



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # SPR 22-08
Application Fee: \$200.00
Receipt No. _____
Filing Date _____
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Lake City Fire Station 2
2. Address of Subject Property: 435 NW Hall of Fame Dr. Lake City, FL 32055
3. Parcel ID Number(s): 34-3S-16-02464-006
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial General
6. Acreage: 0.935 ac
7. Existing Use of Property: Library
8. Proposed use of Property: Fire Station
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 7,000 sf
 - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Paul Dyal Title: Interim City Manager
Company name (if applicable): City of Lake City
Mailing Address: 205 North Marion Ave
City: Lake City State: FL Zip: 32055
Telephone: (____) _____ Fax: (____) _____ Email: _____

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): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: (____) _____ Fax: (____) _____ Email: _____

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? **NO**
If yes, list the names of all parties involved: _____
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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750

PROJECT INFORMATION

PROJECT NAME LAKE CITY FIRE STATION

OWNER CITY OF LAKE CITY

PROJECT LOCATION 311 NW HALL OF FAME DRIVE

CITY ENGINEER CHRISTOPHER A. GILBERT, P.E.

DESIGNER Gmuer Engineering, LLC

1125 N. W. 15TH AVENUE SUITE 200

LAKE CITY, FL 33603

LANDSCAPE MANIPULATION

EXISTING PAVED LOT

PROPOSED PAVED LOT

PROPOSED PAVED LOT

PROPOSED PAVED LOT

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PROPOSED PAVED LOT

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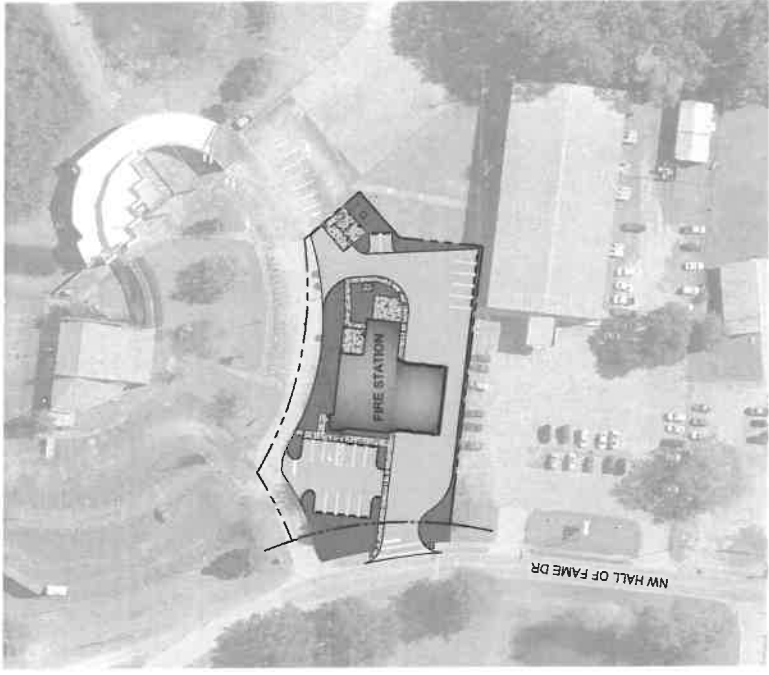
PROPOSED PAVED LOT

PROPOSED PAVED LOT

PROPOSED PAVED LOT

PROPOSED PAVED LOT

LAKE CITY FIRE STATION



SITE PLAN MAP



SHEET INDEX

- C-000 COVER & SHEET INDEX
- C-001 LEGEND
- C-002 DEMONSTRATION CONTROL PLAN
- C-100 SITE & HORIZONTAL CONTROL PLAN
- C-200 GRADING, DRAINAGE & UTILITY PLAN
- C-250 UTILITY CONSTRUCTION DETAILS
- 1 OF 1 BOUNDARY & TOPOGRAPHIC SURVEY

