



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

FOR PLANNING USE ONLY

Application # SE 22-01
Application Fee \$200.00
Receipt No. 222-00027126
Filing Date 3/7/22
Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: Dance Studio
2. Address of Subject Property: 4417 NW American Lane
3. Parcel ID Number(s): 34-3S-16-02461-516
4. Future Land Use Map Designation: Residential - Moderate Density
5. Zoning Designation: Residential Office
6. Acreage: 0.46 AC
7. Existing Use of Property: Unimproved
8. Proposed use of Property: Dance Studio
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description):
LDR 4.10.5 #13 for dance studio in Residential Office zoning.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brian Pitman, P.E. Title: Owner of PE
Company name (if applicable): Pitman Engineering
Mailing Address: 206 S Marion Ave
City: Lake City State: FL Zip: 32025
Telephone: (386) 965-5919 Fax: () Email: bpitman@pitmanengineering.com

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): Dalita Diaz de Arce
Mailing Address: 1446 SW Cougar Glen Apt. 102A
City: Lake City State: Florida Zip: 32025
Telephone: () Fax: () Email: dalita.dsdrc@gmail.com

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?
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. _____
Rezoning Amendment: ☐ Yes _____ ☒ No _____
Rezoning 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. unknown at time of application
Special Exception: ☒ Yes _____ ☐ No _____
Special Exception Application No. unknown at time of application

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

- ✓ 2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- ✓ 3. 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.
4. 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.
- ✓ 5. 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.
- ✓ 6. 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.

- ✓ 7. 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).
- ✓ 8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- ✓ 9. Proof of Ownership (i.e. deed).
- ✓ 10. Agent Authorization Form (signed and notarized).
- ✓ 11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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 Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be properly posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Brian Pitman, P.E.

Applicant/Agent Name (Type or Print)

Brian Pitman

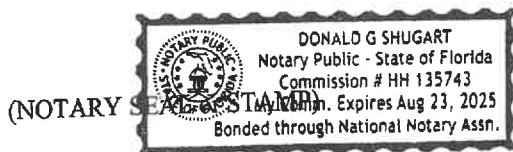
Applicant/Agent Signature

11/23/21

Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23 day of Nov, 2021, by (name of person acknowledging) Brian Pitman.



Donald G. Shugart
Signature of Notary
DONALD G. SHUGART
Printed Name of Notary

Personally Known _____ OR Produced Identification ☒
Type of Identification Produced P.A.D.L.

