



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: 08/13/2024

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (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: aspiredentallc@gmail.com

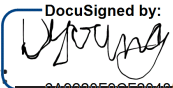
Owner Agent Name: Carol Chadwick PE

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.

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 liens, codes or violations

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

obtain any permits if needed.

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

Water Department: Reviewed by: Signed by: Mike Osborn BBE039544674E3... **Date:** 8/13/2024

no comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy CB901EF200224E8... **Date:** 8/15/2024

Dental offices are required by City Ordinance 2020-2149 to have an amalgam separator

Gas Department: Reviewed by: Signed by: Steve Brown BB57D0CE8F2F4B5... **Date:** 8/15/2024

Locates

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F596EB6125784F8... **Date:** 8/15/2024

need plans for approval

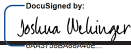
Customer Service: Reviewed by: DocuSigned by: Shasta Pulliam 6BD97A03165D4E0... **Date:** 8/26/2024

The City of Lake City provides water and sewer through an existing utility account to the site. Additional tap and impact fees may be required depending on how the additional space will be utilized and if the existing taps will have to be relocated. Locates must be obtained through Sunshine811 to ensure that the existing utility infrastructure is not damaged or obstructed. Please note the Distributions and Collections Director's request for plans.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 8/15/2024

SRWMD review?

Fire Department: Reviewed by:  **Date:** 8/14/2024

The office will need to have a light weight truss emblem 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.

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

FDOT: Reviewed by: _____ Date: _____

[Empty box for FDOT review comments]

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

The site is apart of a master system permitted under permit number ERP-023-206425-1. The site will need to meet all the conditions of the permit.

School Board: Reviewed by:  Date: 8/13/2024

No comments at this time.

County: Reviewed by:  Date: 8/30/2024

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.

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.