

**NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS**

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on December 5, 2023 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) Z 23-08, an application by Kathie Ebaugh., as agent for Millennium Bancshares, INC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL AND COMMERCIAL INTENSIVE (CG AND CI) to COMMERCIAL HIGHWAY INTERCHANGE (CHI) on property described, as follows:

From COMMERCIAL GENERAL (CG) TO COMMERCIAL HIGHWAY INTERCHANGE (CHI)

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: Lots 6 & 7 Interstate Commerce Center EX W 40 ft of lot 7, 569-725, 596-132, 598-268, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690 Containing 8.729 acres, more or less

From COMMERCIAL INTENSIVE (CI) TO COMMERCIAL HIGHWAY INTERCHANGE (CHI)

A parcel of land lying in Section 02, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: The N 850 ft of SW 1/4 of NE 1/4 lying E of I-75 & COMM SW COR lot 8 Interstate Commerce Center, run SE along R/W of I-75 920.19 ft for POB CONT SE 757.03 ft, NE 350 ft, NW 611.89 ft, W 378.90 to POB, 662-004, 673-435, 829-913, 904-485, 912-1652, 943-640, 1026-2988, WD 1241-2493, QC 1295-690.

Containing 25.5 acres, more or less  
All said lands containing 34.2 acres, more or less.

(2) Z 23-09, an application by Carol Chadwick., as agent for OM Shanti Investments Group, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL OFFICE AND RESIDENTIAL MULTI-FAMILY 1 (RO AND RMF-1) to COMMERCIAL INTENSIVE (CI) on property described, as follows:  
From RESIDENTIAL OFFICE (RO) TO COMMERCIAL INTENSIVE (CI)

A parcel of land lying in Section 33, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at the point of intersection of the Southeast right of way line of Troy Road and the East line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run South 02 deg. 11 min.

15 sec. East along said East line of the Southeast 1/4 of the Northwest 1/4 a distance of 322.68 feet to a point on the Northerly line of a proposed 80 foot road, said point being on the arc of a curve concave to the North having a radius of 1105.92 feet and a central angle of 08 deg. 25 min. 19 sec., said curve also having a chord bearing and distance of North 70 deg. 14 min. 55 sec. West, 162.41 feet; thence Westerly along the arc of said curve, being also said Northerly line of a proposed 80 foot road, 162.56 feet to a point on the Southeasterly line of a 0.25 acre parcel of land; thence North 48 deg. 07 min. 32 sec. East along said Southeasterly line, 59.47 feet; thence North 49 deg. 38 min. 27 sec. West, along the Northeasterly line of said 0.25 acre parcel of land 105.04 feet to a point on the Southeasterly right of way line of Troy Road; thence North 47 deg. 48 min. 06 sec. East along said Southeasterly right of way line, 237.97 feet to the Point of Beginning.

Containing 0.859 acres, more or less.

From RESIDENTIAL MULTI-FAMILY 1 (RMF-1) TO COMMERCIAL INTENSIVE (CI)

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows: Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1; thence on the East boundary thereof S02 0 11'15"E, a distance of 342.35 feet to the North right of way line of S.W. Faith Road; thence continue on said East boundary S02 0

11'15"E, a distance of 65.81 feet to the South right of way line of S. W. Faith Road; thence on said South right of way line S47048'06"W, a distance of 237.97 feet to the point of beginning; thence S49038'27"E, a distance of 105.28 feet; thence S480 10'14"W, a distance of 59.47 feet to the North maintained right of way line of Bascom Norris Drive and a point on a curve concave Northeasterly having a radius of 410.57 feet and a central angle of 12 04'45"; thence on said right of way line and on the arc of said curve a distance of 91.68 feet, said arc subtended by a chord which bears N58 03'20"W, a distance of 91.50 feet to the curve's end and a point on a curve concave Southeasterly having a radius of 22.74 feet and a central angle of 71053'16"; thence on the arc of said curve a distance of 28.53 feet, said arc subtended by a chord which bears N09 04'14"E, a distance of 26.70 feet to the South right of way line of aforesaid S.W. Faith Road; thence on said South right of way line N48005'32"E, a distance of 50.56 feet to the point of beginning.

