

Project Summary

Project Name: Terrell Medical Office

Project Number: SPR23-01

Parcel Number: 02461-512

Project Notes

- Project type: Site Plan Review
- Future land use is: Residential Medium Density
- Zoning designation is: Residential Office
- Proposed use of the property: New construction of Terrell Medical Office
- Land is conducive for use: Yes, per the LDR section 4.10.2.4
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SPR23-01 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.



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: 12/2/22

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

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

Project Number: 02461-512

Project Name: Terrell Medical Office

Project Address: 4289 NW American Lane

Project Parcel Number: 34-3S-16-02461-512

Owner Name: David Terrell Jr.

Owner: Address: 221 SW Stonegate Terrace #102

Owner Contact Information: telephone number 386-288-4724 e-mail davie02@hotmail.com

Owner Agent Name: Brian Pittman, PE

Owner Agent Address: 405 E Duval St

Owner Agent Contact Information: telephone 386-965-5919 e-mail bpitman@pitmanengineering.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: Per section 4.10.2.4 of the LDR this is a permitted use.
Per section 4.10.2.4 of the LDR this is a permitted use.

Business License: Approve Disapprove Reviewed by: Marshall Sova

Comments: Will need to apply for a business license

Code Enforcement: Approve Disapprove Reviewed by: Marshall Sova

Comments: No issues

Permitting: Approve Disapprove Reviewed by: Ann Jones

Comments: _____
Permitting through Columbia Building is value base over \$4000

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

Water Department: Approved Disapproved Reviewed by: Mike Osborn

Comments: A back flow assembly for water service will need to be installed.

Sewer Department: Approved Disapproved Reviewed by: Cody Pridgeon

Comments: None

Gas Department: Approved Disapproved Reviewed by: Steve Brown

Comments: _____

Water Distribution/Collection: Approved Disapproved Reviewed by: Brian Scott

Comments: The City of Lake City provides water and sewer service to this area. The contractor must relocate the lift pump for the pond to the new easement to the east. The Distributions and Collections Department must be on site to inspect. A 48-hour notification must be given, call 386-758-5492 to schedule.

Customer Service: Approved Disapproved Reviewed by: Shasta Pelham

Comments: A tap application is required to access water, sanitary sewer and natural gas services. The tap fees, impact fees, and utility deposits will be calculated upon approval of the tap application.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved Disapproved Reviewed by: Steve Brown

Comments: _____

Fire Department: Approve Disapprove Reviewed by: Assistant Chief Boozer

Comments: No concerns

Police Department: Approve Disapprove Reviewed by: Chief Butler

Comments: No concerns

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.

SECTION 4.10 "RO" RESIDENTIAL/OFFICE

4.10.1 DISTRICTS AND INTENT

The "RO" Residential/Office category includes one zone district: RO. This district is intended for single family and multiple family residences together with business and professional offices which are not incompatible with residential uses, and public and semi-public buildings and facilities and accessory structures as may be desirable with such development, as well as surrounding development. This district is not to be deemed a commercial district.

4.10.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Duplexes.
3. Multiple family dwellings.
- ✓ 4. Medical and dental offices, clinics, and laboratories.
5. Business and professional offices.
6. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home". (See Section 4.2)
7. Community residential facilities. (See Section 4.2)

For uses under (4), (5) and (7): Site and development plan approval is required. (See Article 13)

For uses under (3) above: Site and development plan approval is required for multiple family developments consisting of five (5) or more dwelling units or two (2) or more separate buildings (see Article 13).

4.10.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership; and
 - c. Are not of a nature likely to be incompatible with residential development due to traffic, noise, dust, glare, odor, or fumes.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools and cabanas;
 - c. Noncommercial greenhouses and plant nurseries;
 - d. For multiple family dwellings: administrative/management offices for the multiple family complex and recreational and laundry facilities intended for use solely by the residents of the multiple family complex and their guests; and
 - e. On-site signs (see also Section 4.2).

4.10.4 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible by special exception, including the following which are listed for emphasis:

1. Sales, display, or outside storage of goods or merchandise.
2. Restaurants.
3. Automotive service stations and car washes.
4. Bars, cocktail lounges, taverns, and package store for sale of alcoholic beverages.
5. Off-site signs.

