



GROWTH MANAGEMENT
 205 North Marion Ave.
 Lake City, FL 32055
 Telephone: (386)719-5750
 E-Mail:
 growthmanagement@lcfla.com

FOR PLANNING USE ONLY
 Application # _____
 Application Fee: **\$200.00**
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Terrell Medical Office
2. Address of Subject Property: 4289 NW American Lane
3. Parcel ID Number(s): 34-3S-16-02461-512
4. Future Land Use Map Designation: Residential - Medium Density
5. Zoning Designation: RO
6. Acreage: 1.38 Acres
7. Existing Use of Property: Vacant
8. Proposed use of Property: Medical Office
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 4,376 SF
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Brian Pitman, PE Title: Owner
 Company name (if applicable): Pitman Engineering
 Mailing Address: 405 E Duval St
 City: Lake City State: Florida Zip: 32055
 Telephone: (386)965-5919 Fax: (____) _____ Email: bpitman@pitmanengineering.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): David Charles Terrell Jr.
 Mailing Address: 221 SW Stonegate Terrace #102
 City: Lake City State: Florida Zip: 32024
 Telephone: (386)288-4724 Fax: (____) _____ Email: davie02@hotmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Brian Pitman

Applicant/Agent Name (Type or Print)

Brian Pitman

Applicant/Agent Signature

11/28/22

Date

Applicant/Agent Name (Type or Print)

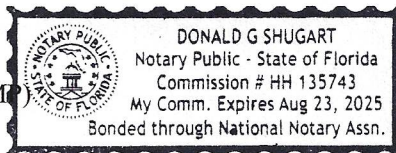
Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF *Collier*

The foregoing instrument was acknowledged before me this 28 day of NOV, 2022, by (name of person acknowledging) BRIAN PITMAN

(NOTARY SEAL or STAMP)



Donald G Shugart

Signature of Notary

DONALD G SHUGART

Printed Name of Notary

Personally Known _____ OR Produced Identification
Type of Identification Produced PLDL

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 10/6/2022

Parcel: << **34-3S-16-02461-512 (10086)** >>

Owner & Property Info

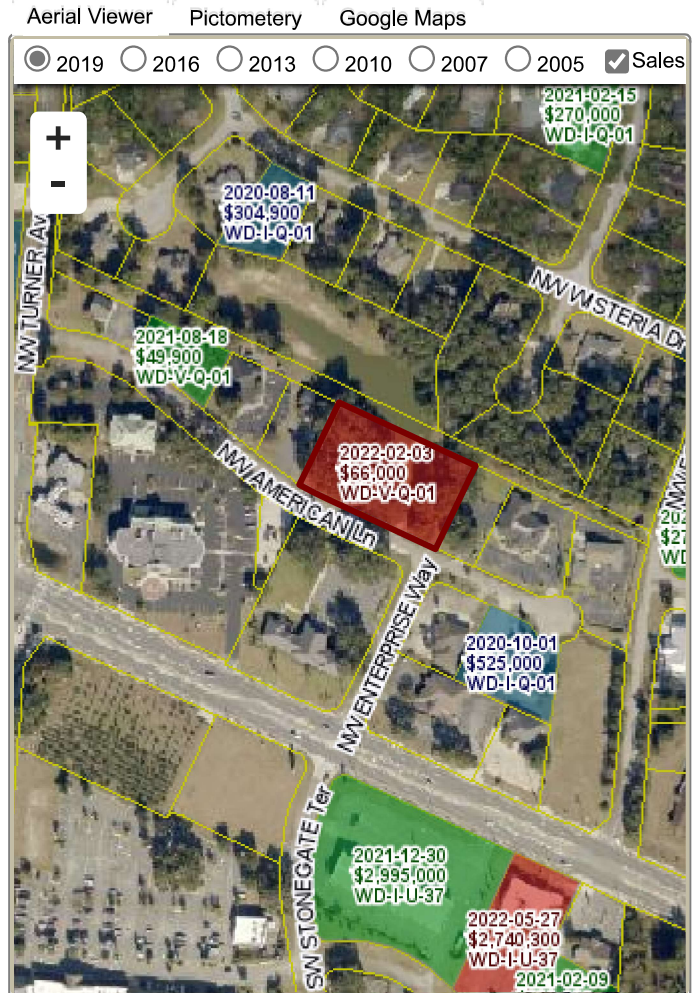
Owner	TERREL DAVID C JR APRN PA 221 SW STONEGATE TER #102 LAKE CITY, FL 32024		
Site	4289 NW AMERICAN Ln, LAKE CITY 4327 NW AMERICAN Ln		
Description*	THE WEST 103 FT OF LOT 12 & ALL LOT 13 PLANTATION VILLAGE S/D. 816-2412, 904-214, QC 1141-607, WD 1458-1378,		
Area	1.385 AC	S/T/R	34-3S-16E
Use Code**	VACANT COMMERCIAL (1000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$57,950	Mkt Land	\$57,950
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$57,950	Just	\$57,950
Class	\$0	Class	\$0
Appraised	\$57,950	Appraised	\$57,950
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$57,950	Assessed	\$57,950
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$57,950 city:\$57,950 other:\$0 school:\$57,950	Total Taxable	county:\$57,950 city:\$57,950 other:\$0 school:\$57,950