**LAKE CITY FIRE
STATION #2**

383 NW Hall of Fame Drive
Lake City, FL 32095

KEY PLAN

**DRAWING TITLE
COVER & SHEET INDEX**

PROJECT NO. WNL001 DRAWN BY
CHECKED BY
CO

C000

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LAKE CITY FIRE STATION #2

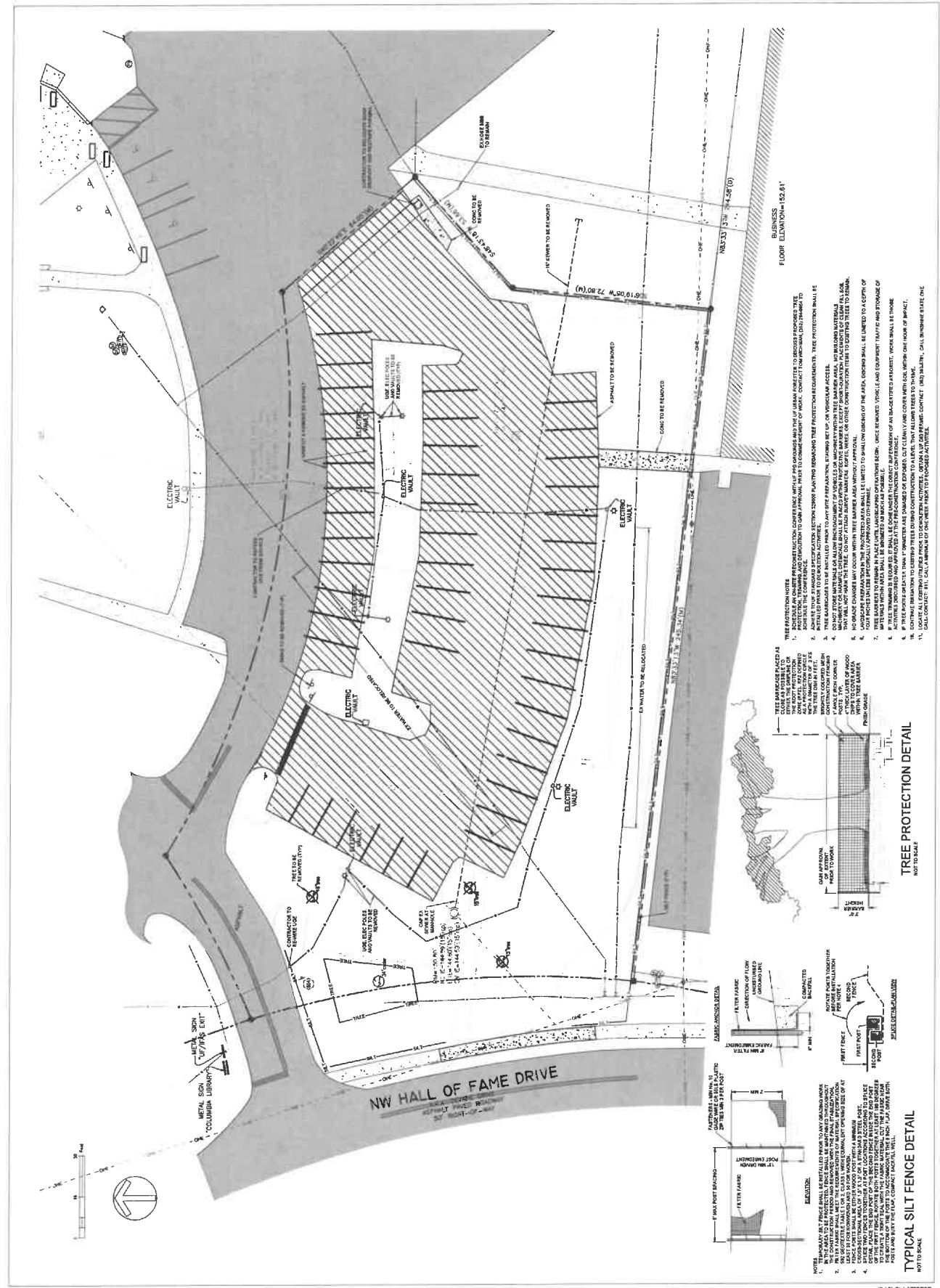
343 NW Hall of Fame Drive
Lake City, FL 32805

