

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

June 06, 2023 at 5:30 PM

Venue: City Hall

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## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

### INVOCATION

### ROLL CALL

### MINUTES

- [i.](#) Meeting Minutes: 05-02-2023

### OLD BUSINESS

- [ii.](#) **SPR23-10**, Petition submitted by Carol Chadwick (agent) for Affiliated Property Management (owner), for a Site Plan Review for Aspire Dental Addition, in the Commercial Intensive Zoning District, and located on Parcel 07604-102, which is regulated by the Land Development Regulations section 4.13.

**Note- On 05-02-2023 petition SPR23-10 was continued.**

### NEW BUSINESS

- [iii.](#) **SPR23-11**, Petition submitted by Logan Peters, PE (agent) for U-Haul Co. of Florida (owner), for a Site Plan Review for U-Haul at Gateway Crossing Lot 6, in the Commercial Highway Interchange Zoning District, and located on Parcel 02524-006, which is regulated by the Land Development Regulations section 4.15.

**WORKSHOP-** Discussion about the Boards Financial Disclosures- Presenter: Todd Kennon

Discuss the purpose of the Boards Financial Disclosures and why is that important.

## **ADJOURNMENT**

### **YouTube Channel Information**

Members of the public may also view the meeting on our YouTube channel at:  
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

**File Attachments for Item:**

**i. Meeting Minutes:** 05-02-2023

# PLANNING AND ZONING

## MEETING MINUTES

**Date:** 05/02/2023

**Roll Call:**

Mrs. McKellum- Present  
Mr. Nelson- Present  
Mr. Cooper-Not Present  
Mr. McMahon- Present

Mr. Carter- Not Present  
Mr. Lydick- Present

**Approval of Past Minutes-**Approve the minutes of the 04/04/2023 Meeting.

**Motion By:** Mr. Nelson

**Seconded By:** Mr. McKellum

**Comments or Revisions:** None

**Old Business:**

**Petition # CPA23-02 and Z23-02 Presented By:** Carol Chadwick P.E. as Agent

**As owner or agent and gives address of:** 1208 SW Fairfax Glen, Lake City, FL 32025

**Petitioner is Sworn in by:** Mr. Lydick

**Discussion:**

Robert introduced the project. Robert stated the property is not contiguous to a Residential Multi-Family zoning district, but that on the other side of the baseball fields there is a Multi-Family development. Robert stated that they have received a traffic study for Tennis Forever from the County and one for Hunter Creek from the County. He stated that we have not received one from the County with all the developments looked at together.

Carol stated that they have lowered the zoning and the density and can still allow for the number of units they need. Carol stated that they have received the traffic study from the County.

Liz Fryre introduced a petition against the development.

Mr. Lydick asked if this was a county zoning to a city zoning. Robert stated that it was a city zoning to a city zoning and the residential moderate referred to the density. Mr. Lydick asked if at the end of the runway by the City Air Port were there any house. Robert said there was. Mr. Lydick asked if Cannon Creek Air Park was in the City of Lake City. Robert said that it was not. Mr. Lydick asked if their tax went to the county or the city. Robert said that if they are located in the County then their taxes would go to the County.

**Public Comment**

Liz Fryre, Dylan Adams, Mark Devine, Dr. Elaine Phillips, and Mark Wiencek

The above residents spoke both for and against the petition. The discussion covered need more engineering to understand impact, changes to comprehensive plan needs to be done carefully, Lake City has one of the highest crime rates per capita, people will not commute more than an hour, people will commute over an hour, North Central Florida Regional Planning Council would not talk with them, Air

# PLANNING AND ZONING

## MEETING MINUTES

Park was started in the 1970's, pilot killed due to power lines, air park may get shut down due to complaints from the new development, increased traffic, we are not reviewing a site plan just a rezoning, local commute may be over an hour due to development, need more housing, other cities like Jacksonville and Orlando do not have a high crime rate due to higher density, if you do not have more housing new jobs will not come, lost Buckeys to Marion County due to lack of housing, and Hunter Creek was a PRD and required a site plan.

Mrs. McKellum motioned to close public comment and Mr. McMahon seconded.

**Motion to Table:** Mr. McMahon

**Motion Seconded By:** Mr. Nelson

<b>Mrs. McKellum:</b> Aye	<b>Mr. Cooper:</b> Absent	<b>Mr. McMahon:</b> Aye
<b>Mr. Carter:</b> Absent	<b>Mr. Lydick:</b> Nye	<b>Mr. Nelson:</b> Aye

### New Business:

**Petition # SPR23-04 Presented By:** Dalton Kurtz as Agent

**As owner or agent and gives address of:** 128 NW Green Lane, Lake City, FL 32055

**Petitioner is Sworn in by:** Mr. Lydick

### Discussion:

Robert Introduced the petition. Robert stated that the land is conducive and they have received the required special exception. Robert stated that they still need a permit from Suwannee River Water Management. Robert stated that if approved by the board that it should be a conditional approval.