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/3/2022	\$66,000	1458/1378	WD	V	Q	01
1/10/2008	\$100	1141/0607	QC	V	U	03
6/9/2000	\$90,000	0904/0214	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

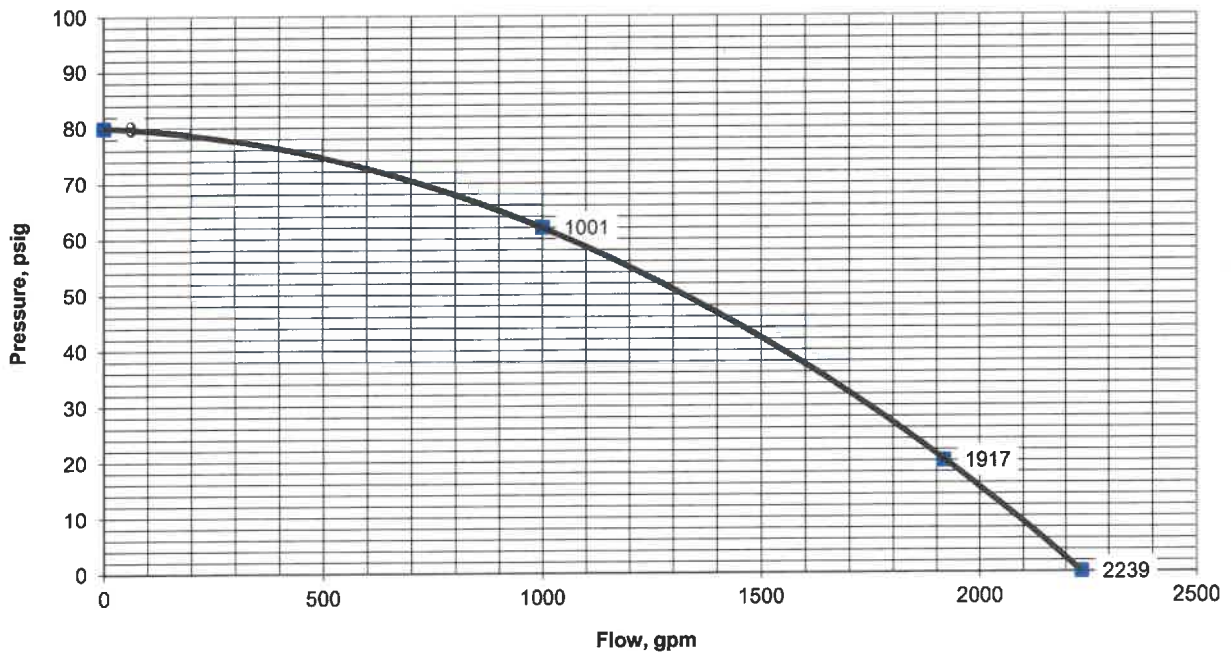
Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	60,365.000 SF (1.385 AC)	1.0000/1.0000 1.0000/.3200000 /	\$1 /SF	\$57,950

City of Lake City Water flow report

HYDRANT # & LOCATION: **4424 NW American Lane** DATE: **10/4/2021**
 TEST BY: **Al/Penny** Day: **Monday** Time: **9:00** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	45		
GPM:	1001	0	0
TOTAL FLOW DURING TEST:	1001 GPM		
STATIC READING:	80 PSI	RESIDUAL:	62 PSI
RESULTS: AT 20 PSI RESIDUAL	1917 GPM	AT 0 PSI	2239 GPM
ESTIMATED CONSUMPTION:	2001 GAL.		
REMARKS:			



Fire Flow Requirement: NFA - 1500 gpm @ 20 psi residual pressure

1917 gpm > 1500 gpm

fire flow sufficient



PITMAN ENGINEERING

SITE PLAN APPLICATION ITEMS 5-6 – TERRELL MEDICAL OFFICE

5. Concurrency Impact Analysis

Each of the following are estimates on the predicted capacity required by the proposed development. Per discussions with City department heads, capacity is available for each usage as shown below.

