

Project Summary

Project Name: Aspire Dental Addition

Project Number: SPR23-10

Parcel Number: 07604-102

Project Notes

- Project type: Site Plan Review
- Future land use is: Commercial
- Zoning designation is: Commercial Intensive
- Proposed use of the property: 699 square feet addition
- Land is conducive for use: A dental office is a conducive use, per the LDR section 4.13.2 and 4.12.2.5. However, per section 4.12.11.5, a dental office is required to have one (1) parking space for every 150 square feet of floor area. With the addition, the building would have 3,977 square feet of floor area. This would require 27 parking spaces. The site has eight paved parking spots and an undefined number of parking spots in a gravel area.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SPR23-10 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 not consistent with the land development regulations due to the fact of not having the required amount of parking. At this time the City has no other 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: 04/17/2023

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

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

Project Number: SPR23-10

Project Name: Aspire Dental Addition

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

Project Parcel Number: 05-4S-17-07604-102

Owner Name: Affiliated Property Management

Owner Address: 14506 NW 11th Place, Newberry, FL 32669

Owner Contact Information: Telephone Number: 386-752-2836 Email: aspiredentalc@gmail.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL 32025

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:** _____

Comments: _____

Planning and Zoning: Reviewed by: MS _____ **Date:** 4/24/23

Comments: Per section 4.12.11.5 of the LDR, a dental office is required to have one parking space for every 150 square feet of floor space. The site is required to have 27 space based on proposed site plan.

Business License: Reviewed by: Marshall Sova _____ **Date:** _____
Marshall Sova (Apr 18, 2023 12:02 EDT)

Comments: _____

Code Enforcement: Reviewed by: Marshall Sova _____ **Date:** _____
Marshall Sova (Apr 18, 2023 12:02 EDT)

Comments: _____

Permitting: Reviewed by: ASJ _____ **Date:** _____

Comments: _____

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

Water Department: Reviewed by: Michael Osborn Jr. Michael Osborn Jr. (Apr 21, 2023 12:55 EDT) **Date:** _____

Comments: _____

Sewer Department: Reviewed by: Cody Pridgeon Cody Pridgeon (Apr 18, 2023 13:03 EDT) **Date:** _____

Comments: See attached email from Cody Pridgeon

Gas Department: Reviewed by: Steve Brown Steve Brown (Apr 24, 2023 08:15 EDT) **Date:** _____

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Brian Scott (Apr 24, 2023 07:42 EDT) **Date:** _____

Comments: _____

Customer Service: Reviewed by: _____ **Date:** _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: *Steve Brown* Steve Brown (Apr 24, 2023 08:15 EDT) **Date:** _____

Comments: _____

Fire Department: Reviewed by: *Dwight Boozer* **Date:** _____

Comments: _____

Police Department: Reviewed by: _____ **Date:** _____

Comments: _____

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.

