



# Staff Presentation of SPR 24-10

SITE PLAN REVIEW FOR ASPIRE DENTAL ADDITION


PREPARED BY ROBERT ANGELO, PLANNING AND ZONING

# Introduction

- Petition for a site plan review for an addition to Aspire Dental
- Addition if for an additional 609 square feet of office space.
- Site is located in the Commercial Intensive zoning district.
- A dental office is a permitted use in Section 4.12.2.5.
- Section 4.13.2 of the Land Development Regulations states, as for CG, and in addition.

# Staff Review

Design Envelope ID: 875826E-FMC-4813-412D-9544827008

 DEPARTMENT OF GROWTH MANAGEMENT  
293 North Mason Avenue  
Lake City, Florida 32055  
Telephone: (386) 769-3750  
[www.lakecityfl.com](http://www.lakecityfl.com)

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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: 08/13/2024

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

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

Project Number: SPR 24-10

Project Name: Aspire Dental Addition

Project Address: 1788 SW Barnett Way, Lake City, FL

Project Parcel Number: 07604-102

Owner Name: Affiliated Property Management LLC

Owner Address: 14506 NW 11th Place

Owner Contact Information: Telephone Number: 386-752-2336 Email: aspirentah@gmail.com

Owner Agent Name: Carol Chadwick PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL


Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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


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Design Envelope ID: 875826E-FMC-4813-412D-9544827008


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

Building Department: Reviewed by:  Date: 8/13/2024


No comments at this time

Planning and Zoning: Reviewed by:  Date: 8/13/2024


A dental office is a permitted use per section 4.12.2 of the Land Development Regulations. They have met the parking requirements for the added square footage.

Business License: Reviewed by:  Date: 8/13/2024

Business already has a business license

Code Enforcement: Reviewed by:  Date: 8/13/2024

No fines, codes or violations

Permitting: Reviewed by:  Date: 8/27/2024

Obtain any permits if needed.

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# Staff Review Continued

Design Envelope ID: 6798809C-F8D-4616-A1E3-9544837008

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

**Water Department: Reviewed by:** \_\_\_\_\_ **Date:** 8/13/2024

no comments at this time

\_\_\_\_\_

**Sewer Department: Reviewed by:** \_\_\_\_\_ **Date:** 8/13/2024

Dental offices are required by City Ordinance 2020-2140 to have an amalgam separator

\_\_\_\_\_

**Gas Department: Reviewed by:** \_\_\_\_\_ **Date:** 8/13/2024

LOCATES

\_\_\_\_\_

**Water Distribution/Collection: Reviewed by:** \_\_\_\_\_ **Date:** 8/13/2024

need plans for approval

\_\_\_\_\_

**Customer Service: Reviewed by:** \_\_\_\_\_ **Date:** 8/26/2024

The City of Lake City provides water and sewer through an existing utility easement to the site. ADDITIONAL TAG AND IMPACT FEES may be required depending on how the additional space will be utilized and if the existing tags will have to be relocated. LOCATES must be obtained through Submittals to ensure that the existing utility infrastructure is not damaged or obstructed. Please note the Distributions and Collections Director's request for plans.

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**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** \_\_\_\_\_ **Date:** 8/13/2024

SRMD Review?

\_\_\_\_\_

**Fire Department: Reviewed by:** \_\_\_\_\_ **Date:** 8/13/2024

The office will need to have a light weight trash cabinet is they do not already and add a Knox access box.

\_\_\_\_\_

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** 8/13/2024

no comments 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.

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# Staff Review Continued

Design Number: 9758006-FR0-010-01ES-0004007028

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

FDOT: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_

Suwannee River Water Management: Reviewed by: \_\_\_\_\_ Date: 8/15/2024

The site is part of a master system permitted under permit number SMP-023-200421-2; the site will need to meet all the conditions of the permit.

School Board: Reviewed by: \_\_\_\_\_ Date: 8/15/2024

NO COMMENTS AT THIS TIME.

County: Reviewed by: \_\_\_\_\_ Date: 8/26/2024

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 approvals and approvals, if any, shall be as provided by County code or regulations.

**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.**

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# Zoning Map