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

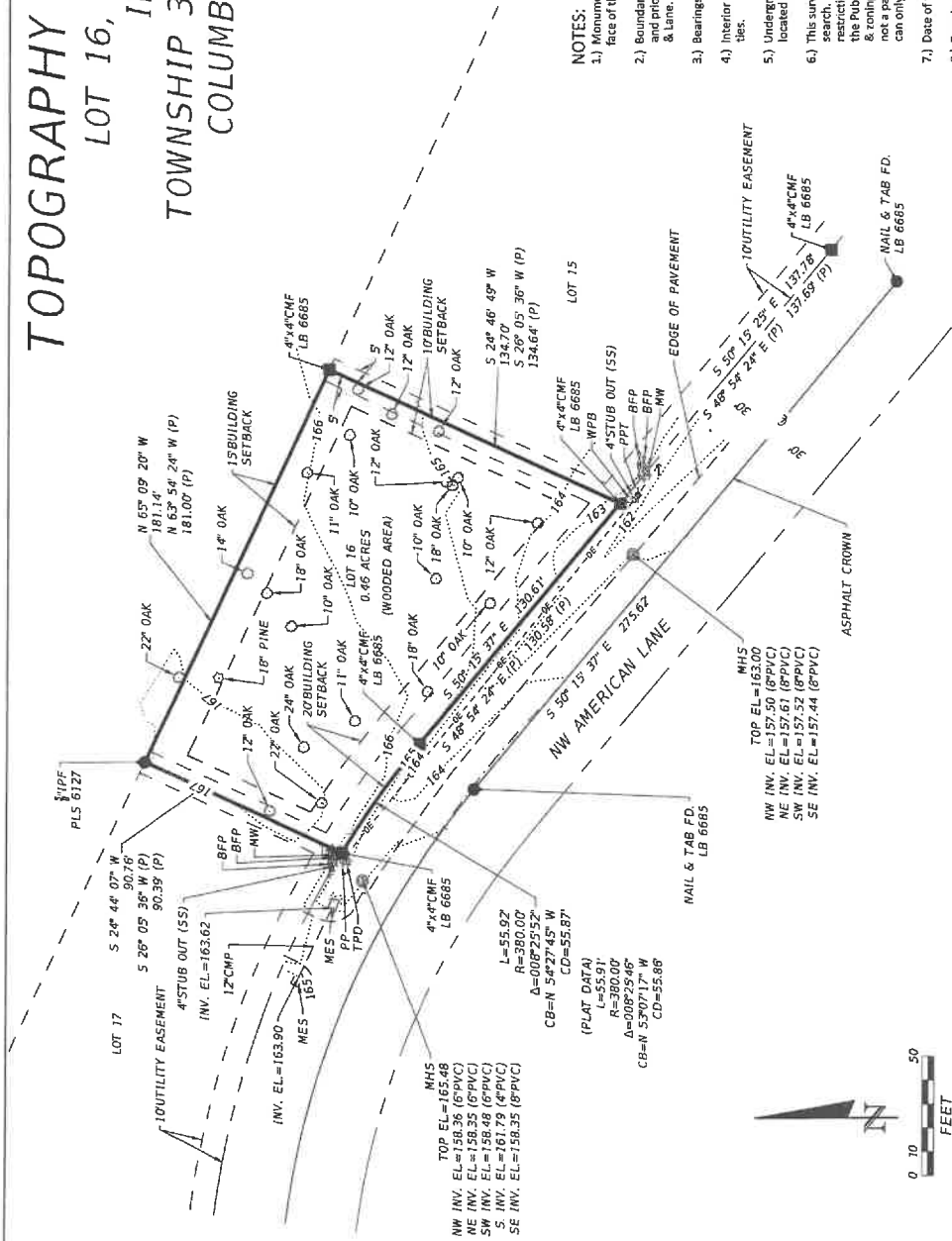
TOPOGRAPHY & BOUNDARY SURVEY

LOT 16, PLANTATION VILLAGE

IN SECTION 34

TOWNSHIP 3 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA



LEGEND	
CMF=CONCRETE MONUMENT FOUND	
OE=OVERHEAD ELECTRIC LINE	
PLS=PROFESSIONAL LAND SURVEYOR	
NE=NORTHEAST	
NW=NORTHWEST	
E=CENTER LINE	
SW=SOUTHWEST	
SE=SOUTHEAST	
PS=POWER POLE	
LB=LICENSED BUSINESS	
TPO=TELEPHONE PEDESTAL	
Δ=DELTA ANGLE, CENTRAL ANGLE	
R=RADIUS OF CURVE	
FD=FOUND	
L=LENGTH OF CURVE	
CD=CHORD BEARING	
CD=CHORD DISTANCE	
EL=ELEVATION	
CMF=CONCRETE MONUMENT FOUND	
EL=ELEVATION	
SW=SWITCH	
WPB=WIRE PULL BOX	
BFP=BACKFLOW PREVENTOR	
SS=SANITARY SEWER	
WM=WATER METER	
PPT=POWER POLE WITH TRANSFORMER	
PL=PLAN MEASUREMENT	
IPF=IRON PIPE FOUND	

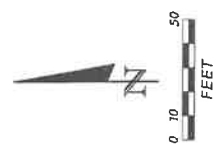
- NOTES:**
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundary based on monumentation found in place, and prior survey and subdivision by Bailey, Bishop & Lane.
 - 3.) Bearings based on State Plane Coordinates.
 - 4.) Interior Improvements shown were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a boundary survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: May 19, 2021.
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 120230290C).



N.S. Combs
N.S. Combs, P.S.M.
Florida Reg. No. 4093
DATE: 5/27/2021

REVISIONS		PITMAN ENGINEERING	
DATE	DESCRIPTION	JOB NO. L210518PIT	SHEET NO.
		CA# 29011	1
		NORTH FLORIDA PROFESSIONAL SERVICES, INC.	
		2551 BLAIRSTONE PINES DR.	
		LAKE CITY, FL 32056	
		PH. 386-752-4675	
		WWW.NFPS.NET	
		LIC NO. L88356	
		Alice Geiger	
		5/27/2021 10:44:33 AM	
		K:\2021\210518PIT\NFS\ADD\SURV\RD01.dwg SINGLE PLAT (1-50)	

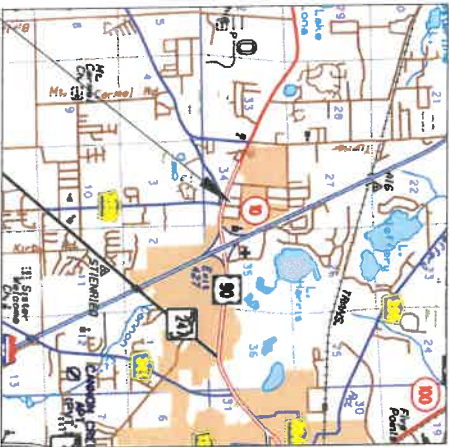
DESCRIPTION:
Lot 16, PLANTATION VILLAGE, a subdivision recorded in Plat Book 6, Pages 210-211, of the public records of Columbia County, Florida.



DANCE STUDIO PLANTATION VILLAGE SUBDIVISION LAKE CITY, FLORIDA



PROJECT LOCATION



PLANS PREPARED FOR:
DANIEL DIAZ DE ARCY, OWNER
(386) 365-4163

CITY OF LAKE CITY PERMIT
NOT FOR CONSTRUCTION

SHEET INDEX

CIVIL SHEETS

COVER SHEET C1
NOTES C2
DEMOLITION PLAN C3
SITE PLAN C4
GRADING PLAN C5
DETAILS C6-C7

ATTACHMENTS BY OTHERS

SURVEY BY NORTH FLORIDA
PROFESSIONAL SERVICES, INC.

SHEET NAME
COVER SHEET

DATE
06/21
PROJECT NO.
2021-10FEU

SHEET
C1

PROJECT NAME AND SITE ADDRESS

DANCE STUDIO
PLANTATION VILLAGE SUBDIVISION
LAKE CITY, FLORIDA

FIRM NAME AND CONTACT INFORMATION

PITTMAN ENGINEERING
306 E. MADISON AVE.
LAKE CITY, FL 33504
PHONE: 916-915-9119
PITTMANENGINEERING.COM
CFLR REG. NO. 10011

ENGINEER OF RECORD

BRIAN JAMES PITTMAN, P.E.
PE LICENSE NUMBER: 41495
BPITTMAN@PITTMANENGINEERING.COM
(316) 915-9119

GENERAL

1. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE F.D.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION), AND CITY OF LAKE CITY LAND DEVELOPMENT STANDARDS/CODES UNLESS OTHERWISE NOTED.
2. CONTRACTOR MUST GET PRIOR APPROVAL FROM ENGINEER AND/OR OWNER BEFORE STARTING WORK THAT WILL BE PAID FOR VIA CHANGE ORDER OR PRIOR TO USE OF ALTERNATIVE MATERIALS.
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.

PRIOR TO START OF CONSTRUCTION

1. THE CONTRACTOR SHALL SUBMIT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTICE OF INTENT ALONG WITH SUPPORTING DOCUMENTATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES.
2. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE PROJECT SITE TO ENSURE THAT ALL PROPOSED WORK WILL FIT AS PLANS INTENT. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER OF SUCH DIFFERENCES IMMEDIATELY. THE CONTRACTOR, ENGINEER, AND OWNER SHALL WORK TO RESOLVE THE ISSUE AS QUICKLY AND ECONOMICALLY AS POSSIBLE.
5. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
6. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EROSION AND SEDIMENTATION CONTROL ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION UNTIL ALL VEGETATION IS ESTABLISHED. THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.

