

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

SPR24.01, a petition by Brandon Stubbs, 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 Clearsky for a property located in the Commercial Intensive zoning district, in accordance with the submittal of the petition dated November 29, 2023, to be located on parcels 02579-002, 02579-008, 02579-010, 02579-012, and 02579-013.

**WHEN:** January 3, 2024  
5:30 p.m.

**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 site plan review application are available for public inspection by contacting the Office of Growth Management at [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com) or by calling 386.719.5820.

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

**FOR MORE INFORMATION CONTACT  
ROBERT ANGELO  
PLANNING & ZONING TECHNICIAN  
AT 386.719.5820**



**PUBLIC NOTICE**



December 11, 2023

To Whom it May Concern

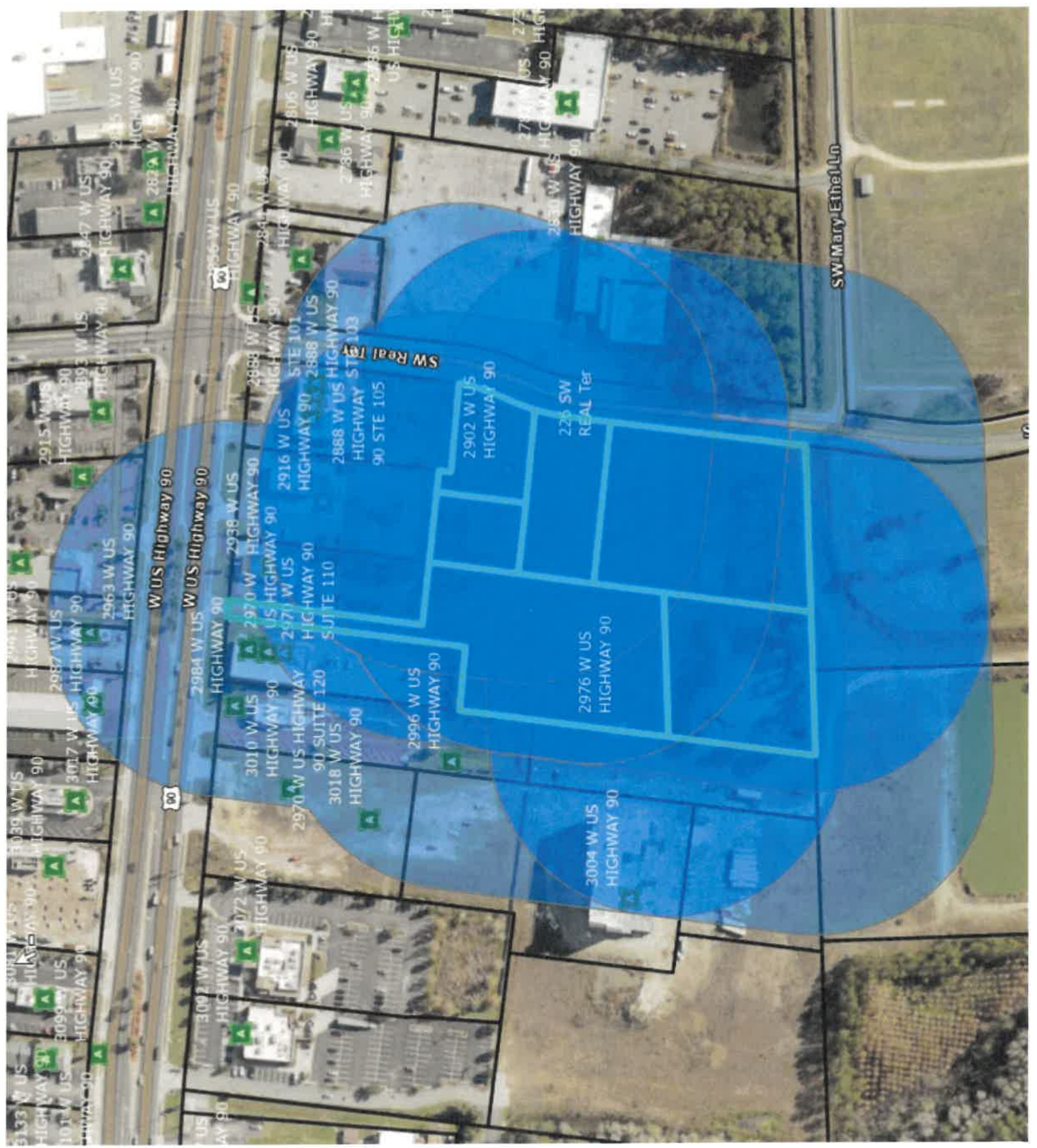
On January 3, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a petition submitted by Brandon Stubbs, as agent, Real Terrace LLC., for a site plan review, SPR24-01, for parcels 02579-002, 02579-008, 02579-010, 02579-012, and 02579-013, The site plan is to build a medical facility located within the Commercial Intensive zoning district.