KEY PLAN

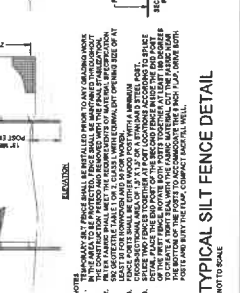
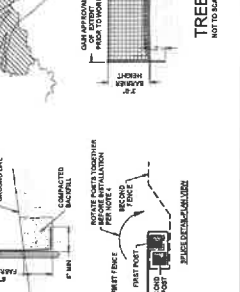
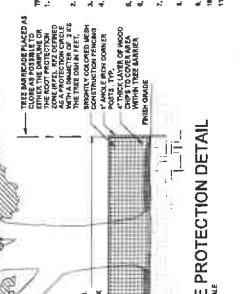
DEMOLITION & EROSION CONTROL PLAN

PROJECT NO. 1003121
DRAWN BY: AG
CHECKED BY: CS
DATE: 11/10/2018

C050

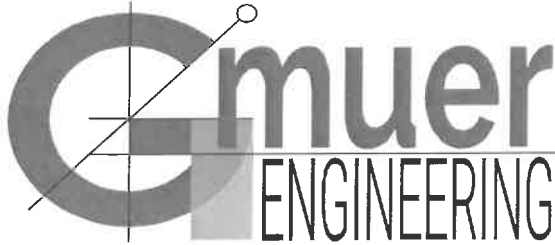


- THESE MEASURES SHALL BE:**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION, EXCAVATION, OR CONSTRUCTION ACTIVITY.
 2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. ALL EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
 4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE SUDAS EROSION CONTROL MANUAL.
 5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE SUDAS EROSION CONTROL MANUAL.
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TYPICAL DOWNSPOUT TO ROOF DRAIN DETAIL
NOT TO SCALE



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Stormwater Caculations

for

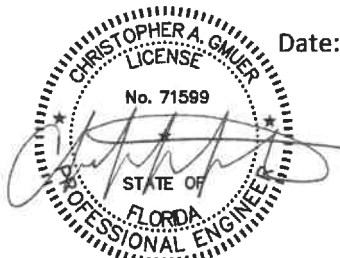
Lake City Fire Station 2

PID# 34-3S-16-02464-006
383 NW HALL OF FAME DRIVE
LAKE CITY, FL 32055

Prepared for
Lake City

Date: October 19, 2021

Christophe
r A Gmuer
2021.10.19
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This item has been electronically signed and sealed by
Christopher A. Gmuer, PE, using a SHA authentication code.

Printed copies of this document are not considered signed
and sealed and the SHA authentication code must be verified
on any electronic copies

Christopher A. Gmuer, PE
FL PE # 71599

cagmuer@gmuereng.com

Gmuer Engineering, LLC

FL CA # 31533

2603 NW 13th ST Box 314

Gainesville, FL 32609

www.gmuereng.com

(352) 281-4928

Project Description

The project is located on the site of the Columbia County Library West Branch. The project proposes to remove a portion of the existing parking lot and construct a fire station for Lake City.

Pre-Development Drainage Narrative

The site was previously permitting with the SRWMD under ERP 202941-1 as the Florida Sports Hall of Fame. The site consisted of several buildings, parking areas, and a pair of stormwater management facilities joined by an equalizer pipe. Not all of the proposed impervious area was constructed consisting of a large building and adjacent drive isles.