SURVEY/EXISTING CONDITIONS NOTES

1. BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY NORTH FLORIDA PROFESSIONAL SERVICES, FLORIDA CERTIFICATE NO. 4093.
2. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
3. THE SITE IS LOCATED IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DURING CONSTRUCTION

1. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING GRASS. SEEDING SHALL BE COMPLETED WITHIN 10 DAYS OF DISTURBANCE. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF PERENNIAL BERMUDA SEED AND 30 POUNDS PER ACRE OF RYEGRASS SEED. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF RYEGRASS SEED.
2. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
3. THE CONTRACTOR SHALL WASTE ALL EXCESS EARTH ON SITE AS DIRECTED BY THE OWNER. ENGINEER SHALL APPROVE WASTE LOCATION TO ENSURE LOCATION DOES NOT CHANGE OR IMPEDE STORMWATER CONVEYANCE AS INTENDED BY THE GRADING PLAN.

EROSION CONTROL PLAN & NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL."
2. THE CONTRACTOR SHALL ADHERE TO CITY OF LAKE CITY, SWMMD, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENTATION. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP'S FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL."
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.

4. SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER, AND REPAIRED OR REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS, OR IN ROADSIDE DITCHES.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED. NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SLOPE STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC BALES OR SODDING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARP'S.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SWMMD HAS BEEN OBTAINED.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

POST-CONSTRUCTION

1. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY WHICH INCLUDES HORIZONTAL AND VERTICAL DIMENSIONAL DATA, SO THAT IMPROVEMENTS ARE LOCATED AND DELINEATED RELATIVE TO THE BOUNDARY. PROVIDE SUFFICIENT DETAILED DATA TO DETERMINE WHETHER THE IMPROVEMENTS WERE CONSISTENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA AS-BUILT SURVEY (IN PAPER AND DIGITAL AUTOCAD FORMAT) MUST BE SUBMITTED TO THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) AND THE ENGINEER.

DATE:

4/18/2022 11:53:41 AM

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SHEET NAME

NOTES

06/21

2021-10PEU

C2

PROJECT NAME AND SITE ADDRESS

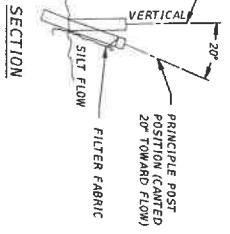
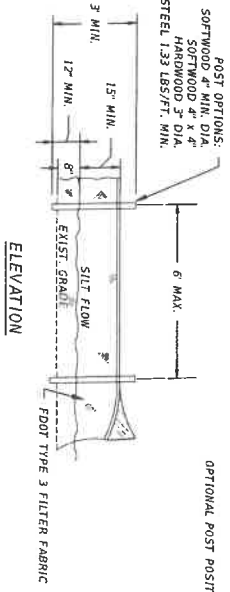
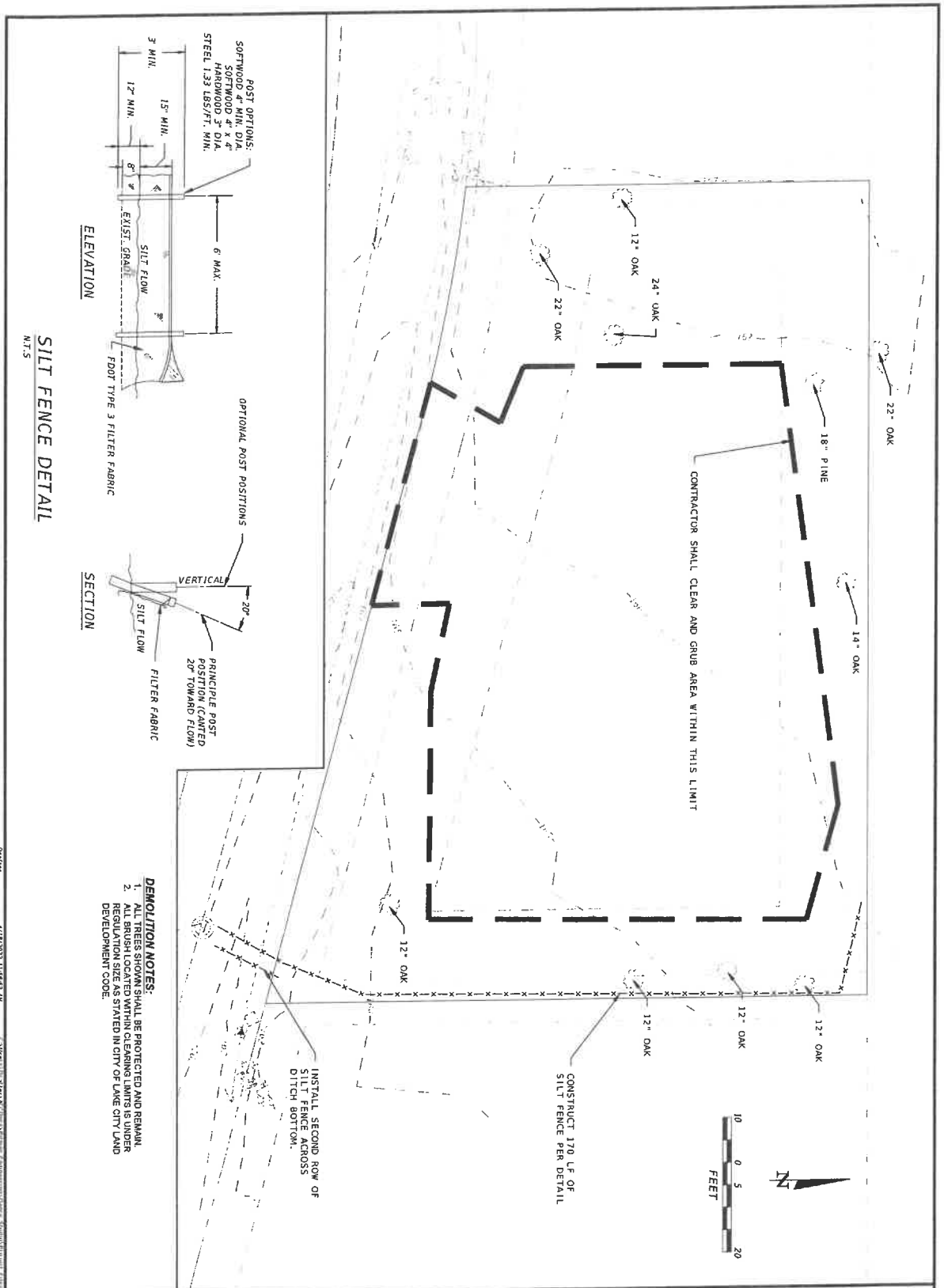
DANCE STUDIO
PLANTATION VILLAGE SUBDIVISION
LAKE CITY, FLORIDA