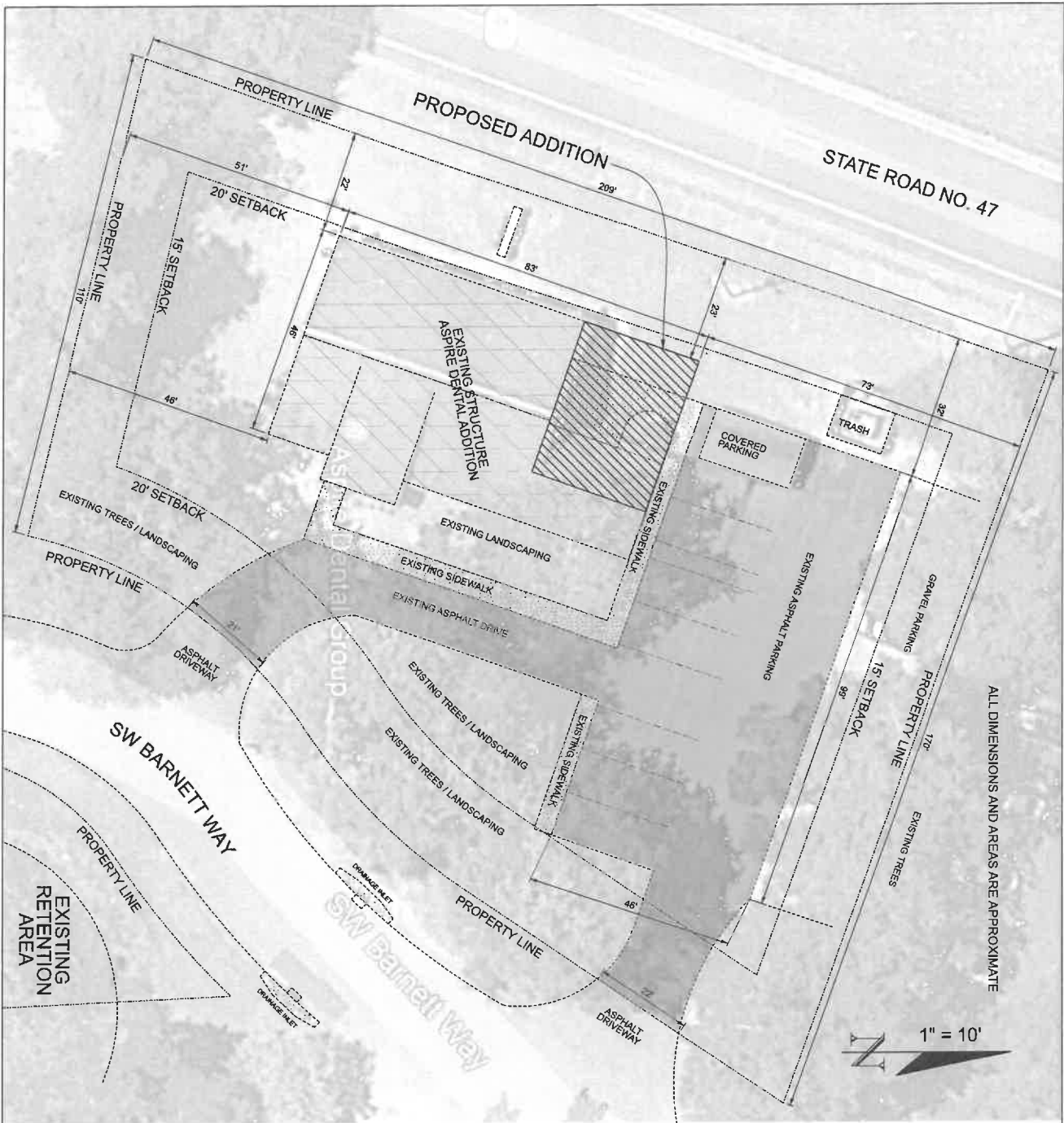
Angelo, Robert

From: Pridgeon, Cody
Sent: Tuesday, April 18, 2023 1:08 PM
To: Angelo, Robert
Cc: Pelham, Shasta; Johnson, Demetrius
Subject: Aspire Dental

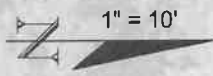
Robert the adobe sign thin that was sent to me earlier wouldn't allow me to put in comments so I'm sending you this email. Any dental offices need to comply with City Ordinance No. 2020-2149. This requires them to have a dental amalgam separator on their waste stream prior to entering the City's collection system.

Cody Pridgeon
City of Lake City Wastewater Director
Office: (386)758-5455
Cell: (352)210-3086





ALL DIMENSIONS AND AREAS ARE APPROXIMATE



VICINITY MAP / SITE PLAN

LEGAL DESCRIPTION: PLACE AS PER PLAT THEREOF LOT 2 SOUTH HANKS PARK, PAGE 18 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

- EXISTING / PROPOSED ZONING - MEDICAL OFFICE
- TOTAL SITE AREA = .689 ACRES
- EXISTING / PROPOSED ASPHALT PARKING = 6354 SF
- EXISTING / PROPOSED CONCRETE SIDEWALK = 738 SF
- EXISTING STRUCTURE = 3278 SF
- PROPOSED ADDITION = 899 SF

SHEET
1
OF
1

ASPIRE DENTAL ADDITION
1788 SW BARNETT WAY
COLUMBIA COUNTY, FL 32025

PLANS PREPARED BY:
CHRISTOPHER Q. DICKS, P.E. 64766
4037 SE CR 252, LAKE CITY, FL 32025



*P&Z/HPA with ArcGIS Web AppBuilder

07604-102



Show search results for 076...