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 blue ink, appearing to read 'Robert Angelo'.

Planning and Zoning Tech  
City of Lake City



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SW Mary Ethel Ln

SW Real Tr

90

Full Address	City	PARCEL ID	ZIPCODE	Addresses to Mail Letter To
Addresses within 300' of Parcel#02579-002, 02579-006, 02579-008, 02579-010, 02579-012, and 02579-013				
2915 W US HIGHWAY 90	LAKE CITY	02585-006	32055	Village Square SC LLC 635 SR 100 Palatka, FL 32177
2941 W US HIGHWAY 90	LAKE CITY	02585-006	32055	Same as parcel 02585-006
2987 W US HIGHWAY 90	LAKE CITY	02585-002	32055	YAS LLC 2987 W US Hwy 90 Lake City, FL 32055
2984 W US HIGHWAY 90	LAKE CITY	02580-000	32055	OM Shanti INC of Lake City 303 SE Beverly St Live Oak, FL 32064
2938 W US HIGHWAY 90	LAKE CITY	02579-000	32055	Cedar River Property LLC 2410 Avenue A Bradenton Beach, FL 34217
3010 W US HIGHWAY 90	LAKE CITY	02581-000	32055	ERA Investments LLC 162 NW Birdie Pl City, FL 32055
2844 W US HIGHWAY 90	LAKE CITY	02579-005	32055	CNB National Bank 2844 W Hwy 90 Lake City, FL 32055
2916 W US HIGHWAY 90	LAKE CITY	02579-007	32055	CFT Developments LLC 1683 Walnut Grove Ave Rosemead, CA 91770
3004 W US HIGHWAY 90	LAKE CITY	02581-001	32055	Oasis Lake City LLC 162 NW Birdie Pl Lake City, FL 32055
3018 W US HIGHWAY 90	LAKE CITY	02581-000	32055	Same as parcel 02581-000
2888 W US HIGHWAY 90 STE 101	LAKE CITY	02579-003	32055	Lake City Center LLC 343 NW Cole Terrace Suite 201 Lake City, FL 32055
2996 W US HIGHWAY 90	LAKE CITY	02580-000	32055	Same as parcel 02580-000
2902 W US HIGHWAY 90	LAKE CITY	02579-012	32055	Proposed site
2830 W US HIGHWAY 90	LAKE CITY	02579-004	32055	30 West Pershing LLC 909 Walnut Street Suite 200 Kansas City, MO 64106
226 SW REAL Ter	LAKE CITY	02579-013	32025	Proposed site
2976 W US HIGHWAY 90	LAKE CITY	02579-006	32055	Proposed site
2963 W US HIGHWAY 90	LAKE CITY	02585-003	32055	Waffle House INC 5986 Financial Drive Norcross, GA 30071
2970 W US HIGHWAY 90	LAKE CITY	02579-011	32055	Smart Growth-Lake City LLC 343 NW Cole Terrace Suite 201 Lake City, FL 32055
2970 W US HIGHWAY 90 SUITE 101	LAKE CITY	02579-011	32055	Same as parcel 02585-003
2970 W US HIGHWAY 90 SUITE 120	LAKE CITY	02579-011	32055	Same as parcel 02585-003
2970 W US HIGHWAY 90 SUITE 110	LAKE CITY	02579-011	32055	Same as parcel 02585-003
2888 W US HIGHWAY 90 STE 103	LAKE CITY	02579-003	32055	Same as Parcel 02579-0003
2888 W US HIGHWAY 90 STE 105	LAKE CITY	02579-003	32055	Same as Parcel 02579-0003
2888 W US HIGHWAY 90	LAKE CITY	02579-003	32055	Same as Parcel 02579-0003

\*Rows highlighted yellow do not need letter sent to.

