

# 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, April 9, 2024 at 5:30 PM or as soon after.

## **Agenda Items-**

1. **SE 24-03** (Gateway RV Park)- Parcels 02712-001 and 02714-009 – Special Exception petition to permit a travel trailer parks on a certain property within the COMMERCIAL HIGHWAY INTERCHANGE zoning district.

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.

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Robert Angelo  
Planning and Zoning Tech.



**PUBLIC NOTICE**

*[Faint, illegible text from a document posted on the sign]*









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

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

SE 24-03, an application by Kathie Ebaugh, as agent for Millennium Bancshares, INC owner, to request a special exception be granted as provided for in Section 4.15.5.2 of the Land Development Regulations, to permit a travel trailer park, as defined by these Land Development Regulations, within a COMMERCIAL HIGHWAY INTERCHANGE (CHI) zoning district, in accordance with a site plan and a petition dated February 2, 2024, to be located on property described as follows:

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida.  
Being more particularly described as follows:

PARCEL 02-4S-16-02714-009

LOTS 6 & 7 INTERSTATE COMMERCE CENTER EX W 40 FT OF LOT 7. 569-725, 596-132, 598-266, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690

Containing 8.7 acres, more or less

PARCEWL 02-4S-16-02712-001

THEN 850 FT OF SW1/4 OF NE1/4 LYING E OF 1-75 & COMM SW COR LOT 8 INTERSTATE COMMERCE CENTER, RUN SE ALONG R/W OF 1-75 920.19 FT FOR POB CONT SE 757.03 FT, NE 350 FT, NW 611.89 FT, W 378.90 FT TO POB. 662-004, 673-435, 829-913, 904-485, 912-1652, 943-640, 1026-2988, 1026-2990, WD 1241-2493, QC 1295-690,

Containing 25.5 acres, more or less

Both Parcels Containing 34.2 acres, more or less

WHEN;	April 9 <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:** Monday, March 25, 2024 11:44 AM  
**To:** Angelo, Robert  
**Subject:** RE: 808397 RE: Legal Ad Notice for SE 24-03

Confirmed

Thank you  
Kym Harrison • 386-754-0401  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025  
Serving 4 counties in North Florida

---

### Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

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**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Monday, March 25, 2024 11:41 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 808397 RE: Legal Ad Notice for SE 24-03

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:** Monday, March 25, 2024 11:31 AM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** 808397 RE: Legal Ad Notice for SE 24-03

Good morning,

Proof is attached for approval by noon on the 27<sup>th</sup>.

Thank you

Kym Harrison • 386-754-0401  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025  
Serving 4 counties in North Florida

---

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**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Sent:** Monday, March 25, 2024 11:23 AM  
**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Subject:** Legal Ad Notice for SE 24-03

Kym

Please publish in the legal section of the Lake City Reporter on **March 28, 2024.**

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto: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 03/25/24 11:30 by kharr-cn

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Acct #: 45150

Ad #: 808397

Status: New WHOLD

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

Start: 03/28/2024 Stop: 03/28/2024

Times Ord: 1 Times Run: \*\*\*

STD 1.00 X 14.59 Words: 523

Total STD 14.59

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 240.74

# Affidavits: 1

Ad Descrpt: SE 24-03

Descr Cont: NOTICE OF PUBLIC HEARING

Given by: \*

P.O. #:

Created: kharr 03/25/24 11:27

Last Changed: kharr 03/25/24 11:30

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

-----  
PUB ZONE EDT TP RUN DATES

LCR A 96 S 03/28  
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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 April 9, 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 24-03, an application by Kathie Ebaugh, as agent for Millennium Bancshares, INC owner, to request a special exception be granted as provided for in Section 4.15.5.2 of the Land Development Regulations, to permit a travel trailer park, as defined by these Land Development Regulations, within a COMMERCIAL HIGHWAY INTERCHANGE (CHI) zoning district, in accordance with a site plan and a petition dated February 2, 2024, to be located on property described as follows:

PARCEL 02-4S-16-02714-009  
LOTS 6 & 7 INTERSTATE  
COMMERCE CENTER EX W  
40 FT OF LOT 7. 569-725, 596-132, 598-266, 705-96, 776-1800, 799-2149, 1026-2992,  
WD 1241-2493, QC 1295-690  
Containing 8.7 acres, more or less

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1026-2990, WD 1241-2493, QC  
1295-690,  
Containing 25.5 acres, more or less

All said lands containing 34.2 acres, 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](mailto: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 [growthmanagement@lcfla.com](mailto:growthmanagement@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).

808397  
March 28, 2024

NOTICE OF PUBLIC HEARING  
CONCERNING A SPECIAL EXCEPTION  
AS PROVIDED FOR IN THE  
CITY OF LAKE CITY LAND DEVELOPMENT  
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## Angelo, Robert

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**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Monday, March 25, 2024 10:01 AM  
**To:** Angelo, Robert  
**Subject:** RE: 77066 RE: Board of Adjustments Meeting Notice for 04-09-2024

Confirmed.

Thank you  
Kym Harrison • 386-754-0401  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025  
Serving 4 counties in North Florida

---

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**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Monday, March 25, 2024 9:57 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 77066 RE: Board of Adjustments Meeting Notice for 04-09-2024

Looks good.

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



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**Sent:** Monday, March 25, 2024 9:31 AM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** 77066 RE: Board of Adjustments Meeting Notice for 04-09-2024

Good morning!

Proof attached for approval to run 3/28 3x5.5 272.25

Thank you



Kym Harrison • 386-754-0401  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025  
Serving 4 counties in North Florida

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**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Sent:** Monday, March 25, 2024 8:24 AM  
**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Subject:** Board of Adjustments Meeting Notice for 04-09-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **March 28, 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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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.





March 22, 2024

To Whom it May Concern

On April 9, 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 request to grant a special exception as provided for in Section 4.15.5.2 of the Land Development Regulations, within a Commercial Highway Interchange (CHI) zoning district, on parcels 02714-009 and 02712-001.