4.10.5 SPECIAL EXCEPTIONS (See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools (See Section 4.2).
2. Parks maintained by any private association of persons residing in the district.
3. Group living facilities.
4. Public buildings and facilities, except those otherwise specified (See Section 4.2).
5. Art galleries, community or little theaters (but not moving picture theaters or drive-in movies).
6. Private clubs and lodges.
7. Churches and other houses of worship.
8. Funeral homes without crematories.
9. Hospitals, nursing homes, and residential homes for the aged.
10. Home occupations (see Section 4.2).
11. Professional, business, and technical schools, provided all activities are conducted in completely enclosed buildings.
12. Child care centers and overnight child care centers provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
13. Dance, art and music studios.
14. Recovery homes.
15. Residential treatment facilities.
16. Pharmacies.
17. Commercial greenhouses and nurseries.
18. Nursing homes and residential housing for the aged.
19. Adult care center.
20. Bed and breakfast inns (see Section 4.2).

4.10.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:

Minimum lot area 6,000 square feet

Minimum lot width 50 feet

2. Duplexes:

Minimum lot area 10,000 square feet

Minimum lot width 70 feet

3. Multiple family development:

Minimum site area 20,000 square feet

Minimum site width 80 feet

Minimum land area per dwelling unit 5,445 square feet

✓ 4. Other permitted or permissible uses and structures:

None, except as needed to meet other requirements herein set out.

4.10.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. Single family dwellings and duplexes:

Front 20 feet

Side 10 feet for each side yard.

Rear 15 feet

2. Multiple family dwellings: (to be applied at site perimeter)

Front 30 feet

Side 15 feet for each side yard.

Rear 20 feet

Special Provisions; Where two (2) or more multiple family structures are located together on one site, no detached residential structure shall be located closer than twenty (20) feet to another.

3. Public and private schools, child care centers, overnight child care centers, churches and other houses of worship, private clubs and lodges, nursing homes, residential homes for the age, group living facilities, public buildings and facilities (unless otherwise specified):

Front 35 feet

Side 25 feet

Rear 35 feet

4. Medical and dental offices, clinics, and laboratories; hospitals; business and professional offices; and all other permitted or permissible uses unless otherwise specified:

✓ Front 30 feet

✓ Side 20 feet for each side yard.

✓ Rear; 20 feet

Special Provisions: As a minimum, no less than one-half (1/2) the depth of any required front yard shall be maintained as a landscaped area; the remainder may be used for offstreet parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Special Provisions:

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.10.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.10.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings including their accessory buildings: 40%
2. Duplexes and multiple family development, including their accessory buildings: 40%.
3. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings: 35%.

4.10.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(See also Section 4.2)

1. Medical and dental offices, clinics, and laboratories; business and professional offices; art galleries; community or little theaters; dance, art, and music studios; funeral homes; hospitals; nursing homes; churches; other houses of worship; private clubs and lodges; child care centers; overnight child care centers; public buildings (but not public schools):

Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

2. All other permitted or permissible uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.10.11 MINIMUM OFFSTREET PARKING REQUIREMENTS
(See also Section 4.2)

1. Each residential dwelling unit: two (2) spaces for each dwelling unit.
- 28 ✓ 2. Medical or dental offices, clinics, and laboratories: one (1) space for each one hundred fifty (150) square feet of floor area.
3. Business and professional offices: one (1) space for each two hundred (200) square feet of floor area.
4. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.
5. Art galleries: one (1) space for each three hundred (300) square feet of floor area.
6. Community or little theaters: one (1) space for each four (4) seats.
7. Dance, art, and music studios: one (1) space for each three hundred fifty (350) square feet of floor area.
8. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.
9. Churches and other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
10. Funeral homes: one (1) space for each three (3) seats in the chapel.
11. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
12. Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
13. Professional, business, and technical schools: one (1) space for each two hundred (200) square feet of floor area.
14. Hospitals: one (1) space for each bed.
15. Nursing homes: one (1) space for each two (2) beds.
16. Child care centers and overnight child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to child care activities.
17. Residential homes for the aged: one (1) space for each dwelling unit.
18. Recovery homes: one (1) space for each bedroom.
19. Residential treatment facilities: one (1) space for each bed.
20. Pharmacies: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.
21. Adult care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult care activities.
22. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.
23. For other special exceptions as specified herein: to be determined by findings in the particular case.