FIRM NAME AND CONTACT INFORMATION

PITMAN ENGINEERING
3041 HARBOR AVE
LAKE CITY, FL 33604
PITMANENGINEERING.COM
DANCE PROJECT # 19063

ENGINEER OF RECORD

BRIAN JAMES PITMAN, P.E.
PE LICENSE NUMBER: #74095
BPITMAN@PITMANENGINEERING.COM
(850) 965-1919



- DEMOLITION NOTES:**
1. ALL TREES SHOWN SHALL BE PROTECTED AND REMAIN.
 2. ALL BRUSH LOCATED WITHIN CLEARING LIMITS IS UNDER DEVELOPMENT CODE.

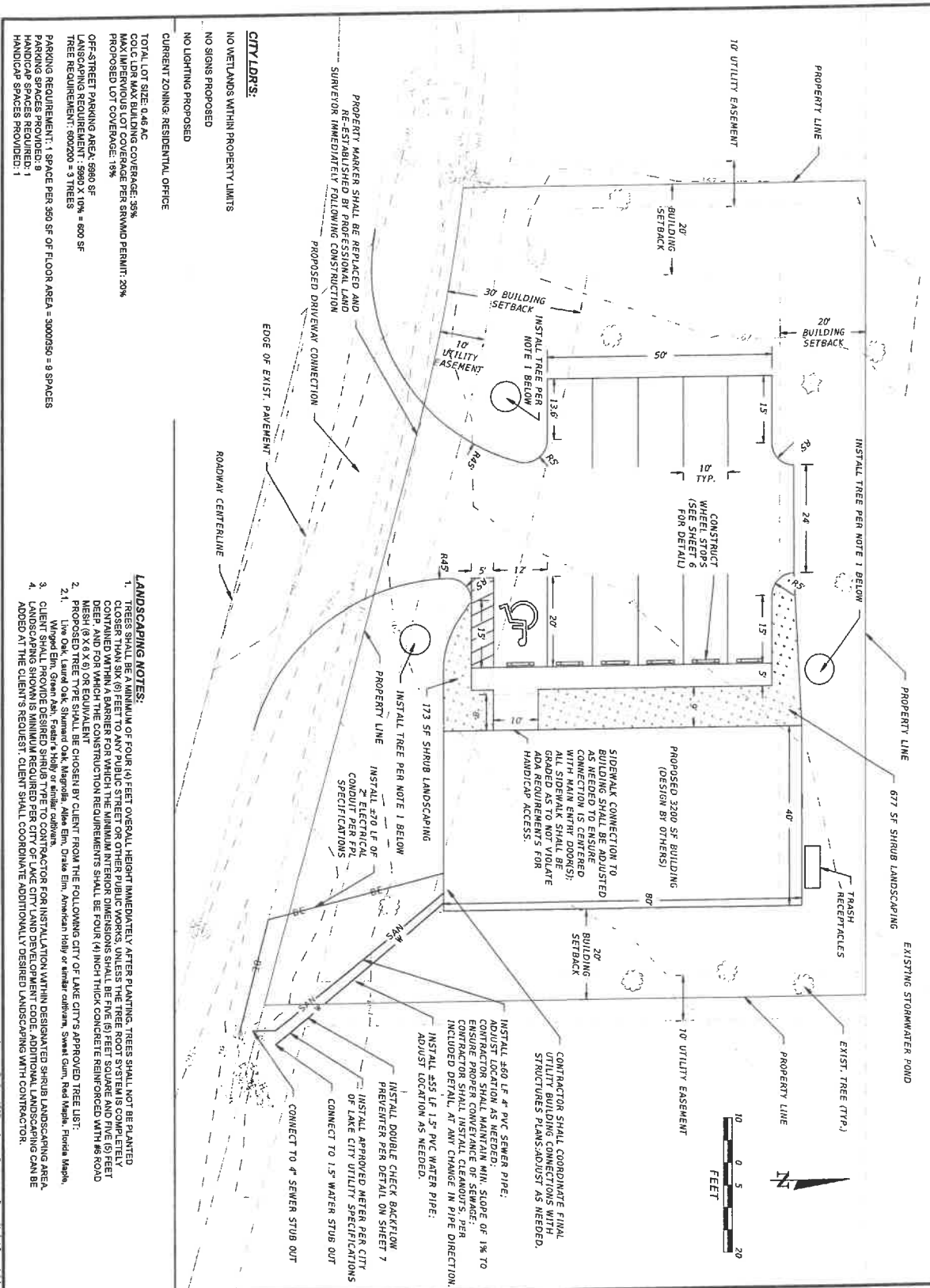
INSTALL SECOND ROW OF SILT FENCE ACROSS DITCH BOTTOM.