-82.641 30.165 Degrees

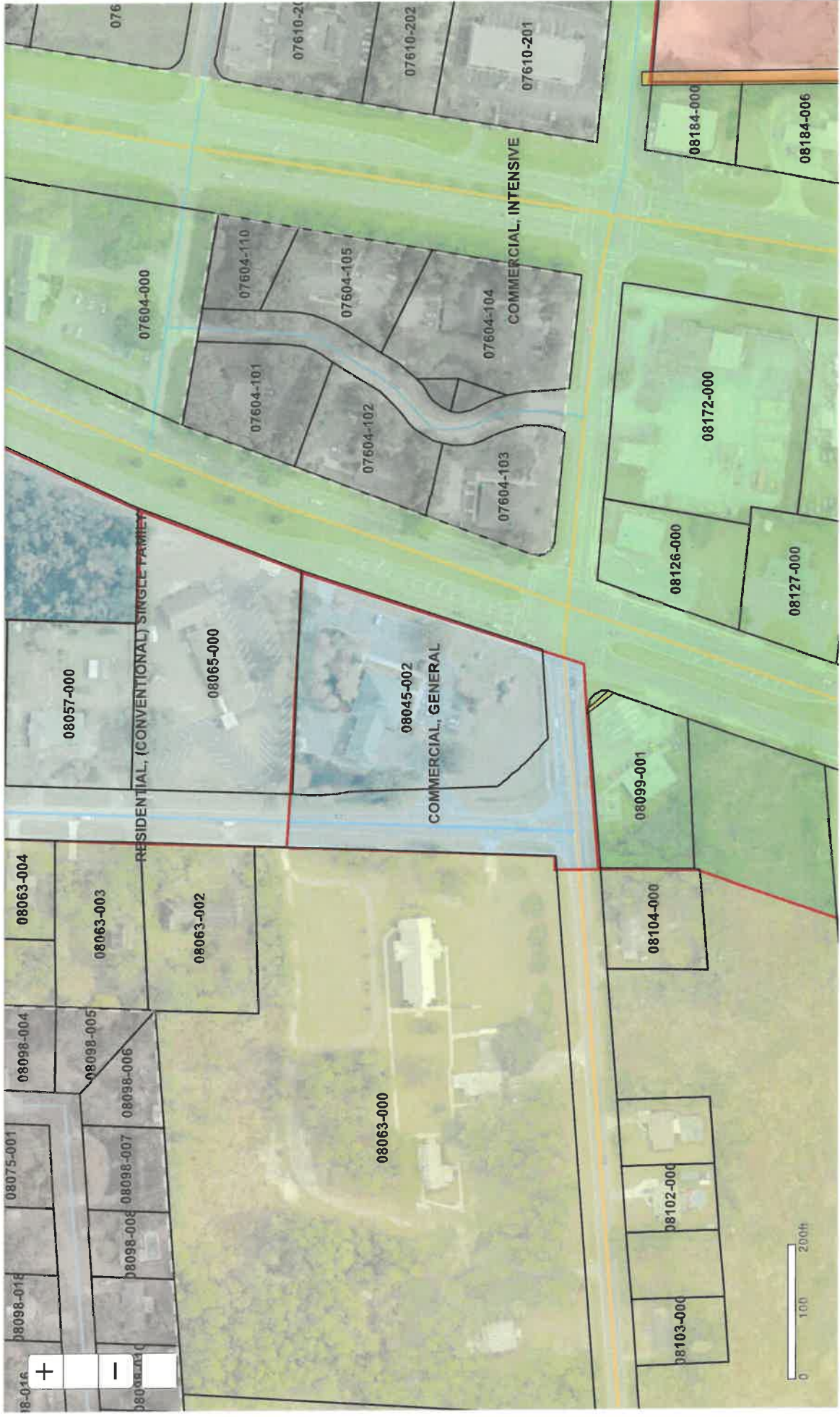
40ft

Updates are being made weekly. If you have any issues please email gis@lcfla.com

Home ▾ *P&Z/HPA

Details Add | Edit Basemap |

Save Share Pri



Updates are being made weekly. If you have any issues please email gis@lcfla.com

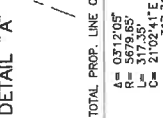
SOUTH BANK PLACE

IN SECTIONS 5, 6 & 8, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA
CITY OF LAKE CITY, FLORIDA

