



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
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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: 06/20/23

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

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

Project Number: SPR23-13

Project Name: HCA Florida Lake City Hospital- Tower Expansion

Project Address: 340 NW Commerce Drive, Lake City, FL 32055

Project Parcel Number: 02556-003

Owner Name: Notami Hospitals of Florida INC

Owner Address: _____

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Samuel Boadi

Owner Agent Address: 340 NW Commerce Dr, Lake City, FL 32055

Owner Agent Contact Information: Telephone: 386-719-6000 Email: samuel.boadi@hcahealthcare.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: Reviewed by: _____ **Date:** _____

Comments: _____

Planning and Zoning: Reviewed by: Robert Angelo **Date:** _____

Comments: _____
This is an expansion of the existing facility and is not a new use of the parcel.

Business License: Reviewed by: Marshall Sova **Date:** 6/20/2023
Marshall Sova (Jun 20, 2023 15:48 EDT)

Comments: Hospital already has a business license that is active

Code Enforcement: Reviewed by: Marshall Sova **Date:** 6/20/2023
Marshall Sova (Jun 20, 2023 15:48 EDT)

Comments: _____
No active code enforcement cases on this property

Permitting: Reviewed by: _____ **Date:** _____

Comments: _____

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

Water Department: Reviewed by: Michael L. Osborn Jr. Date: 6/21/23
Michael L. Osborn Jr. (Jun 21, 2023 08:24 EDT)

Comments: Make sure and follow Utility guidelines.

Sewer Department: Reviewed by: Cody Pridgeon Date: 6/21/2023
Cody Pridgeon (Jun 21, 2023 08:27 EDT)

Comments: None

Gas Department: Reviewed by: Steve Brown Date: 6-28-23
Steve Brown (Jun 28, 2023 14:36 EDT)

Comments: I have concerns regarding relocating all utilities.

Water Distribution/Collection: Reviewed by: Brian Scott Date: _____
Brian Scott (Jun 21, 2023 10:08 EDT)

Comments: notify city of any work being performed on city water and sewer system

Customer Service: Reviewed by: Shasta Pelham Date: 07/06/23
Shasta Pelham (Jul 6, 2023 08:47 EDT)

Comments: A Tap Application must be submitted for city utilities. The tap fees, impact fees and the utility deposits will be calculated upon approval of the Tap Application.
The Utility Director's expressed concerns regarding the relocation of all utilities.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Steve Brown (Jun 28, 2023 14:36 EDT) **Date:** 6-28-23

Comments: Have we addressed stormwater?

Fire Department: Reviewed by: *Dwight Booger* **Date:** _____

Comments: No Concerns at this time.

Police Department: Reviewed by: _____ **Date:** _____

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.