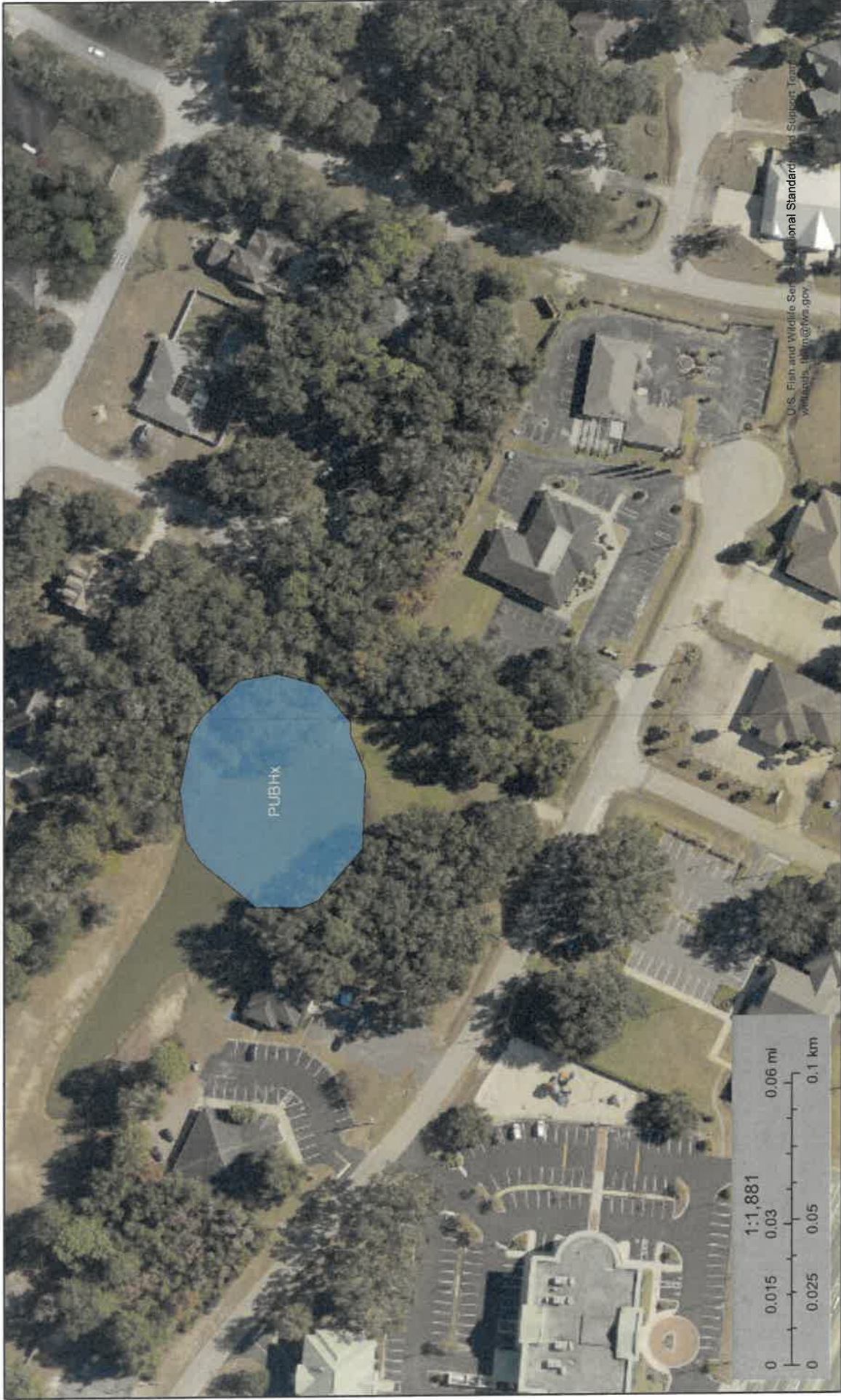
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U.S. Fish and Wildlife Service