CENTERLINE CURVE DATA

CURVE (A)	R = 317.21'	SEC. COR. = 8.97'
CURVE (B)	R = 150.00'	SEC. COR. = 8.97'
CURVE (C)	R = 89.483'	SEC. COR. = 8.97'
CURVE (D)	R = 471.23'	SEC. COR. = 8.97'
CURVE (E)	R = 150.00'	SEC. COR. = 8.97'
CURVE (F)	R = 60.21'	SEC. COR. = 8.97'

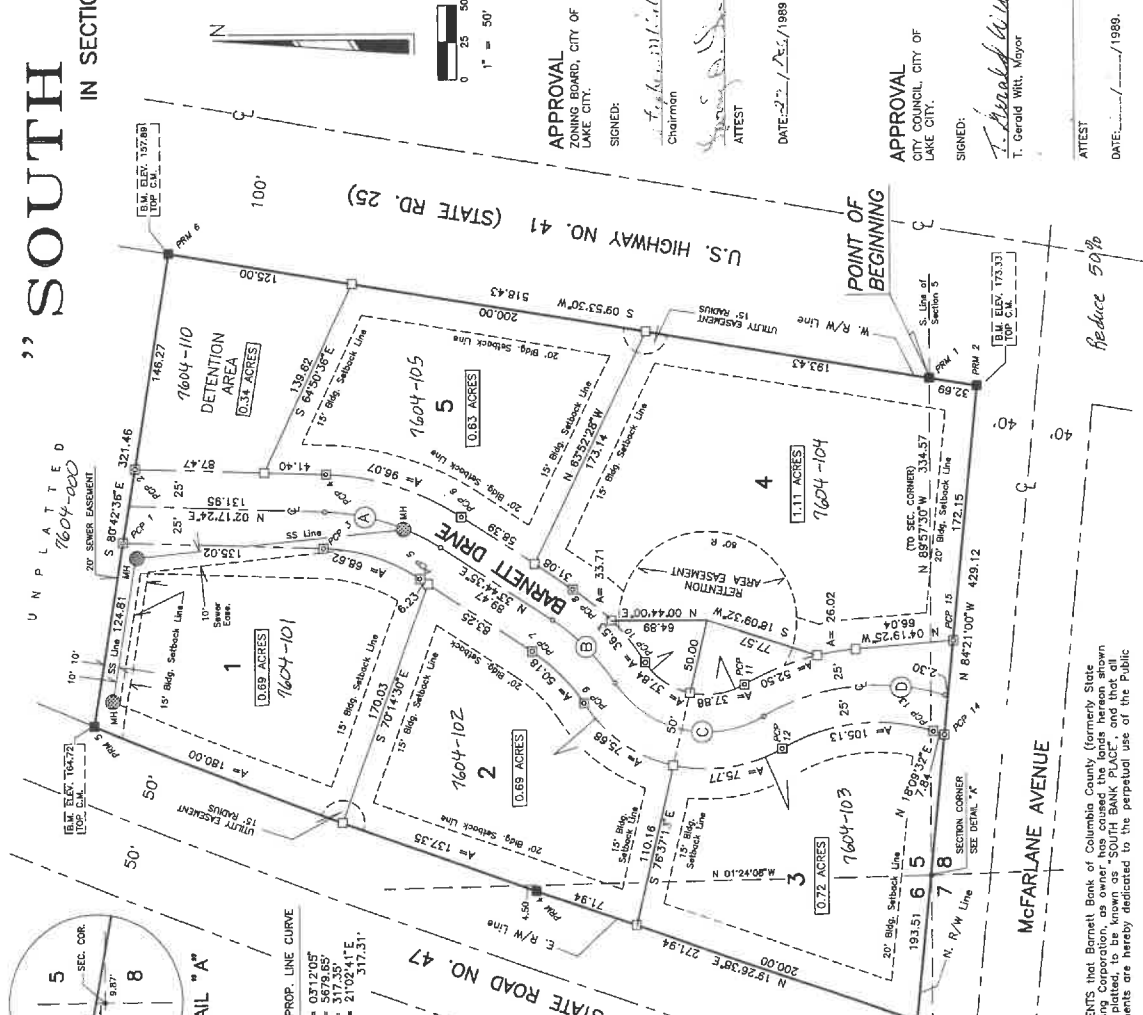
DETAIL "A"