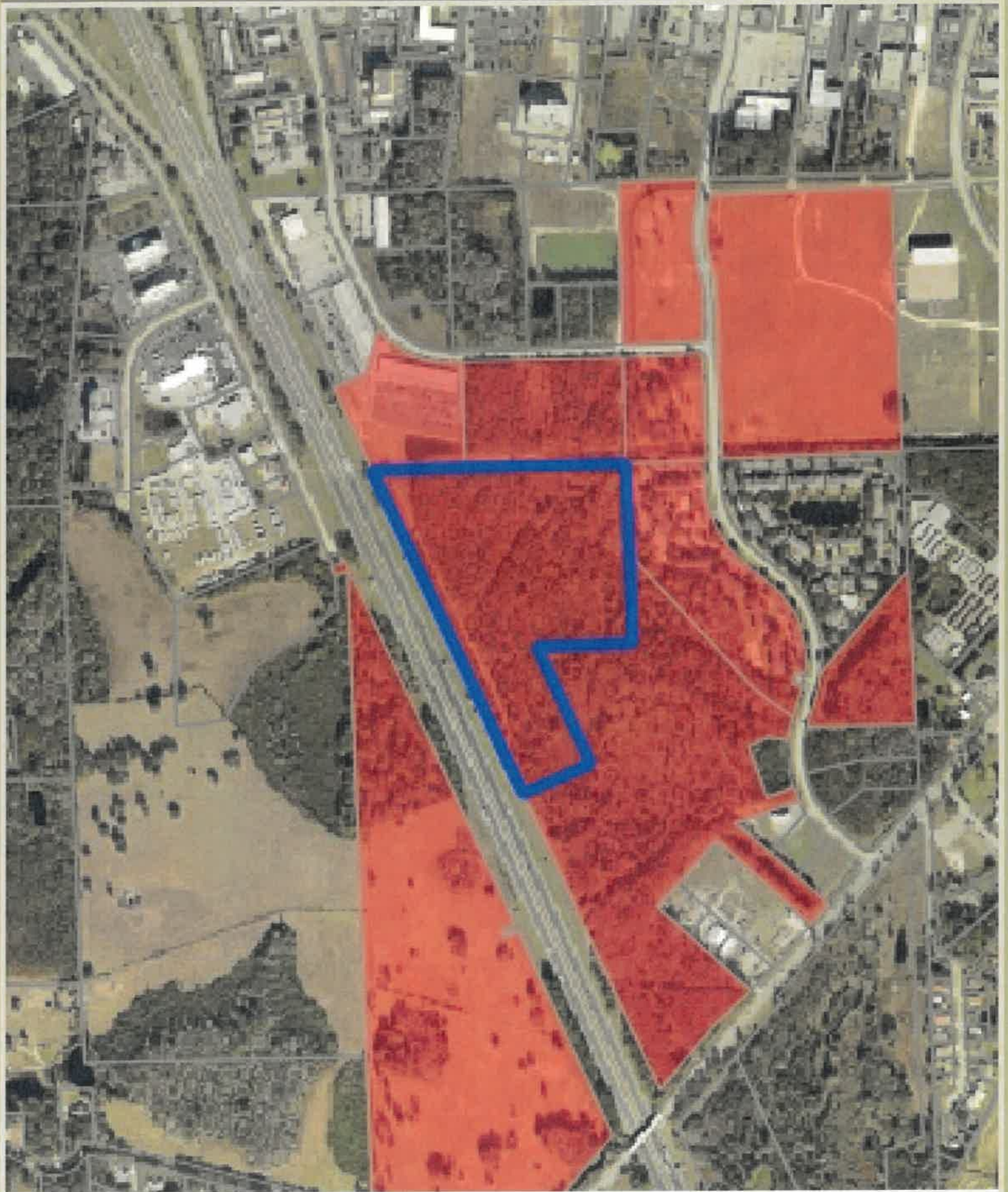
If you have any questions or concerns please call 386-752-2031 ext. 820 or email [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com).

Robert Angelo

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

Planning and Zoning Tech  
City of Lake City

# GIS Buffer



0 1000 2000 3000 4000

## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
FIRST COLUMBIA BANCORP, INC	514 SW STATE ROAD 47	.	LAKE CITY	FL	32025	
JIV MANAGEMENT HOLDING SERVICES, LLC	369 TOCCOA PL	.	JONESBORO	GA	30236	
LAKE CITY COMMERCE LLC	2522 DAHLGREN CT	.	TALLAHASSEE	FL	32312	
ERA INVESTMENTS LLC	162 NW BIRDIE PL	.	LAKE CITY	FL	32055	
BEARDSLEY MICHAEL A	129 MILTON RD	.	DAYTONA BEACH	FL	32118	
<del>BEARDSLEY MICHAEL A</del>	129 MILTON RD	.	DAYTONA BEACH	FL	32118-5410	
<del>FIRST COLUMBIA BANCORP, INC</del>	514 SW STATE ROAD 47	.	LAKE CITY	FL	32025	
COLUMBIA COUNTY RESOURCE INC	164 SW MARY ETHEL LN	.	LAKE CITY	FL	32024	
CORNERSTONE PARTNERS LIMITED	426 SW COMMERCE DR STE 130	.	LAKE CITY	FL	32025	
<del>BEARDSLEY MICHAEL A</del>	204 NW EMPORIA GLN	.	LAKE CITY	FL	32024	
SPT WAH WINDSONG II LLC	200 E BROWARD BLVD, SUITE 1410	.	FT LAUDERDALE	FL	33301	