CONSTRUCT 170 LF OF SILT FENCE PER DETAIL

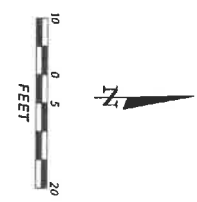
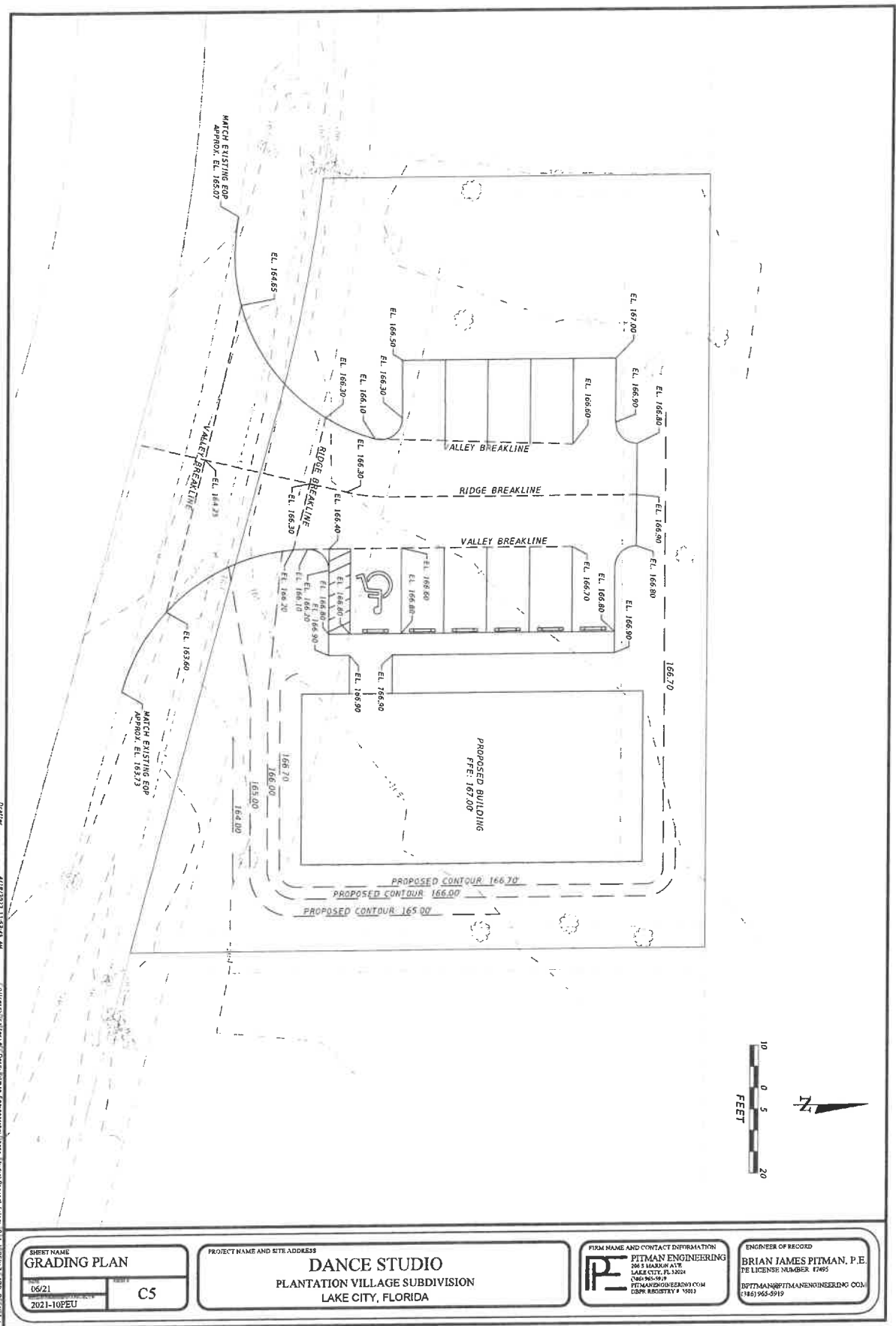
CONTRACTOR SHALL CLEAR AND GRUB AREA WITHIN THIS LIMIT



SHEET NAME DEMOLITION PLAN		PROJECT NAME AND SITE ADDRESS DANCE STUDIO PLANTATION VILLAGE SUBDIVISION LAKE CITY, FLORIDA		FIRM NAME AND CONTACT INFORMATION PITMAN ENGINEERING 3613 MAUDSLAY AVE LAKE CITY, FL 33604 (407) 965-1919 PITMANENGINEERING.COM DEPR REGISTRY # 15613	ENGINEER OF RECORD BRIAN JAMES PITMAN, P.E. PE LICENSE NUMBER: 87495 PITMANENGINEERING.COM (407) 965-5919
DATE 06/21 2021-10PEU	DESIGNED BY C3				

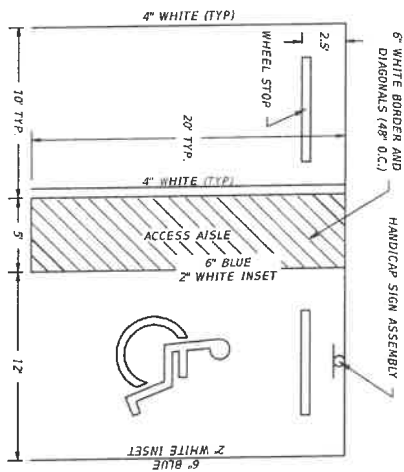


SHEET NAME SITE PLAN DATE: 06/21 2021-10PEU		PROJECT NAME AND SITE ADDRESS DANCE STUDIO PLANTATION VILLAGE SUBDIVISION LAKE CITY, FLORIDA		FIRM NAME AND CONTACT INFORMATION PITMAN ENGINEERING 364 MILLER AVE LAKE CITY, FL 33604 TEL: 904-965-9111 PITMANENGINEERING.COM DANCE PROJECT # 13013		ENGINEER OF RECORD BRIAN JAMES PITMAN, P.E. PE LICENSE NUMBER: #7495 BPITMAN@PITMANENGINEERING.COM (904) 965-5819	
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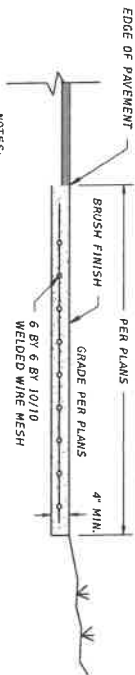


