

## 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, October 8, 2024 at 5:30 PM or as soon after.

### Agenda items-

1. CPA 24-03, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre and Residential Moderate, allowing up to four (4) dwelling units per acre to Commercial on land located on parcels 13898-000, 13905-000, 13906-000 and 14072-001.
2. Z24-04, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Residential Single Family 2 (RSF-2) and Residential Office (RO) to Commercial General (CG) on property located on 13898-000, 13905-000, 13906-000 and 14072-001.
3. SPR 24-10, an application submitted by Carol Chadwick, P.E., (agent) for Affiliated Property Management LLC, (owner), for a Site Plan Review for Aspire Dental Addition, in a Commercial Intensive zoning district, and located on parcel 07604-102, 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.



**PUBLIC NOTICE**

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

A Public Hearing is scheduled for the following date and location:

DATE: [Date]  
TIME: [Time]  
LOCATION: [Location]

FOR MORE INFORMATION CONTACT:  
CITY CLERK  
CITY OF LAKE CITY  
415 566-7343



**PUBLIC NOTICE**

[A document with illegible text is attached to the sign.]

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

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

SE 24-07, an application by Jim Curry, as agent, for Gateway Development, LLC, to request a special exception be granted as provided for in Section 4.5.5.13 of the Land Development Regulations, to permit standard design manufactured homes, 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 August 24, 2024, to be located on property described as follows:

A parcel of land lying in Section 28, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: COMMENCE AT THE NORTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N83°13'25"W, A DISTANCE OF 32.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N83°13'25"W, DISTANCE OF 226.90 FEET TO A POINT ON THE EASTERLY LINE OF CHESTNUT STREET, SAID POINT OF BEING 37.00 FEET NORTH OF THE NORTH LINE OF SAID NW1/4 OF NW1/4 SECTION 33, THENCE RUN N07°05'52"E, ALONG THE SAID EASTERLY LINE OF CHESTNUT STREET A DISTANCE OF 184.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAL RR(CSX TRANSPORTATION RAILROAD) THENCE RUN S78°36;58"E ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAL RR (CSX TRANSPORTATION) A DISTANCE OF 226.90 FEET; THENCE RUN S06°52'49"W, A DISTANCE OF 166.12 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST

Containing 0.77 acre, more or less.

WHEN;	October 8 <sup>th</sup> , 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 special exception 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 INFORMAITON CONTACT  
ROBERT ANGELO  
PLANNING AND ZONING TECHNICIAN  
AT 386-719-5820**

## Angelo, Robert

---

**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Tuesday, September 24, 2024 8:08 AM  
**To:** Angelo, Robert  
**Subject:** RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Confirmed!

Kym Harrison – 386-754-0401

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Lake City, FL 32025

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Tuesday, September 24, 2024 8:05 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

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>  
**Sent:** Monday, September 23, 2024 3:51 PM  
**To:** Angelo, Robert <AngeloR@lcfla.com>  
**Subject:** 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

3 proofs attached for approval to publish on 9/26 as follows:

P&Z 3 col x 6 297.00  
BOA 3 col x 5.5 272.25  
HPA 3 col x 5.75 284.63

Kym Harrison – 386-754-0401

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Lake City, FL 32025

**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Sent:** Monday, September 23, 2024 3:03 PM  
**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Subject:** Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **September 26, 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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**NOTICE OF PUBLIC MEETING  
CITY OF LAKE CITY  
PLANNING AND ZONING BOARD**

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**Agenda items-**

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3. **SPR 24-10**, an application submitted by Carol Chadwick, P.E., (agent) for Affiliated Property Management LLC, (owner), for a Site Plan Review for Aspire Dental Addition, in a Commercial Intensive zoning district, and located on parcel 07604-102, which is regulated by the Land Development Regulations Section 4.13.

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Robert Angelo  
Planning and Zoning Tech.

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OOLTEWAH, TN 37363

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08-4S-17-08172-000  
**MOSQUITO CREEK PLANTATION, LLC**  
2450 MCPHAUL RD  
CHATTAHOOCHEE, FL 32324

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05-4S-17-07604-104  
**RANDOLPH MEDICAL PRACTICES PA**  
1847 SW BARNETT WAY  
LAKE CITY, FL 32025-695

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07-4S-17-08126-000  
**PREMIER BUILT, LLC**  
794 SW MANDIBA DR  
LAKE CITY, FL 32024

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**FIRST ADVENT CHRISTIAN CHURCH**  
1881 SW MCFARLANE AVE  
LAKE CITY, FL 32025

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**JSN PROPERTIES INC**  
3539 S US HIGHWAY 129  
BELL, FL 32619



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**05-4S-17-07604-105**  
**RANDOLPH DAVID F**  
Street  
**1779 SW BARNETT WAY**  
City, State  
**SUITE 101**  
**LAKE CITY, FL 32025**

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**FORTNER**  
City, State  
**4318 NW 155TH TER**  
**NEWBERRY, FL 32669**

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Total Postage and Fees	\$

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**05-4S-17-07679-000**  
**VANN SAMUEL P SR**  
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**131 W DUVAL ST**  
City, State  
**LAKE CITY, FL 32055**

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Total Postage and Fees	\$

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**05-4S-17-07604-110**  
**BARNETT BANK OF NORTH CENTRAL**  
Street  
**101 N TRYON ST**  
City, State  
**CHARLOTTE, NC 28255**

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



September 25, 2024

To Whom it May Concern

On October 08, 2024 the Planning and Zoning Board will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, SPR 24-10 to get approval for a site plan review for Aspire Dental addition to the existing building on property located at 1788 SW Barnett Way, Lake City, FL, located on parcel 07604-102.