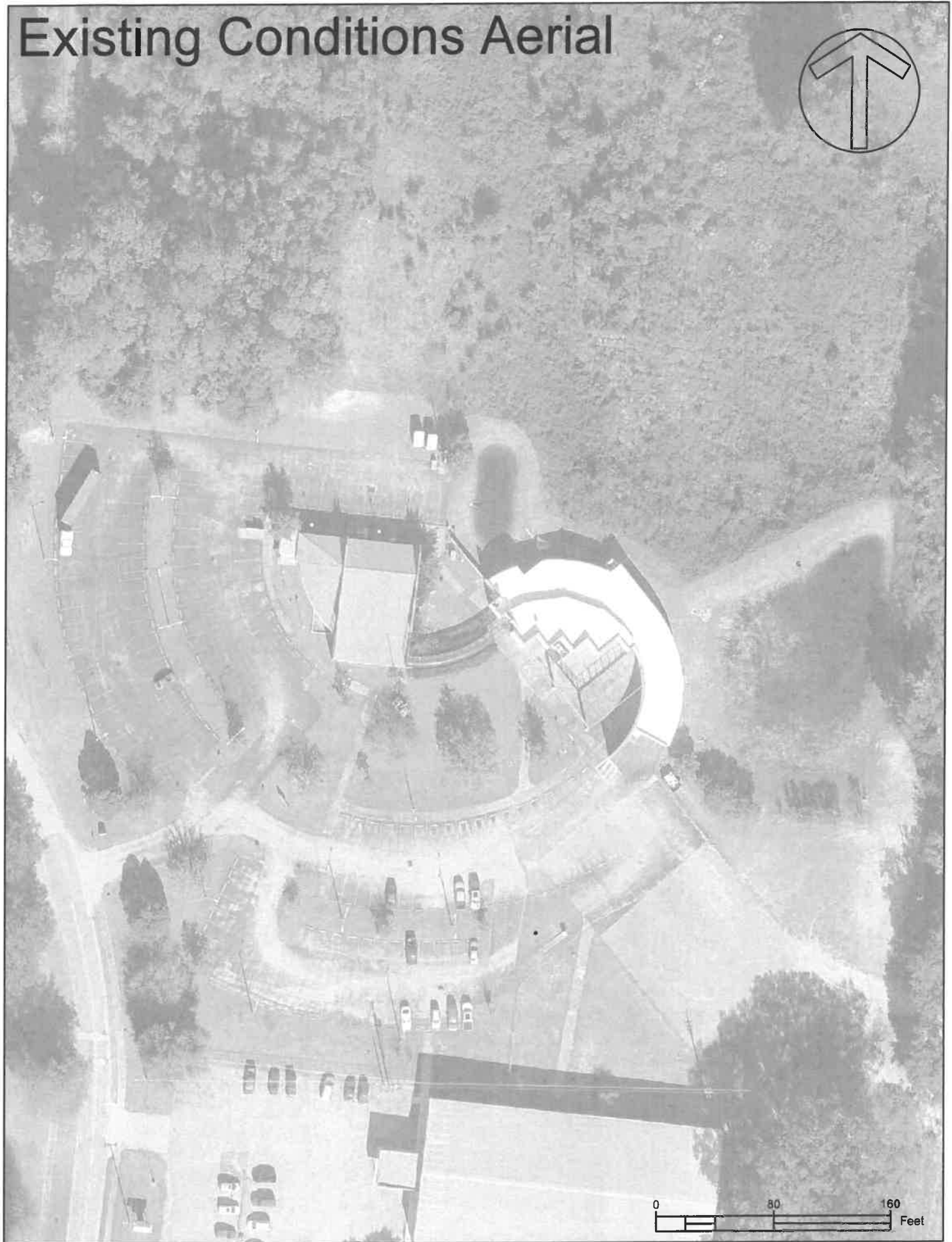
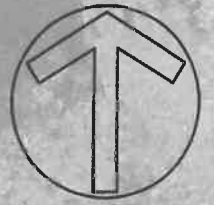
Post-Development Drainage Narrative

The proposed project will demolish a portion of the existing parking lot to make room for the proposed fire station. The drainage patterns and pipes will be maintained. The proposed impervious area is compensated by the existing parking being demolished and a portion of the permitted impervious area that was never constructed. The impervious areas are shown in the calculations below and in the attached Exhibits.

