



DEPARTMENT OF GROWTH MANAGEMENT
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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: 04/30/2024

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

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

Project Number: SE 24-04

Project Name: American Nation Builders Christian Academy Special Exception

Project Address: 239 SE Baya Dr, Lake City, FL

Project Parcel Number: 13811-000

Owner Name: Dr. Juan P Chisholm

Owner Address: P.O. Box 1965, Orlando, FL

Owner Contact Information: Telephone Number: 407-591-1612 Email: info@AmericanNationBuilders.org

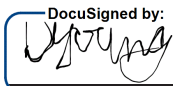
Owner Agent Name: _____

Owner Agent Address: _____


Owner Agent Contact Information: Telephone: _____ Email: _____

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:** 5/2/2024
DocuSigned by: 6A9220F9CF20485...

No comments at this time

Planning and Zoning: Reviewed by:  **Date:** 5/13/2024
DocuSigned by: F0D1ED33898E48E...

The current use of the property is a church. Petition SE 24-04 is to allow a private school offering curricula comparable to that of public schools per section 4.10.5.2 of the City of Lake City Land Development Regulations.

Business License: Reviewed by:  **Date:** 4/30/2024
DocuSigned by: E8B18D144D974CD...

will need to apply for a occupational license before opening.

Code Enforcement: Reviewed by:  **Date:** 4/30/2024
DocuSigned by: E8B18D144D974CD...

No liens, codes or violations

Permitting: Reviewed by:  **Date:** 5/2/2024
DocuSigned by: F5E79CA4532C435...

Building applications required for construction

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 808E66044B74E3... **Date:** 4/30/2024

no comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Prignon DBA01EF55AD2406... **Date:** 4/30/2024

none

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F485... **Date:** 5/2/2024

No comment.

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F509EB8125784F8... **Date:** 5/1/2024

no comments

Customer Service: Reviewed by: DocuSigned by: Shasta Pellham 8BD97A03165D4E0... **Date:** 5/15/2024

A student count will need to be submitted to the Customer Service Department so we may reevaluate the utility impact fees and utility deposits.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 5/2/2024

No comment.

Fire Department: Reviewed by: DocuSigned by: Joshua Weinger 6AA3758BA88A48E... **Date:** 4/30/2024

Building will require a fire alarm system with pull stations and smoke detectors. It will need a Knox box, and light weight truss emblem.

Police Department: Reviewed by: DocuSigned by: Sue Trull 065374359EAC4D8... **Date:** 5/2/2024

No issues at this time

NOTE: 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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

[Empty rectangular box for FDOT review comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: Garnett Spurr Date: 5/2/2024

An ERP Permit will be required if the new driveway exceeds 4,000 square feet. Based on the lot size it appears it will be under the permitting threshold, but without dimensions cannot confirm if it is exempt.

School Board: Reviewed by: DocuSigned by: Kathie Hatcher Date: 4/30/2024

I am not sure my comments actually are within the scope for which this document was intended. However, as a professional educator, I have some concerns that this property is inadequate for a PK-12 School. The small 1835 sf building sits on only .171 acres which would not allow for outdoor activities for students. Student drop-off and pick-up will be dangerous along Baya Drive. Furthermore, the property cannot be adequately secured and hardened to protect its students from outside threats, especially with the front doors only a few feet from the road.

County: Reviewed by: DocuSigned by: Chad Williams Date: 5/13/2024

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

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