SHEET NAME GRADING PLAN		PROJECT NAME AND SITE ADDRESS DANCE STUDIO PLANTATION VILLAGE SUBDIVISION LAKE CITY, FLORIDA		FIRM NAME AND CONTACT INFORMATION PITMAN ENGINEERING 306 S MADISON AVE LAKE CITY, FL 33504 (407) 963-0919 PITMANENGINEERING.COM CDPN REGISTRY # 15013		ENGINEER OF RECORD BRIAN JAMES PITMAN, P.E. PE LICENSE NUMBER: 17495 BPITMAN@PITMANENGINEERING.COM (318) 963-0919	
DATE 06/21 BY 2021-10PEU	REVISION C5						

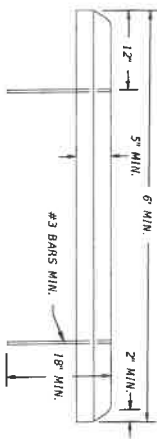
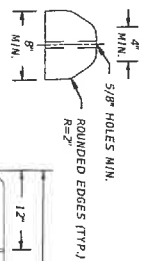
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



- ## HANDICAP PARKING STALL & SIGN DETAIL



- SIDEWALK DETAIL**
N.T.S



WHEEL STOP DETAIL
N.T.S

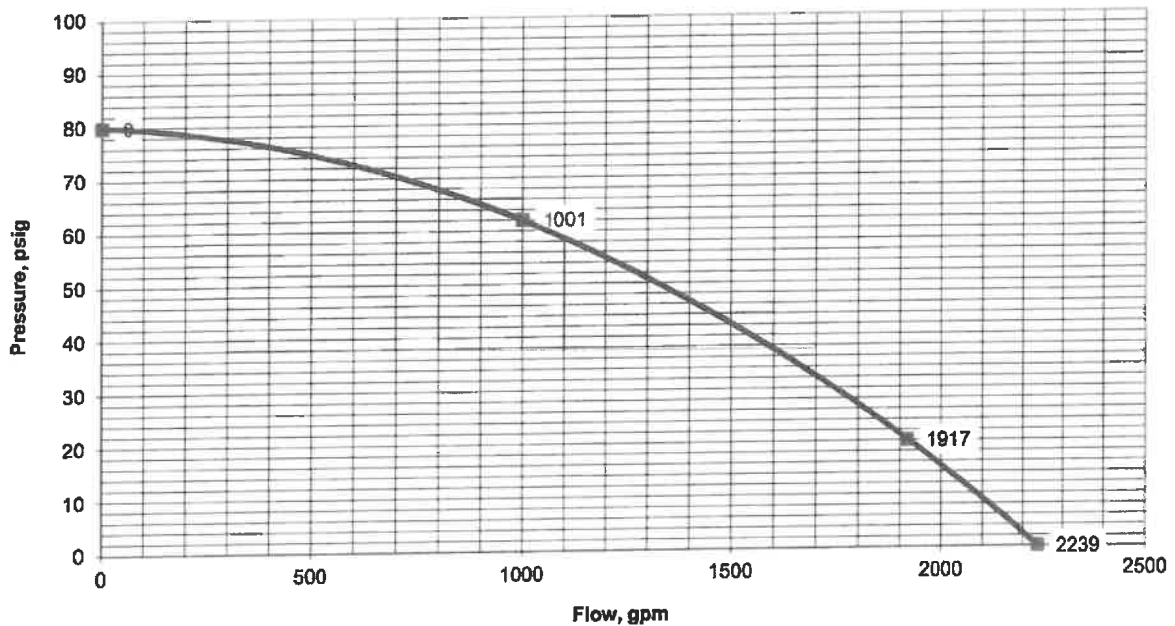
City of Lake City

Water flow report

HYDRANT # & LOCATION: 4424 NW American Lane DATE: 10/4/2021
TEST BY: A/Penny Day: Monday Time: 9:00 Minutes: 2
WATER SUPPLIED BY: Municipal
PURPOSE OF TEST: request

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	45		
GPM:	1001	0	0
TOTAL FLOW DURING TEST:	1001 GPM		
STATIC READING:	80 PSI	RESIDUAL:	62 PSI
RESULTS: AT 20 PSI RESIDUAL	1917 GPM	AT 0 PSI	2239 GPM
ESTIMATED CONSUMPTION:	2001 GAL.		
REMARKS:			



Fire Flow Requirement: NFPA - 1500 gpm @ 20 psi residual pressure

1917 gpm > 1500 gpm

fire flow sufficient



PITMAN ENGINEERING

SITE PLAN APPLICATION ITEMS 4-7 - DANCE STUDIO

5. Concurrency Impact Analysis

Each of the following are estimates on the predicted capacity required by the proposed development. Per discussions with City department heads, capacity is available for each usage as shown below.

- Water:

$$\begin{aligned} & 50 \text{ students/day} \times 1.5 \text{ gallon/minute} \times 0.5 \text{ minutes of use/student} = 37.5 \text{ gal/day} \\ & + 2 \text{ teachers} \times 1.5 \text{ gal/min} \times 2 \text{ minutes use/teacher} = 6.0 \text{ gal/day} \\ & \text{Total water used per day} = \mathbf{40.5 \text{ gallons per}} \end{aligned}$$

- Sewer:

$$\begin{aligned} & 50 \text{ students/day} \times 1.6 \text{ gallon/flush} \times 1 \text{ flush/student} = 80 \text{ gal/day} \\ & + 2 \text{ teachers} \times 1.6 \text{ gal/min} \times 4 \text{ flushes/teacher} = 12.8 \text{ gal/day} \\ & \text{Total sewage flow per day} = \mathbf{92.8 \text{ gallons}} \end{aligned}$$

- Transportation:

$$\begin{aligned} & 50 \text{ students/weekday} \times 1 \text{ trip/student} = 50 \text{ trips/day} \\ & + 2 \text{ teachers/weekday} \times 4 \text{ trips/teacher} = 8 \text{ trips/day} \\ & \text{Total trips generated per day} = \mathbf{58 \text{ trips}} \end{aligned}$$

- Solid Waste:

$$\text{Total solid waste per week} = \mathbf{62 \text{ gallons}}$$

6. Comprehensive Plan Consistency Analysis:

The proposed development is consistent with all elements of the City's Comprehensive Plan. Activities to take place fall within the allowance of current Zoning and Land Use categories, via Special Exception. Proposed development will offer a recreational opportunity for the surrounding areas, which is a highlighted item of need within the Comprehensive Plan.