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Total Postage and Fees \$8.56

Sent To **Oasis Lake Club**  
 Street and Apt. No. or PO Box No. **163 N.W. Sunrise Place**  
 City, State, ZIP+4® **LAKE CITY, FL 32055**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To **OWI Shavdi Inc**  
 Street and Apt. No. or PO Box No. **20236 Beach St**  
 City, State, ZIP+4® **LAKE CITY, FL 32064**

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Total Postage and Fees \$8.56

Sent To **PAS LLC**  
 Street and Apt. No. or PO Box No. **12181 New York Ave**  
 City, State, ZIP+4® **LAKE CITY, FL 32055**

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Total Postage and Fees \$8.56

Sent To **30 West Parkway LLC**  
 Street and Apt. No. or PO Box No. **402 West Parkway St Suite 200**  
 City, State, ZIP+4® **LAKE CITY, MO 64106**

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Total Postage and Fees \$8.56

Sent To **Edex New Property LLC**  
 Street and Apt. No. or PO Box No. **2140 Ave. A**  
 City, State, ZIP+4® **LAKE CITY, FL 32020**

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Postage \$0.66

Total Postage and Fees \$8.56

Sent To **SEA Investments LLC**  
 Street and Apt. No. or PO Box No. **1637 Birch Dr**  
 City, State, ZIP+4® **LAKE CITY, FL 32055**

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Sent To **Waffle House**  
 Street and Apt. No. or PO Box No. **2486 Finance Dr**  
 City, State, ZIP+4® **MORCROSS, GA 30071**

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Sent To **Colco City Center LLC**  
 Street and Apt. No. or PO Box No. **215 N.W. Colco Terrace Suite 201**  
 City, State, ZIP+4® **LAKE CITY, FL 32055**

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To **CEI Development LLC**  
 Street and Apt. No. or PO Box No. **685 Walnut Grove Ave**  
 City, State, ZIP+4® **LAKE CITY, FL 32055**

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**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 Wednesday January 3, 2024 at 5:30 PM

**Agenda items-**

1. **SPR 23-15**, Petition submitted by Jennifer Yarbrough and Ron Crump, (agent) for Citadel Holding Company I LLC (owner), for a Site Plan Review for Lake City Self Storage, in the Commercial Intensive Zoning District, and located on parcel 05846-000, which is regulated by the Land Development Regulations section 4.13.
2. **SPR24-01**, Petition submitted by Brandon Stubbs. (agent) for Real Terrace LLC (owner), for a Site Plan Review for Clearsky, in the Commercial Intensive Zoning District, and located on parcels 02579-002, 02579-006, 02579-008, 02579-010, 02579-012, and 02579-013, which is regulated by the Land Development Regulations section 4.13.
3. **LDR 24-01**, Text amendment to the Land Development Regulations Section 13.11.3, to amend the text by deleting the language stating, no public notice and hearing required.
4. **LDR 24-02**, Text amendment to the Land Development Regulations Section 12.4.1 to amend the text by adding a provision for noticing property owners within three hundred (300) feet of petitioned property.

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

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**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Monday, December 18, 2023 11:35 AM  
**To:** Angelo, Robert  
**Subject:** RE: 76222 - HPA 76224 P&Z 76224 P&Z RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 01-03-2024

Confirmed!

Thank you

### Kym Harrison • 386-754-0401

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Lake City Reporter • Currents Magazine • HomeSeller Magazine  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025  
Serving Columbia, Suwannee, Hamilton & Lafayette

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Monday, December 18, 2023 10:40 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 76222 - HPA 76224 P&Z 76224 P&Z RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 01-03-2024

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, December 18, 2023 10:36 AM  
**To:** Angelo, Robert <AngeloR@lcfla.com>  
**Subject:** 76222 - HPA 76224 P&Z 76224 P&Z RE: Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 01-03-2024

Good morning,



FYI I only need pdfs attached for Boxed ads. All three attached for approval to print on 12/23 as follows:

Historic Pres: 2x6 \$198

BOA: 2x6 \$198

P&Z: 2x10 \$330

Thank you!

**Kym Harrison • 386-754-0401**

---

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

**Sent:** Monday, December 18, 2023 8:22 AM

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

**Subject:** Non-legal Ad Notices for Planning and Zoning, Board of Adjustments, and Historic Preservation Agency meetings for 01-03-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **December 23, 2023** 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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