11: Tax exempt

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

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

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

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

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

*Beverly Standridge*

Applicant/Agent Name (Type or Print)

*Beverly Standridge*

Applicant/Agent Signature

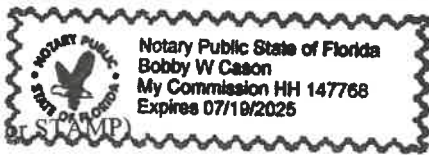
*1/3/24*

Date

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

(NOTARY SEAL



*Bobby W. Cason*

Signature of Notary

*Bobby W. Cason*

Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced



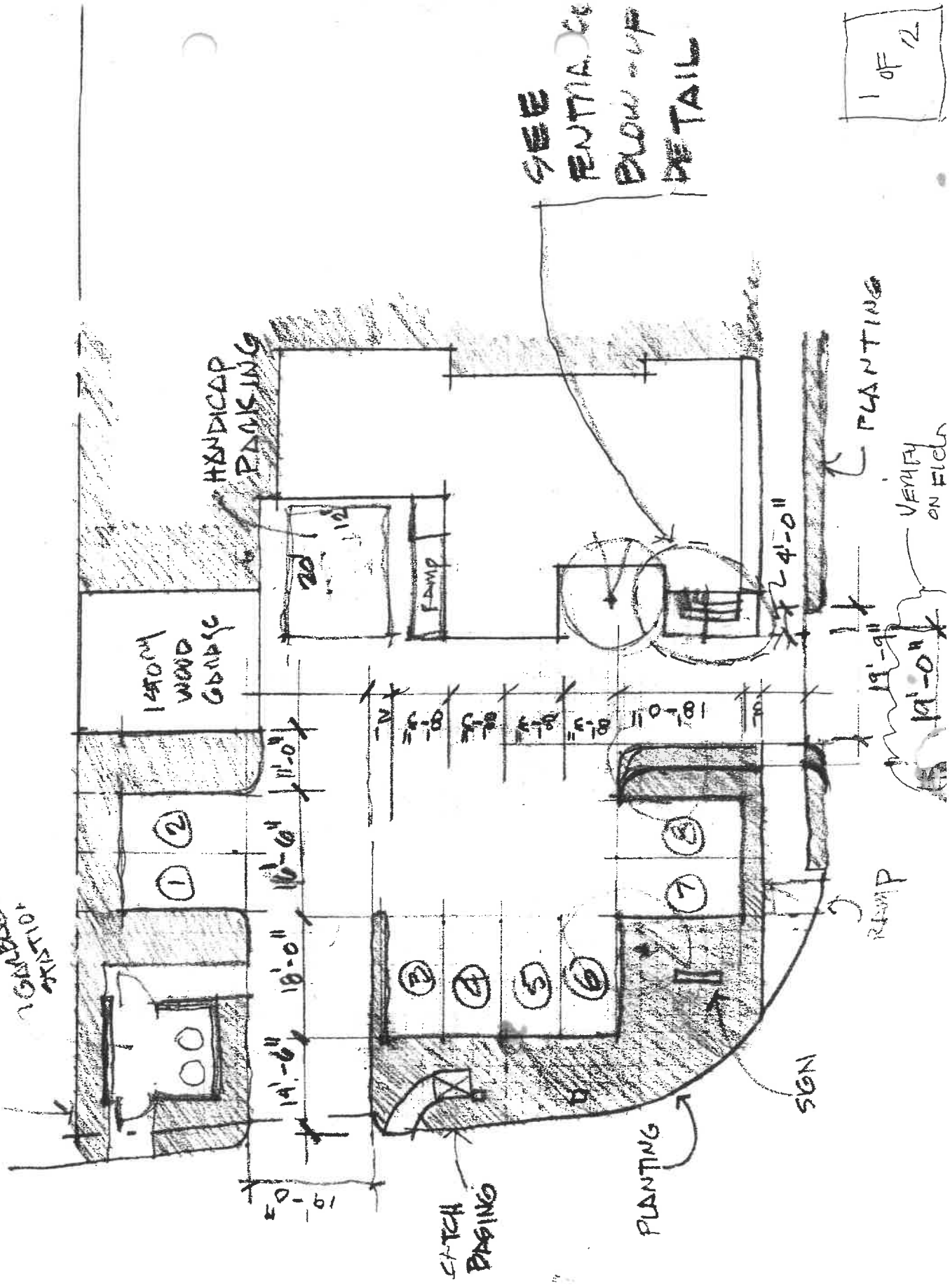
Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 20 ft