7. Legal Description with Parcel ID

Lot 16, PLANTATION VILLAGE, a subdivision recorded in Plat Book 6, Pages 210-211, of the public records of Columbia County, FL.

Columbia County Parcel ID: 34-3S-16-02461-516



Best Regards,

Brian Pitman

Brian Pitman, P.E.



Owner



PITMAN ENGINEERING

📍 206 S Marion Ave • Lake City, FL 32025

☎ 386-965-5919

✉ bpitman@pitmanengineering.com

🌐 pitmanengineering.com



Planning and Zoning Board, the Planning and Zoning Board shall submit its report and recommendations concerning the proposed special exception to the Board of Adjustment. Before making a recommendation concerning the proposed special exception, the Planning and Zoning Board shall hold a public hearing to consider the proposed special exception. The Planning and Zoning Board shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to the parties involved. At the hearing, any party may appear in person or by agent.

Where the designated members of the Planning and Zoning Board perform the functions of the Board of Adjustment, the provisions of this Section shall not apply.

3. Findings. Before any special exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of these land development regulations to grant the special exception described in the petition, and that the granting of the special exception would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare. Before any special exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:
 - a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - b. Offstreet parking and loading areas, where required, with particular attention to the items in (a) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.
 - c. Refuse and service areas, with particular reference to the items in (a) and (b) above.
 - d. Utilities, with reference to locations, availability, and compatibility.
 - e. Screening and buffering with reference to type, dimensions, and character.
 - f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
 - g. Required yards and other open space.
 - h. Considerations relating to general compatibility with adjacent properties and other property in the district including but not limited to:
 - (1) Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan;
 - (2) The existing land use pattern;
 - (3) The impact of the proposed use upon the load on public facilities such as schools, utilities, and streets;
 - (4) Changed or changing conditions which find the proposed use to be advantageous to the community and the neighborhood;
 - (5) The impact of the proposed use upon living conditions in the neighborhood;
 - (6) The impact of the proposed use upon traffic congestion or other public safety matters;

- (7) The impact of the proposed use upon drainage;
 - (8) The impact of the proposed use upon light and air to adjacent area;
 - (9) The impact of the proposed use upon property values in the adjacent area;
 - (10) The impact of the proposed use upon the improvement or development of adjacent property in accordance with existing regulations; and
 - (11) The impact of the proposed use with regard to the scale of needs of the neighborhood or the community.
4. Limitations on subsequent written petition for a special exception. No written petition by an owner of real property for a special exception for a particular parcel of property, or part thereof, shall be filed with the Land Development Regulation Administrator until the expiration of twelve (12) calendar months from the date of denial of a written petition for a special exception for such property, or part thereof, unless the Board of Adjustment specifically waives said waiting period based upon a consideration of the following factors:
- a. The new written petition constitutes a proposed special exception different from the one (1) proposed in the denied written petition.
 - b. Failure to waive said twelve (12) month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.

SECTION 11.3 VARIANCES, GENERAL

The specific provisions of this Section apply to the following portions of these land development regulations. Not all portions of these land development regulations provide for variances to the requirements contained therein. This is due to the inappropriateness of granting variances to such specific regulations as, but not limited to, the use of land, hazardous building requirements and historic site designation.

11.3.1 Variances to Zoning Regulations. The Board of Adjustment shall have power to authorize upon appeal such variance from the terms of these land development regulations as will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of these land development regulations would result in unnecessary and undue hardship on the land.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstance shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of these land development regulations in the zoning district involved, or any use expressly or by implication prohibited by the terms of these land development regulations in the zoning district.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.



PITMAN ENGINEERING

SPECIAL EXCEPTION APPLICATION – SECTION D – DANCE STUDIO

1. Comprehensive Plan Consistency Analysis:

- a. Proposed development is an approved use under existing land use and zoning.
- b. Proposed development is an approved use under existing land use and zoning.
- c. Proposed use will not alter population density pattern.
- d. Proposed use will provide youth with extracurricular activities and exercise.
- e. Parcel under proposed use is within commercial subdivision geared for generating similar type businesses.
- f. Proposed use is not expected to create enough traffic to adversely alter roadway level of service.
- g. Proposed design utilizes existing stormwater pond where development and water treatment has previously been accounted for.
- h. Proposed use will not reduce light or air quality to adjacent areas.
- i. Proposed use expected to improve adjacent property values.
- j. Proposed use not expected to be a deterrent to adjacent properties' development(s).
- k. Proposed use provides a much needed alternative for physical exercise and study of the performing arts.



Dance Studio

Tax Parcel Number: 34-3S-16-02461-516

Legal Description:

Lot 16, PLANTATION VILLAGE, a subdivision recorded in Plat Book 6, Pages 210-211,
of the public record of Columbia county, FL.

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-4245VB

Parcel Identification No 34-3S-16-02461-516

[Space Above This Line For Recording Date]

WARRANTY DEED

(STATUTORY FORM -- SECTION 689.02, F.S.)

This indenture made the 18th day of August, 2021 between A to Z Enterprises, LLC, a Florida Limited Liability Company, whose post office address is 6614 NW 50th Lane, Gainesville, FL 32653, of the County of Alachua, State of Florida, Grantor, to Southern Rhythm, LLC, a Florida Limited Liability Company, whose post office address is 1446 SW Cougar Glen Apt 102A, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 16, Plantation Village, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 210-211, of the public records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

WITNESS

PRINT NAME: Robert Skene

Susan B. Weinich

WITNESS

PRINT NAME: Susan B Weinich

A to Z Enterprises, LLC, a Florida Limited Liability Company

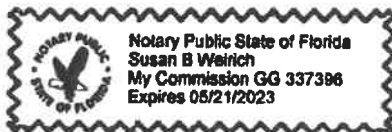
By: Rizwana

Rizwana Thanawala, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 18th day of August, 2021, *Rizwana Thanawala, Manager of A to Z Enterprises, LLC, who is/are personally known to me or has/have produced _____ as identification.

