

Project Summary

Project Name: Home Depot Tool Rental

Project Number: SPR23-09

Parcel Number: 02640-000

Project Notes

- Project type: Site Plan Review
- Future land use is: Commercial
- Zoning designation is: Commercial General
- Proposed use of the property: New construction of Home Depot Tool Rental
- Land is conducive for use: Yes, per the LDR section 4.13.2.2
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SPR23-09 is for a site plan review and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.

Home Depot Tool Rental

Site Plan Review



1 Proposed site for Home Depot Tool Rental
-Commercial Intensive zoning district
-FLU is Commercial

2 Commercial General zoning district

3 Current location of Speedy Equipment Rental

4 Residential Multi-Family 1 zoning district



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 3/3/23

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: SPR23-09

Project Name: Home Depot Tool Rental

Project Address: 215 SW Home Depot Dr, Lake City, FL 32025

Project Parcel Number: 02640-000

Owner Name: Home Depot USA, Inc.

Owner: Address: 2455 Paces Ferry Rd, Atlanta, GA 30339

Owner Contact Information: telephone number 470-776-5086 e-mail _____

Owner Agent Name: Ben Johnson

Owner Agent Address: 445 24th St Suite 200, Vero Beach, FL 32960

Owner Agent Contact Information: telephone 772-794-4098 e-mail ben.johnson@kimley-horn.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Approved Disapproved Reviewed by: _____

Comments: _____

Planning and Zoning: Approve Disapprove Reviewed by: Robert Angelo

Comments: Land is conducive per land development regulations section 4.13.2.1 and 2
Land is conducive per land development regulations section 4.13.2.1 and 2

Business License: Approve Disapprove Reviewed by: Marshall Sova
Marshall Sova (Mar 3, 2023 14:39 EST)

Comments: No issues

Code Enforcement: Approve Disapprove Reviewed by: Marshall Sova
Marshall Sova (Mar 3, 2023 14:39 EST)

Comments: No open cases

Permitting: Approve Disapprove Reviewed by: Angela

Comments: no issues

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Approved Disapproved Reviewed by Michael L. Osborn Jr.
Michael L. Osborn Jr. (Mar 6, 2023 08:07 EST)

Comments: No Issues

Sewer Department: Approved Disapproved Reviewed by Cody Pridgeon
Cody Pridgeon (Mar 6, 2023 07:24 EST)

Comments: No issues

Gas Department: Approved Disapproved Reviewed by Steve Brown
Steve Brown (Mar 6, 2023 09:06 EST)

Comments: _____

Water Distribution/Collection: Approved Disapproved Reviewed by Brian Scott
Brian Scott (Mar 6, 2023 08:33 EST)

Comments: Utilties are private, they will need to locate there water and sewer, we only maintain the meters

Customer Service: Approved Disapproved Reviewed by Shasta Pelham
Shasta Pelham (Mar 13, 2023 13:16 EDT)

Comments: Utility impact fees for retail spaces are based on fixture units. A floor plan is required in order to properly assess the impact fees. Locates must be obtained to ensure that the existing utility infrastructure is not damaged or obstructed.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved Disapproved Reviewed by: Steve Brown
Steve Brown (Mar 6, 2023 09:06 EST)

Comments: _____

Fire Department: Approve Disapprove Reviewed by: Dwight Boozer

Comments: No concerns at this time.

Police Department: Approve Disapprove Reviewed by: _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.