National Wetlands Inventory

4289 NW American Lane



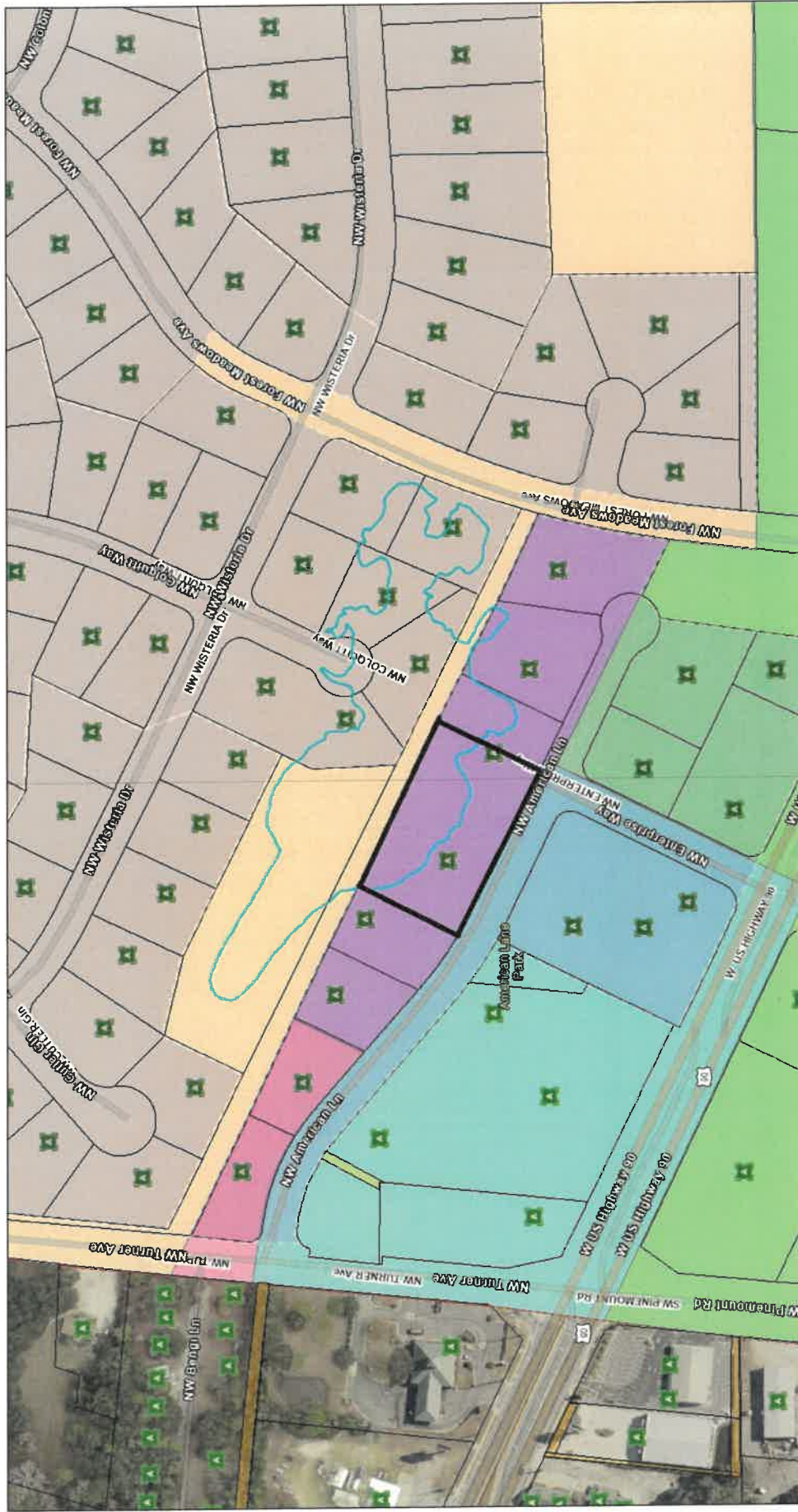
December 2, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

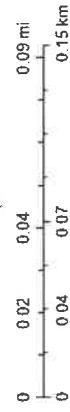
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

*P&Z/HPA



December 2, 2022

1:2,257



- Parcel 02461-512**
- 1. Future Land Use is Residential Medium**
 - 2. Zoning is Residential Office**
 - 3. Back side of parcel is located in flood zone A. See FEMA map for BFE**

Esri Community Maps Contributors, FDEP, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Florida, Maxar, Microsoft

State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, FDEP, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA | City of Lake City & North Central Florida Regional Planning Council