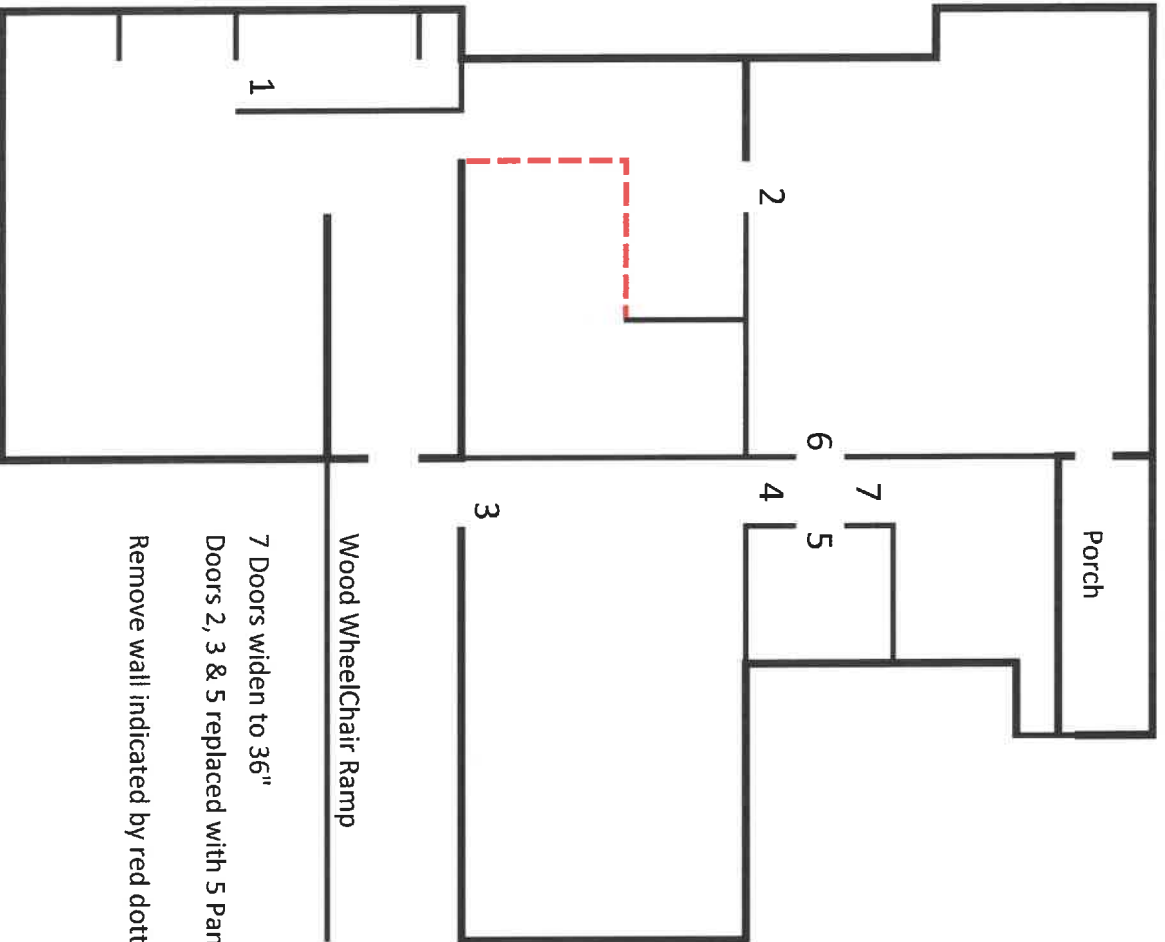
SEE  
VENTILATION  
BLOW-UP  
DETAIL

PROPERTY  
LINE  
GARAGE  
STATION





311 SE Baya Drive Lake, City Florida



replace  
sign

- Wood WheelChair Ramp
- 7 Doors widen to 36"
- Doors 2, 3 & 5 replaced with 5 Panel doors
- Remove wall indicated by red dotted line.

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,

This Instrument Prepared by:  
Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025

After Recording Return to:  
The ARC North Florida, Inc  
511 Goldkist Blvd SW  
Live Oak, FL 32064

Parcel Identification Number:  
00-00-00-13734-000

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(Space Above This Line For Recording Data)

### **Trustee's Deed**

THIS TRUSTEE'S DEED (this "**Deed**") is made as of the 13th day of December, 2023 from David Reich and Carmen E. Cardona-Reich, Husband and Wife, Individually and as Co-Trustees of The David and Carmen Reich Family Trust Dated October 25, 2013 (the "**Trust**"), with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose address is 1833 Henley Street, St. Cloud, FL 34771 ("**Grantor**"), to The ARC North Florida, Inc, a Florida Corporation, whose address is 511 Goldkist Blvd SW, Live Oak, FL 32064 ("**Grantee**").

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of TWO HUNDRED FORTY SIX THOUSAND AND 00/100 Dollars (\$246,000.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does distribute, grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Columbia County, Florida and fully described as follows:

Lots 73, 74 and 75, Block I, CANOVA'S SUBDIVISION, according to the plat recorded in Plat Book A, Page 21, of the Public Records of Columbia County, Florida. LESS AND EXCEPT right-of-ways of Baya Avenue and Division Street.

TOGETHER WITH all tenements, hereditaments, easements and appurtenances belonging to or in any way appertaining to the Property.

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

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

**Grantor(s)**

David and Carmen Reich Family Trust Dated October 25, 2013

By: *Paul Reich*  
David Reich, Individually and as Co-Trustee

By: *Carmen E. Cardona-Reich*  
Carmen E. Cardona-Reich, Individually and as Co-Trustee

**Witness(es)**

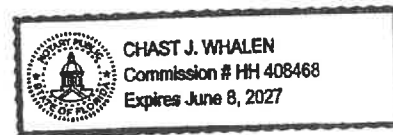
*Chast J. Whalen*  
WITNESS  
PRINT NAME: Chast J. Whalen

*Melissa Stokes*  
WITNESS  
PRINT NAME: Melissa Stokes

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13<sup>th</sup> day of December, 2023, by David Reich and Carmen E. Cardona-Reich, Individually and as Co-Trustees of The David and Carmen Reich Family Trust Dated October 25, 2013.

*Chast J. Whalen*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: *K*  
Type of Identification  
Produced: *DC*