Impervious Area Calculations

	Sq Ft	Acres
Permitted but Not Constructed	-26,640	-0.6116
Demolished Parking Lot	-19,004	-0.4363
Net Imp Capacity	-45,644	-1.0478
Proposed Fire Station 2	30,820	0.7075
Net Proposed Impervious Area	-14,824	-0.3403

Existing Conditions Aerial

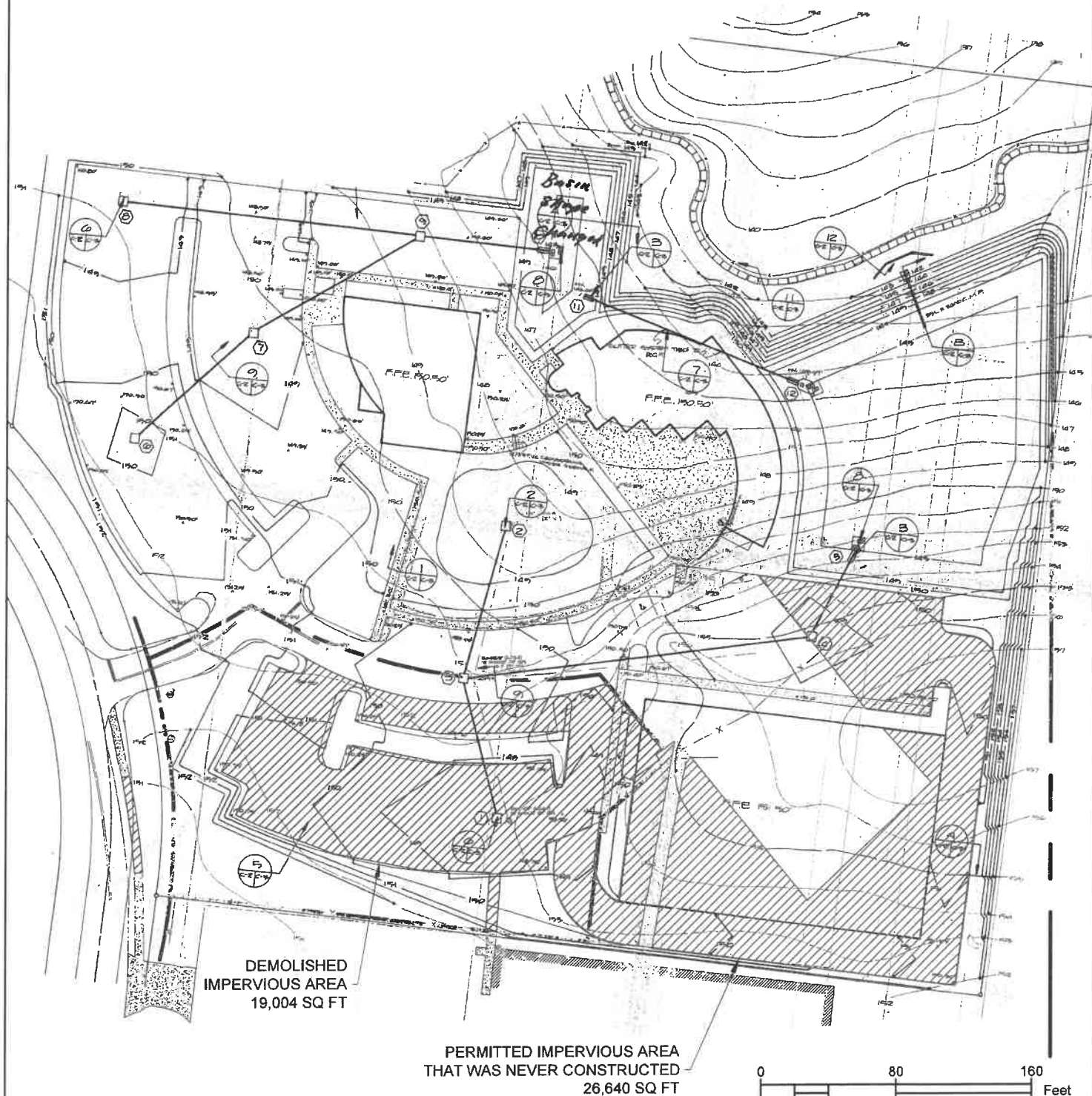
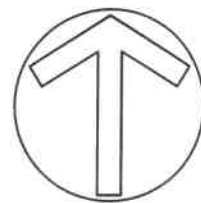