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

Robert Angelo

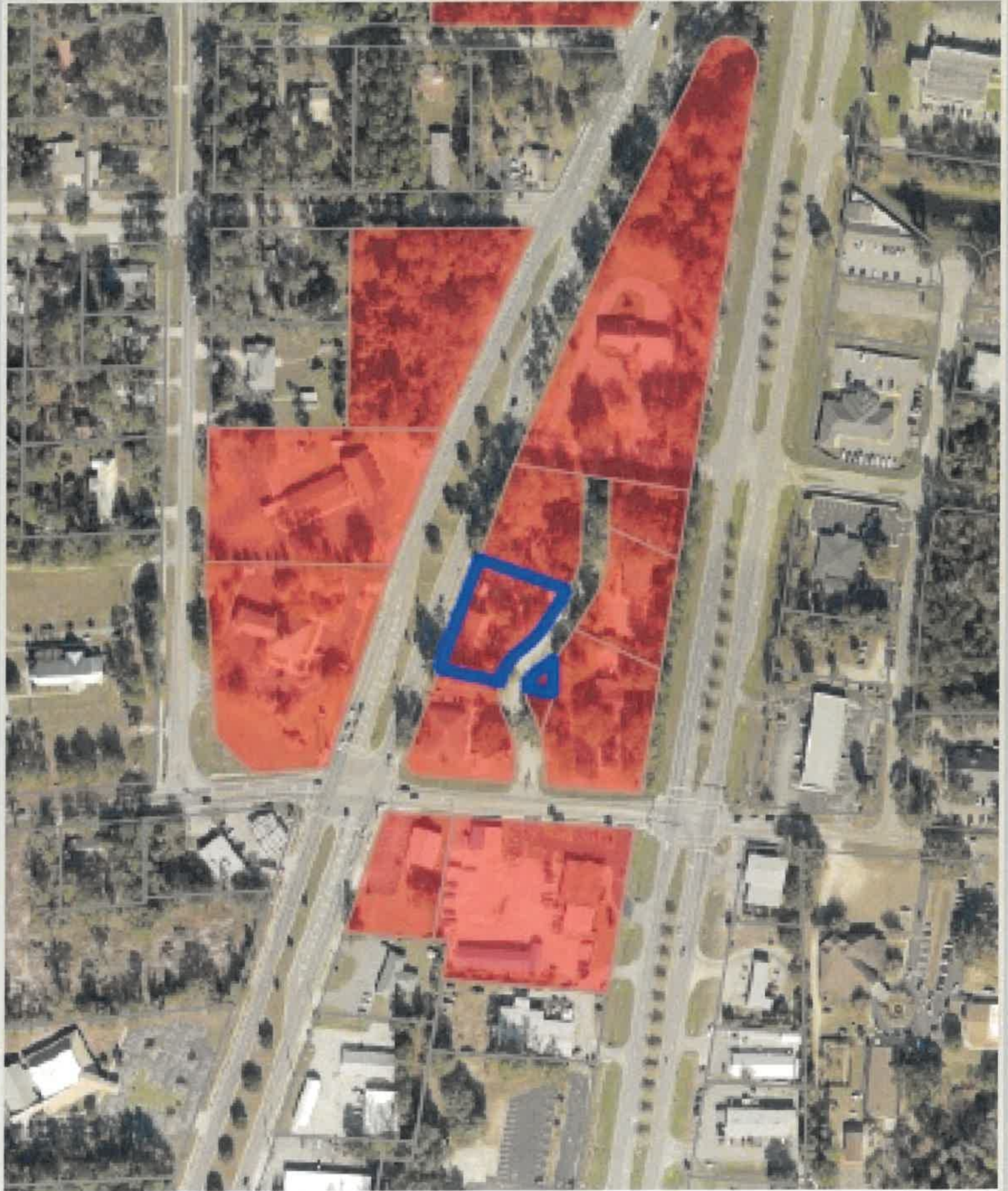
A handwritten signature in blue ink, appearing to be 'R Angelo'.

Planning and Zoning Tech  
City of Lake City

## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
BARNETT BANK OF NORTH CENTRAL FLORIDA:NC1-001-03-81	101 N TRYON ST		CHARLOTTE	NC		28255
RANDOLPH DAVID F	1779 SW BARNETT WAY	SUITE 101	LAKE CITY	FL		32025
AFFILIATED PROPERTY MANAGEMENT LLC	14506 NW 11TH PLACE		NEWBERRY	FL		32669
CHRISTOPHER & MICHELLE FORTNER LLC	4318 NW 155TH TER		NEWBERRY	FL		32669
RANDOLPH MEDICAL PRACTICES PA	1847 SW BARNETT WAY		LAKE CITY	FL		32025-6957
JSN PROPERTIES INC	3539 S US HIGHWAY 129		BELL	FL		32619
MOSQUITO CREEK PLANTATION, LLC	2450 MCPHAUL RD		CHATTAHOOCHEE	FL		32324
FIRST ADVENT CHRISTIAN CHURCH	1881 SW MCFARLANE AVE		LAKE CITY	FL		32025
COLUMBIA COUNTY BANK	6392 ARTESIAN CIRCLE		OOLTEWAH	TN		37363
PREMIER BUILT, LLC	794 SW MANDIBA DR		LAKE CITY	FL		32024
VANN SAMUEL P SR	131 W DUVAL ST		LAKE CITY	FL		32055

# GIS Buffer



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