- Water:

250-gal x 2 practitioners + 15-gal x 6 employees
Total water used per day = **590 gallons per**

- Sewer:

250-gal x 2 practitioners + 15-gal x 6 employees
Total sewage flow per day = **590 gallons**

- Transportation: (ITE CODE 720)

3.46 per 1,000 SF @ 4,376 = $(3.46 \times 4.38) = 15.15$ trips/day
Total trips generated per day = **16 trips**

- Solid Waste:

1lb per 100 SF @ 4,376 = $(4,376/100) \times 7 =$
...Total solid waste per week = **306 pounds**

6. Comprehensive Plan Consistency Analysis

The proposed development is consistent with all elements of the City's Comprehensive Plan. Activities to take place fall within the allowance of current Zoning and Land Use categories. Proposed development will offer a value-added service (Medical Office) opportunity for the surrounding areas.





PITMAN ENGINEERING

LEGAL DESCRIPTION

PARCEL 34-3S-16-02461-512

THE WEST 103 FEET OF LOT 12 AND ALL OF LOT 13, PLANTATION VILLAGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 210 AND 211, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SUBJECT TO A 10' UTILITY EASEMENT ALONG THE STREET AND A 5' UTILITY EASEMENT ON EACH SIDE OF THE PRIOR EAST LOT LINE OF PARCEL # 13 AND WEST LOT LINE OF PARCEL # 12, AS RECORDED IN ORB 866 PAGE 1321, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



This Instrument Prepared By:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202212002197 Date: 02/03/2022 Time: 3:39PM
Page 1 of 2 B: 1458 P: 1378, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 462.00

ATT# 4-11431

Warranty Deed

LLC to Individual or Corporation or Trust

THIS WARRANTY DEED made this 3rd day of February, 2022, by A to Z Enterprises, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to David C. Terrell, Jr. APRN, PA, a Florida Corporation, whose post office address is: 221 SW Stonegate Terrace #102, Lake City, FL 32024 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in COLUMBIA County, Florida:

The West 103 feet of Lot 12 and all of Lot 13, Plantation Village Subdivision, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 210 and 211, of the Public Records of Columbia County, Florida.

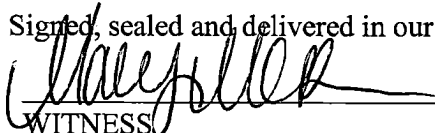
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

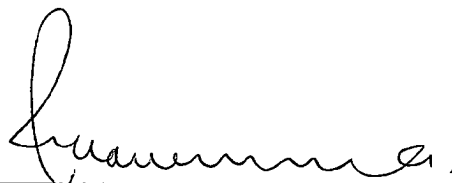
Signed, sealed and delivered in our presence:



WITNESS

Mary McRae

PRINTED NAME



Rizwana Thanawala, as Manager of A to Z Enterprises, LLC, a Florida Limited Liability Company



WITNESS

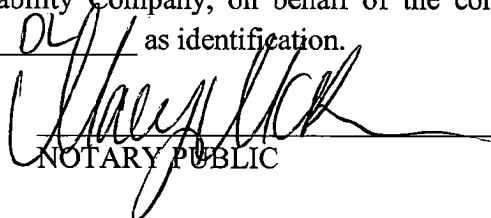
Jessica Emen

PRINTED NAME

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of February, 2022, by Rizwana Thanawala, as Manager of A to Z Enterprises, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced 04 as identification.

(SEAL)



NOTARY PUBLIC

My Commission Expires:



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, David Charles Terrell Jr. (owner name), owner of property parcel number 34-3S-16-02461-512 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Brian Pitman, PE	1. <i>Brian Pitman</i>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

D Terrell Owner Signature (Notarized) 11-22-22^{OT} Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is David Terrell, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 22nd day of November, 2022.

Lisa McInnis
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 10/10/2022 10:32:01 AM EDT

Tax Record

Last Update: 10/10/2022 10:29:31 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R02461-512	REAL ESTATE	2021			
Mailing Address A TO Z ENTERPRISES LLC 6614 NW 50TH LANE GAINESVILLE FL 32653		Property Address 4327 AMERICAN LAKE CITY GEO Number 343S16-02461-512			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
34-3S-16 1000/10001.39 Acres THE WEST 103 FT OF LOT 12 & ALL LOT 13 PLANTATION VILLAGE S/D. ORB 816-2412, 904-214, QC 1141-607					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	57,950	0	\$57,950	\$452.88
CITY OF LAKE CITY	4.9000	57,950	0	\$57,950	\$283.96
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	57,950	0	\$57,950	\$43.35
LOCAL	3.6430	57,950	0	\$57,950	\$211.11
CAPITAL OUTLAY	1.5000	57,950	0	\$57,950	\$86.92
SUWANNEE RIVER WATER MGT DIST	0.3615	57,950	0	\$57,950	\$20.95
LAKE SHORE HOSPITAL AUTHORITY	0.0000	57,950	0	\$57,950	\$0.00
Total Millage		18.9675	Total Taxes		\$1,099.17
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$1,149.57
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/20/2021	PAYMENT	9921201.0001	2021	\$1,103.59	

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES
