

# PUBLIC NOTICE

Public Notice of the availability of the proposed project and the opportunity for public participation in the decision-making process. The project is located at [illegible] and is being developed by [illegible]. The project consists of [illegible]. The project is scheduled to begin construction on [illegible]. The public is invited to attend a public hearing on [illegible] at [illegible]. The hearing will be held from [illegible] to [illegible]. The public is invited to provide comments on the project at the hearing. Comments should be submitted to [illegible] by [illegible].



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

**A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:**

**SPR 24-07**, a petition by Carol Chadwick, P.E., 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 Momex Addition to the existing building for a property located in the Commercial Intensive zoning district, in accordance with the submittal of the petition dated June 13, 2024, to be located on;  
PARCEL: 00-00-00-14086-000

**DESCRIPTION:**

COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°29'00"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 2.94 FEET; THENCE N.89°02'42"E., A DISTANCE OF 29.12 FEET; THENCE N.00°29'00"W., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. BOOK 796, PAGE 1719 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA A DISTANCE OF 120.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'00"W., ALONG SAID EAST LINE, A DISTANCE OF 50.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.60°40'54"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 23.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.00°31'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 13.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT STREET; THENCE N.87°24'05"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT STREET, A DISTANCE OF 124.81 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11409.20 FEET AND A CENTRAL ANGLE OF 00°23'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 78.60 FEET; THENCE S.89°02'32"W., A DISTANCE OF 143.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT AS RESERVED IN THE QUIT CLAIM DEED DATED MAY 11, 2005 AND RECORDED IN O.R. BOOK 1045, PAGE 2698, WHICH EASEMENT IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN N.00°29'00"W., ALONG THE EAST LINE OF LOT 9, A DISTANCE OF 153.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE THENCE N.60°40'54"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 33.23 FEET; THENCE S.00°29'00"E., A DISTANCE OF 171.90 FEET; THENCE S.89°02'42"W., A DISTANCE OF 29.11 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, BLOCK 7, LAKE VILLAS NUMBER 4; THENCE N.00°29'00"W., ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, A DISTANCE OF 2.94 FEET TO THE POINT OF BEGINNING.

AND,

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°29'00"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 2.94 FEET; THENCE N.89°02'42"E., A DISTANCE OF 29.12 FEET TO THE POINT OF BEGINNING; THENCE N.00°29'00"W., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. BOOK 796, PAGE 1719, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 120.92 FEET; THENCE N.89°02'32"E., A DISTANCE OF 143.58 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11409.20 FEET AND A CENTRAL ANGLE OF 00°36'28"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 121.00 FEET; THENCE S.89°02'42"W., A DISTANCE OF 140.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.25 ACRES, MORE OR LESS.

WHEN;	September 10, 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: <a href="https://www.youtube.com/c/CityofLakeCity">https://www.youtube.com/c/CityofLakeCity</a> .

Copies of the site plan application are available for public inspection by contacting the Growth Management office 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 amendment.

**FOR MORE INFORMATION CONTACT  
ROBERT ANGELO  
PLANNING AND 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, September 10, 2024 at 5:30 PM or as soon after.

## **Agenda items-**

1. **SPR 24-07**, Petition submitted by Carol Chadwick, P.E., (agent) for Momex Investments, LLC, (owner), for a Site Plan Review for adding an addition to the current building, in a Commercial General zoning district, and located on parcel 14086-000, which is regulated by the Land Development Regulations Section 4.12.
2. **SPR 24-08**, Petition submitted by Andres Boral, P.E., (agent) for a Site Plan Review for Sweet Water Apartments, in a Residential Single-Family zoning district, and located on parcel 10845-000, which is regulated by the Land Development Regulations Section 4.5.
3. **SPR 24-09**, Petition submitted by Carol Chadwick, P.E., (agent) for Twenty-Eight Fourteen, LLC, (owner), for a Site Plan Review for Mary's Resort RV Park, in a Commercial Intensive zoning district, and located on parcel 12845-000, which is regulated by the Land Development Regulations Section 4.13.