TOTAL PROP. LINE CURVE
 A = 0.31205'
 R = 5679.65'
 L = 317.35'
 C = 317.35'

CLERK'S CERTIFICATE
 THIS PLAT having been approved by the Columbia County Board of Commissioners on this day of Sept, 1988 in Plat Book 06, Page 012

SIGNED: P. Dewitt
 Clerk of Circuit Court
 Columbia County



DESCRIPTION

BEGIN at the point of intersection of the Westerly Right-of-Way of U.S. Highway No. 41 and the South line of Section 5, Township 4 South, Range 17 East, Columbia County, Florida and run S 09°53'30"W, along said Westerly Right-of-Way line of U.S. Highway No. 41, a distance of 125.00 feet to the Point of Beginning. From the Point of Beginning, run N 89°25'38"E, a distance of 148.27 feet to the Point of Beginning of the Eastern Right-of-Way line of State Road No. 47. thence N 19°25'38"E, along said Eastern Right-of-Way line of State Road No. 47, a distance of 170.00 feet to the Point of Beginning of the Eastern Right-of-Way line of State Road No. 47. thence S 87°22'38"E, a distance of 518.43 feet to the POINT OF BEGINNING. Solid lands lying partly in the Southeast 1/4 of the Southwest 1/4 of Section 5, partly in the Northwest 1/4 of Section 8, Township 4 South, Range 17 East, Columbia County, Florida. Containing 4.88 acres, more or less.

LEGEND / NOTES

- 1) [Symbol] = Permanent Reference Monument set, cap stamped PLS 3628, with No. and date.
- 2) [Symbol] = Permanent Control Point set, cap stamped PLS 3628, with no. and date.
- 3) [Symbol] = 4" x 4" Concrete Monument set, cap stamped PLS 3628.
- 4) [Symbol] = Concrete Monument found in place at time of Survey.
- 5) Boundaries based on prior Survey of tract by Donald F. Lee and Associates, Inc.
- 6) Bearings projected from above referenced Donald F. Lee and Associates Survey.
- 7) Field data closure precision complies with Minimum Technical Standards.
- 8) This development does not lie in a Flood Zone "A" area according to the F.I.P.7.3.A. Flood Hazard maps for this vicinity.

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall constitute Easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may encroach the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the land surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Control Points have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee, P.L.S.
 Florida Reg. Cert. No. 3628
 DATE: 9/15/1988

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies in form with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert Darby
 City Attorney
 DATE: 9/15/1988

APPROVAL
 ZONING BOARD, CITY OF LAKE CITY.

SIGNED: T. Gerald Whit, Mayor
 Chairman

APPROVAL
 CITY COUNCIL, CITY OF LAKE CITY.

SIGNED: T. Gerald Whit, Mayor
 T. Gerald Whit, Mayor

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
 The Dedication herein was acknowledged before me this 26th day of September, 1988 by Donald F. Lee, P.L.S. and Herbert Darby, City Attorney, of Barnett Bank of Columbia County, with their seats affixed hereto.

SIGNED: Donald F. Lee, P.L.S.
 Notary Public, State of Florida of Lake City, Florida
 My Commission expires 11/11/91

In the event that access is restricted to the North end of Barnett Drive, access will be provided by one of the following methods:

- 1) A 30' x 100' easement to the North end of Barnett Drive for a cul-de-sac, or
- 2) Construct a cul-de-sac within the confines of the South Bank Place commercial subdivision.

BARNETT BANK OF COLUMBIA COUNTY, LAKE CITY, FLORIDA

BY: J. C. Boff, President
 Witness: [Signature]
 ATTEST: [Signature]