0 80 160 Feet

Lake City Fire Station 2

Pre Development

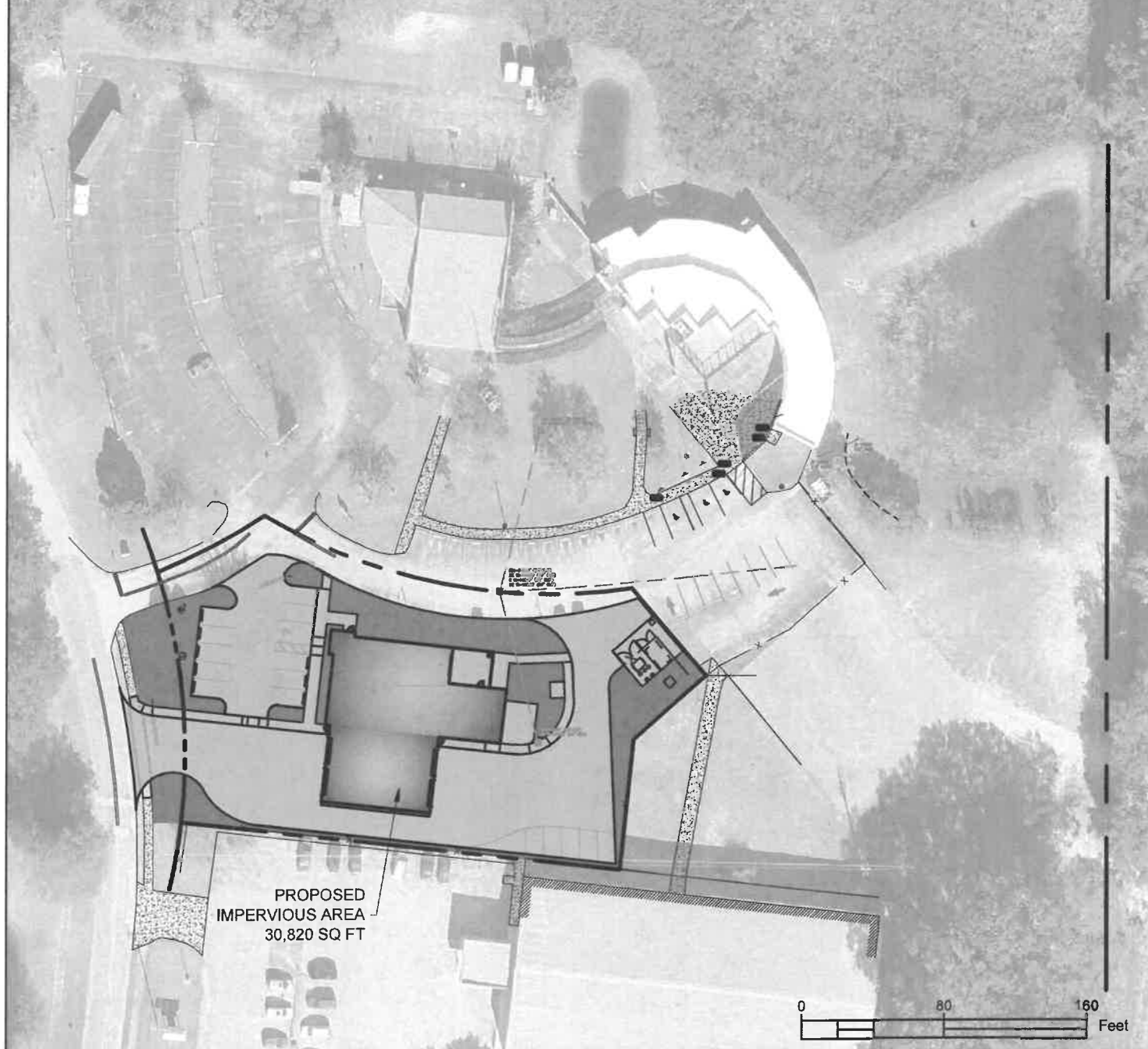
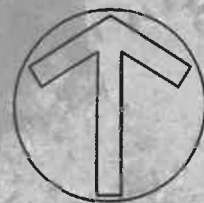
Impervious Area



Lake City Fire Station 2

Post Development

Impervious Area



PROPOSED
IMPERVIOUS AREA
30,820 SQ FT

0 80 160 Feet