Susan B Weinich
Signature of Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SOUTHERN RHYTHM, LLC

Filing Information

Document Number L21000357725

FEI/EIN Number 82-0869144

Date Filed 08/09/2021

Effective Date 08/09/2021

State FL

Status ACTIVE

Principal Address

1446 SW COUGAR GLEN
APT 102A

LAKE CITY, FL 32024

Mailing Address

1446 SW COUGAR GLEN
APT 102A
LAKE CITY, FL 32024

Registered Agent Name & Address

DIAZ DE ARCE, DALITA C
1446 SW COUGAR GLEN
APT 102A
LAKE CITY, FL 32024

Authorized Person(s) Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

08/09/2021 -- Florida Limited Liability

View image in PDF format

**AUTHORIZED AGENT
AFFIDAVIT PLANNING
AND ZONING**



Date of acceptance by Growth Management:

Dante Diaz de Arce hereby grant authorization to BRIAN PITMAN
(Property Owner Print) (Authorized Agent Print)
to act in my behalf with the City of Lake City Growth Management Department while conducting activities related to Planning and Zoning activities. These specifically include representing the owner(s) of the property(s)

BRIAN PITMAN is to be considered an agent of my planning and
(Authorized Agent Printed Name) zoning activities and therefore, the signature of said agent is binding and causes me to assume all responsibilities connected to or associated with the signature as they may relate to my planning and zoning business.

Dante Diaz de Arce believe the City of Lake City of, and agree to
(Owner(s) Printed Name) hold the City of Lake City harmless from, any and all responsibility, claims or other actions arising from or related to the City's acceptance of the above agent's signature for planning and zoning-related activities. I further understand that it is my sole responsibility to grant and terminate any such authorization and to ensure that the City receives timely notice of any such grant or termination.

Dante Diaz de Arce
Signature of Owner(s)

Brian Pitman
Signature of Agent

****PLEASE NOTE: BOTH SIGNATURES MUST BE NOTARIZED****

Notary for Owner's Signature:

State of Florida County of Columbia
The foregoing was acknowledged before me this 13th
day of October, 2021, by Dante
Diaz de Arce, who is personally known
to me, or who produced FL DT D236-163-87 as 552-71
identification and appeared by means of physical presence
Or online notarization

Therese Quinte Young
Notary Public Signature
Print, Type, or Stamp Name of Notary



Notary for Agent's Signature:

State of Florida County of Columbia
The foregoing was acknowledged before me this 26th
day of October, 2021, by Brian
Pitman who is personally known to me, or
who produced as
Identification and appeared by means of physical presence
Or online notarization

Stephanie A. Ambros
Notary Public Signature
Print, Type, or Stamp Name of Notary



****The Growth Management Department, in its discretion, may require an owner(s) to personally apply for planning and zoning activities not withstanding any authorization allowing another person to apply for planning and zoning activities on behalf of an owner(s).**

Columbia County Tax Collector

generated on 11/15/2021 11:16:28 AM EST

Tax Record

Last Update: 11/15/2021 11:13:15 AM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type	Tax Year		
R02461-516		REAL ESTATE	2021		
Mailing Address		Property Address			
A TO Z ENTERPRISES LLC		4417 AMERICAN LAKE CITY			
6614 NW 50TH LANE					
GAINESVILLE FL 32653		GEO Number			
		343S16-02461-516			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code	Escrow Code		
NO EXEMPTIONS		001			
<u>Legal Description (click for full description)</u>					
34-3S-16 1000/1000.46 Acres LOT 16 PLANTATION VILLAGE S/D. ORB 816-2412, 974-1860, WD 1054-2983.					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	48,142	0	\$48,142	\$376.23
CITY OF LAKE CITY	4.9000	48,142	0	\$48,142	\$235.90
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	48,142	0	\$48,142	\$36.01
LOCAL	3.6430	48,142	0	\$48,142	\$175.38
CAPITAL OUTLAY	1.5000	48,142	0	\$48,142	\$72.21
SUWANNEE RIVER WATER MGT DIST	0.3615	48,142	0	\$48,142	\$17.40
LAKE SHORE HOSPITAL AUTHORITY	0.0000	48,142	0	\$48,142	\$0.00
Total Millage		18.9675	Total Taxes		\$913.13
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCP	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$963.53
If Paid By					Amount Due
11/30/2021					\$924.99
12/31/2021					\$934.62
1/31/2022					\$944.26
2/28/2022					\$953.89

3/31/2022

\$963.53

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)

PAYMENT DATE
01/25/2022
COLLECTION STATION
CustomerService1
RECEIVED FROM

City of Lake City
205 N. Marion Ave
Lake City, FL 32055

BATCH NO.
2022-00000715
RECEIPT NO.
2022-00027126
CASHIER
Chanel Neff

DESCRIPTION
Pitman Engineering LLC Application \$200 Variance \$200 Special Exemption \$200.00

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT					
ZF	Zoning Fees Pitman Engineering LLC Application \$200 Variance \$200 Special Exemption \$200.00	\$600.00					
	<table><tr><th data-bbox="480 617 548 642">Type</th><th data-bbox="634 617 699 642">Detail</th><th data-bbox="1084 611 1170 636">Amount</th></tr><tr><td data-bbox="480 646 548 672">Check</td><td data-bbox="634 646 699 672">1076</td><td data-bbox="1084 640 1170 665">\$600.00</td></tr></table>	Type	Detail	Amount	Check	1076	\$600.00
Type	Detail	Amount					
Check	1076	\$600.00					
	Total Amount:	\$600.00					

Customer Copy