# GIS Buffer



0 620 1240 1860 2480

## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
C & W LAND TRUST	291 NW MAIN BLVD		LAKE CITY	FL	32055	
<del>FIRST COLUMBIA BANCORP, INC</del>	<del>514 SW STATE ROAD 47</del>		<del>LAKE CITY</del>	<del>FL</del>	<del>32025</del>	
PVC LAND TRUST	291 NW MAIN BLVD		LAKE CITY	FL	32055	
<del>FIRST COLUMBIA BANCORP, INC</del>	<del>514 SW STATE ROAD 47</del>		<del>LAKE CITY</del>	<del>FL</del>	<del>32025</del>	
<del>COLUMBIA COUNTY RESOURCE INC</del>	<del>184 SW MARY ETHEL LN</del>		<del>LAKE CITY</del>	<del>FL</del>	<del>32024</del>	
<del>CORNERSTONE PARTNERS LIMITED</del>	<del>426 SW COMMERCE DR STE 130</del>		<del>LAKE CITY</del>	<del>FL</del>	<del>32026</del>	
TLC PROPERTIES INC	2065 NW 57TH ST		OCALA	FL	34475	
<del>SPT WAH WINDSONG II LLC</del>	<del>200 E BROWARD BLVD, SUITE 1410</del>		<del>FT LAUDERDALE</del>	<del>FL</del>	<del>33301</del>	



9589 0710 5270 1256 0797 93

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee \$ 4.40

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

Return Receipt (hardcopy) \$ 3.65

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ .64

Total Postage and Fees \$ 8.69

Sen **LAKE CITY COMMERCE LLC**  
 2522 DAHLGREN CT  
 TALLAHASSEE, FL 32312

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



9589 0710 5270 1255 0754 06

**U.S. Postal Service**  
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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ .64

Total Postage and Fees \$ 8.69

Sen **ERA INVESTMENTS LLC**  
 162 NW BIRDIE PL  
 LAKE CITY, FL 32055

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



9589 0710 5270 1255 0753 76

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

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Sen **CORNERSTONE PARTNERS LIMITED**  
 426 SW COMMERCE DR STE 130  
 LAKE CITY, FL 32025

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



9589 0710 5270 1256 0797 79

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 LAKE CITY, FL 32025

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



9589 0710 5270 1256 0797 86

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Sen **JIV MANAGEMENT HOLDING SERVICE**  
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9589 0710 5270 1255 0753 90

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*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee \$ 4.40

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

Return Receipt (hardcopy) \$ 3.65

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ .64

Total Postage and Fees \$ 8.69

Sen **BEARDSLEY MICHAELA**  
 129 MILTON RD  
 DAYTONA BEACH, FL 32118

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9589 0710 5270 1255 0753 69

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Certified Mail Fee	4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<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	.64
Total Postage and Fees	8.69

Sent To: **SPT WAH WINDSONG II LLC**  
 Street: **200 E BROWARD BLVD, SUITE 141**  
 City, State, ZIP+4: **FT LAUDERDALE, FL 33301**

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Certified Mail Fee	4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<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	.64
Total Postage and Fees	8.69

Sent To: **PVC LAND TRUST**  
 Street: **291 NW MAIN BLVD**  
 City, State, ZIP+4: **LAKE CITY, FL 32055**

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Certified Mail Fee	4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<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	.64
Total Postage and Fees	8.69

Sent To: **COLUMBIA COUNTY RESOURCE INC**  
 Street: **164 SW MARY ETHEL LN**  
 City, State, ZIP+4: **LAKE CITY, FL 32024**

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Certified Mail Fee	4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<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	.64
Total Postage and Fees	8.69

Sent To: **C & W LAND TRUST**  
 Street: **291 NW MAIN BLVD**  
 City, State, ZIP+4: **LAKE CITY, FL 32055**

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<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	.64
Total Postage and Fees	8.69

Sent To: **TLC PROPERTIES INC**  
 Street: **2065 NW 57TH ST**  
 City, State, ZIP+4: **OCALA, FL 34475**

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