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:** Wednesday, August 28, 2024 8:38 AM  
**To:** Angelo, Robert  
**Subject:** RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Confirmed

Kym Harrison - 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32055

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**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Wednesday, August 28, 2024 8:12 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

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.*

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**From:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Tuesday, August 27, 2024 12:17 PM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** FW: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Just making sure you saw this. Below and attached please

Kym Harrison - 386-754-0401

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Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine

1086 SW Main Blvd. Ste 103

Lake City, FL 32055

**From:** LCR-Classifieds

**Sent:** Monday, August 26, 2024 4:31 PM

**To:** 'Angelo, Robert' <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Subject:** 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Hi Robert! 3 ads attached to publish 8/29

P&A 3 x 3.5 272.25

BOA 3 x 5 247.50

HISTORIC 3 x 5.5 272.25

Kym Harrison - 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32055

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**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Sent:** Monday, August 26, 2024 3:23 PM

**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>

**Subject:** Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 29, 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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**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.



August 26, 2024

To Whom it May Concern,

On September 10, 2024 the Planning and Zoning Board will be having a meeting at 5:30 pm at 205 N Marion. At the above-mentioned meeting we will be hearing a site plan approval petition, SPR 24-07, located on parcel 14086-000, more specific, located at 798 SW Main Blvd, Lake City, Fl. The petition is to expand the existing building.

If you have any questions or concerns please call 386-719-5820 or email [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com).