Jason Dumas

National Flood Hazard Layer FIRMette



82°47'43"W 30°11'21"N

COLUMBIA COUNTY
120070

12023C0280D
eff. 11/2/2018

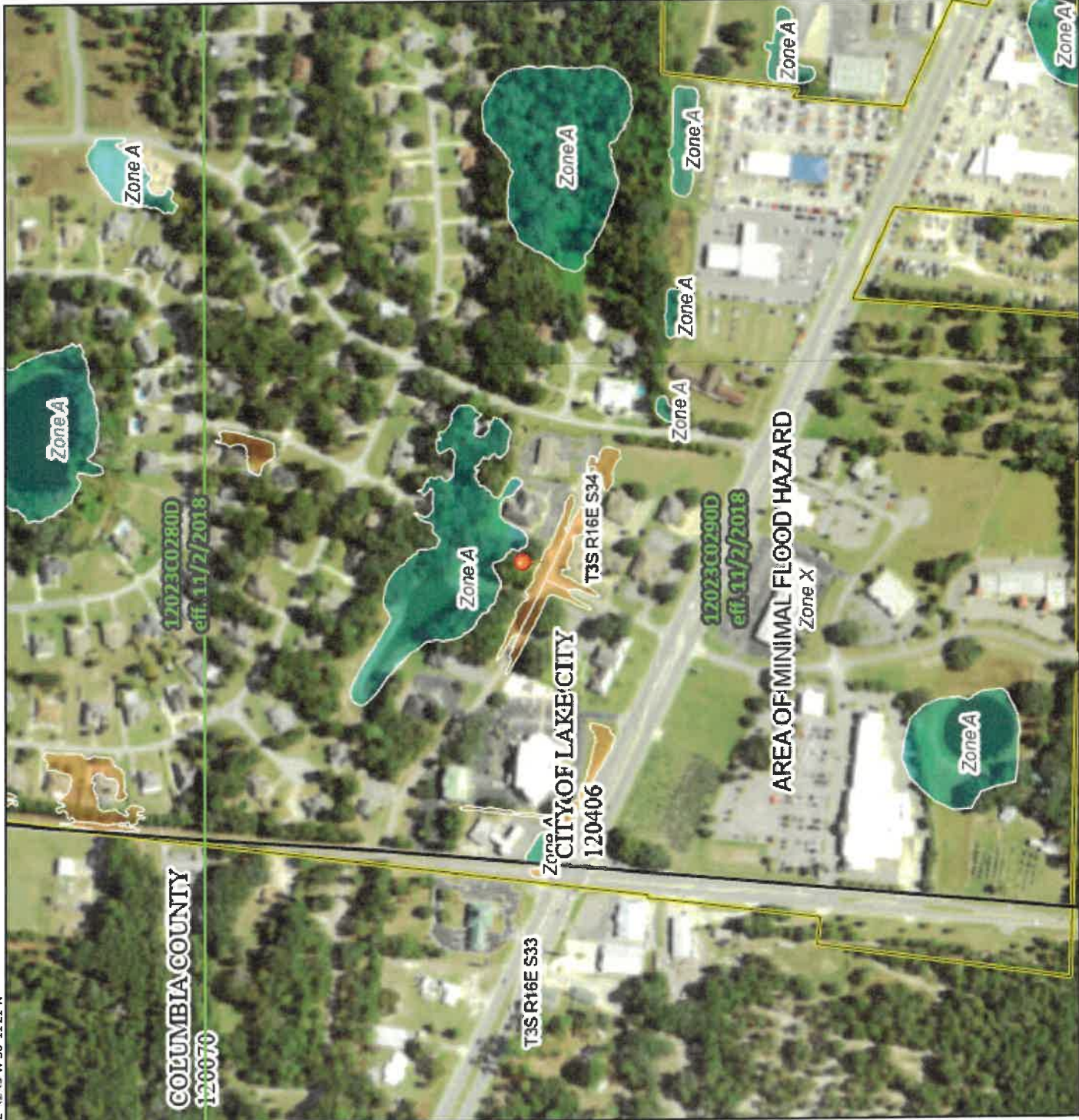
T3S R16E S33

CITY OF LAKE/CITY
120406

T3S R16E S34

12023C0290D
eff. 11/2/2018

AREA OF MINIMAL FLOOD HAZARD
Zone X



82°42'6"W 30°10'50"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/2/2022 at 8:58 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 130 260 390 520 650 780 910 1040 1170 1300 ft

Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 34-3S-16-02461-512 (10086) | VACANT COMMERCIAL (1000) | 1.385 AC
 THE WEST 103 FT OF LOT 12 & ALL LOT 13 PLANTATION VILLAGE SID. 816-2412, 904-214, QC 1141-507, WD 1458-1378.

Owner: 221 SW STONEGATE TER
 #102
 LAKE CITY, FL 32024

Site: 4289 NW AMERICAN Ln, LAKE CITY

Sales Info:
 2/3/2022 \$66,000 V (Q)
 1/10/2008 \$100 V (U)
 6/9/2008 \$90,000 V (Q)

2023 Working Values

Mkt Lnd	Appraised	Assessed	Exempt	Total	county:	other:
Ag Lnd	\$57,950	\$0	\$0	\$57,950	\$57,950	\$0
Bldg	\$0	\$0	\$0	\$0	\$0	\$0
XFOB	\$0	\$0	\$0	\$0	\$57,950	\$57,950
Just	\$57,950	\$57,950	\$0	\$57,950	\$57,950	\$0
Taxable	\$57,950	\$57,950	\$0	\$57,950	\$57,950	\$0

NOTES:

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

Columbia County, FL
GrizzlyLogic.com