Containing 0.17 acres, more or less.

All said lands containing 0.959 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 12:00 p.m. on the day of the meeting.

Copies of the amendments 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 hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, 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).

## Angelo, Robert

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**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Monday, November 20, 2023 11:31 AM  
**To:** Angelo, Robert  
**Subject:** RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Confirmed!

Thank you

### Kym Harrison • 386-754-0401

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Lake City Reporter & Currents Magazine  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

#### • Veterans Day Page Deadline 11/9

Call to place an ad for a veteran you know or a business ad to show support

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Monday, November 20, 2023 11:30 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

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, November 20, 2023 11:25 AM  
**To:** Angelo, Robert <AngeloR@lcfla.com>  
**Subject:** 790733 790737 790740 790741 RE: Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Good morning,

All 4 proofs are attached for review. One has a lot of line breaks. Guessing it's the way the doc was set up. These used to be just one flowing paragraph I believe. Deadline is noon on Wed for approval.

Thank you!

**Kym Harrison • 386-754-0401**

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Lake City Reporter & Currents Magazine  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

• **Veterans Day Page Deadline 11/9**

Call to place an ad for a veteran you know or a business ad to show support

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

**Sent:** Monday, November 20, 2023 8:42 AM

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

**Subject:** Legal ad notices for Z23-08, Z23-09, CPA23-07, LDR-TA23-01, LDR-TA23-02, and SD23-04

Kym

Please publish in the legal section of the Lake City Reporter on **November 25, 2023.**

Thank You

Robert Angelo

City of Lake City

Growth Management

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

386-719-5820



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MILLENNIUM  
BANK

Contact Lori Simpson  
(386) 487-3129

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**PUBLIC NOTICE**



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Todd Rainsbee

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PUBLIC NOTICE





**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, December 5, 2023 at 5:45 PM

**Agenda Items- No Items on the Agenda**

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.

**NOTICE OF PUBLIC MEETING  
CITY OF LAKE CITY  
HISTORIC PRESERVATION AGENCY**

**THIS SERVES AS PUBLIC NOTICE** the Historic Preservation Agency will hold a meeting on Tuesday, December 5, 2023 at 6:00 PM

**Agenda Items**

1. COA23-38 (Derek Schaefer)- Parcel 13727-000- Certificate of Appropriateness petition to get approval on building a new wood fence.
2. Consent Agenda- COA23-34, COA23-39, and COA23-40

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

## 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, December 5, 2023 at 5:30 PM

### **Agenda items-**

1. Z23-08 (Kathie Ebaugh as agent for Millennium Bancshares, INC, owner)- Parcels 02714-009 and 02712-001- Rezoning application for a property located in the commercial intensive and commercial general zoning district.
2. CPA23-07 and Z23-09 (Carol Chadwick, as agent for OM Shanti Investment Group, LLC, owner)- Parcels 02677-001 and 02658-001- Comprehensive Plan Amendment and Rezoning application for a property located in the residential office and residential multi-family 1 zoning district.
3. SD23-04 (Carol Chadwick as agent for, Kevin Bedenbaugh, owner)- Parcel 13536-005- Subdivision Plat application (preliminary plat) for a property located in the residential multi-family 2 zoning district.
4. LDR-TA23-01-Text Amendment- Section 4.15.5 (Special Exceptions) – To allow storage facilities for boats, recreational vehicles, and similar equipment by special exception in the Commercial Highway Interchange zoning district
5. LDR-TA23-02-Text Amendment- Section 4.13.5 (Special Exceptions) – To allow travel trailer parks or camp grounds by special exception in the Commercial Intensive 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.