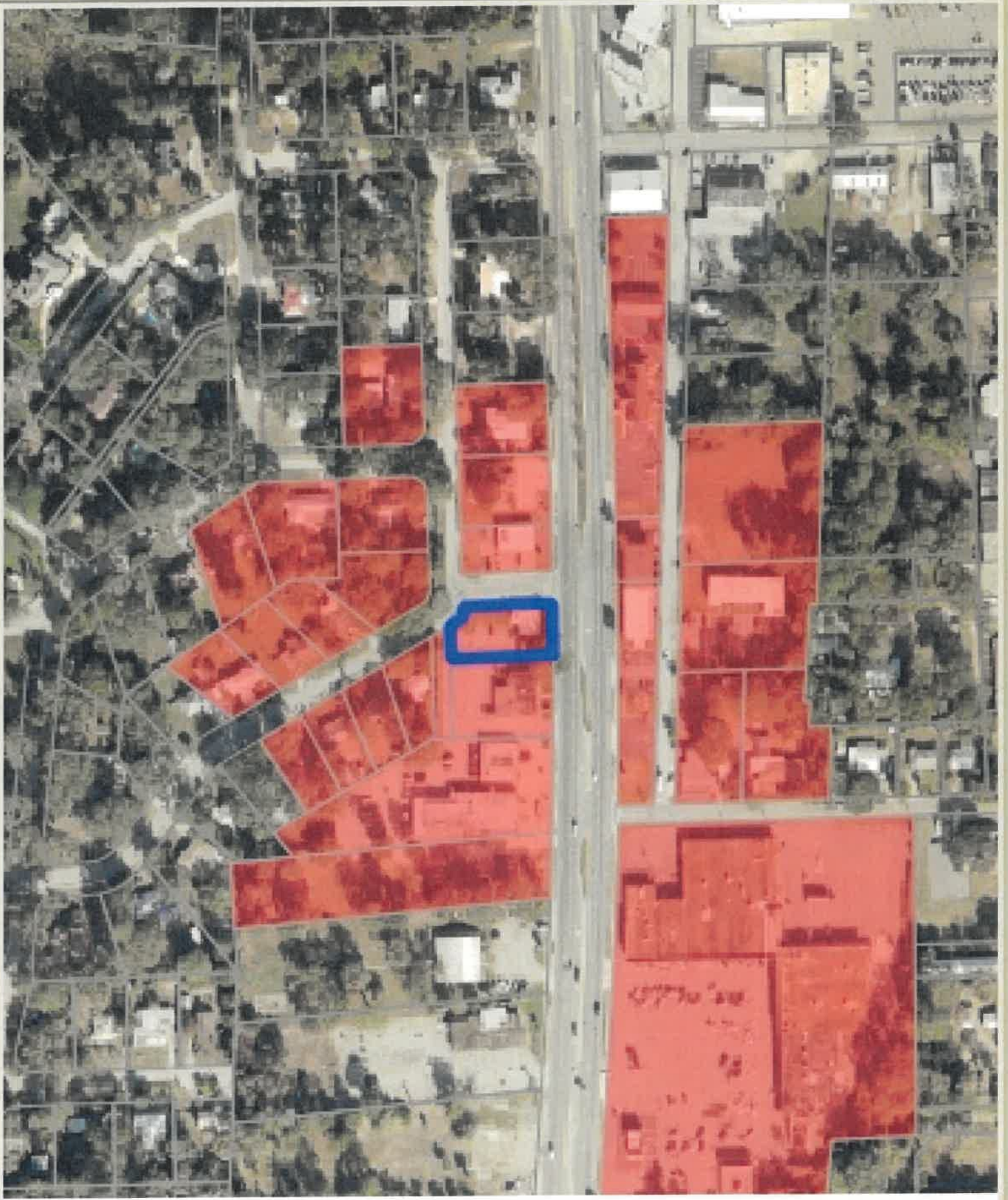
Robert Angelo

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

Planning and Zoning  
City of Lake City



# GIS Buffer



0 330 660 990 1320

## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
840 MAIN BLVD LLC	1096 SW MAIN BLVD	.	LAKE CITY	FL	32025	
FOREMAN RONALD R LIVING TRUST DATED AUGUST 23, 2022	1326 NW SCENIC LAKE DR	.	LAKE CITY	FL	32055	
CASCIONE CARL JEROME	SILVIA N CASCIONE AS TRUSTEES	680 BOLLARD PL	NAPELS	FL	34103	
AMIR N LLC	3773 SW 49TH PLACE	.	FT LAUDERDALE	FL	33312	
RBG-CM LLC	1850 COLWOOD CT	.	JACKSONVILLE	FL	32217	
JULIAO RAFAEL H III	295 NW COMMONS LOOP	STE 115-255	LAKE CITY	FL	32055	
RICHARDSON CANDACE W	345 SW ALAMO DR	.	LAKE CITY	FL	32025	
HANCOCK JADE	408 SW ALAMO DR	.	LAKE CITY	FL	32025	
SEARS ROSS JACK	595 SE CAMP ST	.	LAKE CITY	FL	32025	
BULLARD JOSEPH D JR	1268 SW STATE ROAD 47	.	LAKE CITY	FL	32025	
HOUP T SHARON KAY	433 SW ALAMO DR	.	LAKE CITY	FL	32025	
PARKER DOUGLAS JASON	355 SW NIGHTSHADE DR	.	LAKE CITY	FL	32024	
DURDEN RANDY J	445 SW ALAMO DR	.	LAKE CITY	FL	32025	
SRJ MANAGEMENT COMPANY LLC	6364 SE POUNDS HAMMOCK RD	.	LULU	FL	32061	
MCCRANIE LANDS II, LLC	P O BOX 1945	.	LAKE CITY	FL	32056	
CARNEY ROSANNE	775 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
KT PROPERTY MASTERS LLC	P O BOX 426	.	SANDERSON	FL	32087	
BAKER LAUREN	368 SW HARRISON PL	.	LAKE CITY	FL	32025	
RBG-R LLC	1850 COLWOOD CT	.	JACKSONVILLE	FL	32217	
FIRST FEDERAL SAVINGS BANK OF FLORIDA	P O BOX 2029	.	LAKE CITY	FL	32056	
DRAWDY ENTERPRISES LLC	317 NW STREAMSIDE CT	.	LAKE CITY	FL	32055	
WOODS SONHWA E	186 SW DUSTY GLN	.	LAKE CITY	FL	32024	
FOREMAN RONALD R LIVING TRUST DATED AUGUST 23, 2022	1326 NW SCENIC LAKE DR	.	LAKE CITY	FL	32055	
MOMEX INVESTMENTS, LLC	798 SW MAIN BLVD	.	LAKE CITY	FL	32025	
DICKS REALTY LLC	466 SE PRICE CREEK LOOP	.	LAKE CITY	FL	32025	
840 MAIN BLVD LLC	1096 SW MAIN BLVD	.	LAKE CITY	FL	32025	
FLORIDA FIRST COAST INVESTMENT CORP	677 SW BASCOM NORRIS DR	.	LAKE CITY	FL	32025	
LAKE CITY PLAZA LLC	PO BOX 460	.	VALLEY STREAM	NY	11482	