Dalton stated that they are looking for a site plan approval for there site. Dalton stated that they meet with Suwannee River Water Management this that morning. He said they got hammered pretty good, because Suwannee River Water Management is re-drawing the wetlands maps. He said that they will either have to buy wetland credits or shrink their site plan.

Mrs. McKellum motioned to close public comment. Mr. McMahon seconded.

Mr. Lydick and Todd Kennon (City Attorney) discussed the verbiage for a conditional approval. Todd stated the motion verbiage, vote to approve contingent upon issuance of the appropriate Suwannee River Water Management permit.

**Motion to Approve/Deny By:** Mr. McMahon (Vote to approve contingent upon issuance of the appropriate Suwannee River Water Management permit)

**Motion Seconded By:** Mrs. McKellum

<b>Mrs. McKellum:</b> Aye	<b>Mr. Cooper:</b> Absent	<b>Mr. McMahon:</b> Aye
<b>Mr. Carter:</b> Absent	<b>Mr. Lydick:</b> Aye	<b>Mr. Nelson:</b> Aye

# PLANNING AND ZONING

## MEETING MINUTES

**Petition # SPR23-10 Presented By:** Carol Chadwick P.E. as Agent

**As owner or agent and gives address of:** 1208 SW Fairfax Glen, Lake City, FL 32025

**Petitioner is Sworn in by:** Mr. Lydick

### Discussion:

Robert Angelo introduced SPR23-10. This is for a site plan review to add an addition on to the building. Robert stated that the use of the property is conducive. Robert stated that the site would require 27 parking spots based on the additional square footage and they only have eight parking spots.

Carol discussed some other areas that could be used for parking which would give them about 20 spots.

Steve stated that the staff is looking review the LDR and the requirements.

Todd cautioned the board on approving a project with out substantial evidence on additional parking. He stated that our LDR is based on square footage. Todd stated that North Florida Regional Planning Council to draft up new language. Todd said that if it was continued that if the review was done in 45 days instead of 90 days then it could come back up with out having to un-table it.

Steve said that would be the staff's recommendation to continue it.

Carol asked to continue the project so that they can speak with the owner.

Mr. McMahon motioned to continue petition. Mr. Nelson seconded. Unanimous vote to continue.

### Motion to Approve/Deny By:

#### Motion Seconded By:

**Mrs. McKellum:**

**Mr. Cooper:**

**Mr. McMahon:**

**Mr. Carter:**

**Mr. Lydick:**

**Mr. Nelson:**

**Workshop:** None

**Mr. Lydick closed the meeting.**

**Motion to Adjourn by:** Mr. McMahon

**Time:** 7:04 pm

**Motion Seconded By:** Mrs. McKellum

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**Mr. Lydick, Board Chairperson**

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**Date Approved**

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**Robert Angelo, Secretary**

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**Date Approved**

# **PLANNING AND ZONING**

## **MEETING MINUTES**

**File Attachments for Item:**

**ii. SPR23-10**, Petition submitted by Carol Chadwick (agent) for Affiliated Property Management (owner), for a Site Plan Review for Aspire Dental Addition, in the Commercial Intensive Zoning District, and located on Parcel 07604-102, which is regulated by the Land Development Regulations section 4.13.

**Note- On 05-02-2023 petition SPR23-10 was continued.**





## GROWTH MANAGEMENT

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

### FOR PLANNING USE ONLY

Application # SPR23-10

Application Fee \$200.00

Receipt No. 2023-00042843

Filing Date 3/31/23

Completeness Date \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: Aspire Dental Addition
2. Address of Subject Property: 1788 SW Barnett Way, Lake City
3. Parcel ID Number(s): 05-65-17-076004-102
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI
6. Acreage: 0.489
7. Existing Use of Property: Dental office
8. Proposed use of Property: Dental office
9. Type of Development (Check All That Apply):
  - ☒ Increase of floor area to an existing structure: Total increase of square footage 699
  - ☐ New construction: Total square footage \_\_\_\_\_
  - ☐ Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 1208 SW Fairfax Glen  
City: Lake City State: FL Zip: 32025  
Telephone: (386) 680-1772 Fax: (\_\_\_\_\_) Email: ccpewyde@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.**

3. If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): Affiliated Property Management  
Mailing Address: 14506 NW 11th Place  
City: Newberry State: FL Zip: 32669  
Telephone: (386) 752-8836 Fax: (\_\_\_\_\_) Email: aspire.dental@ic@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. \_\_\_\_\_  
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.**

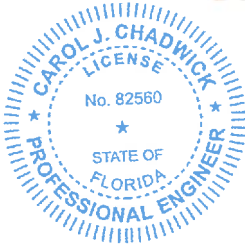
I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature



Digitally signed by  
Carol Chadwick

DN: c=US,

o=Florida,

dnQualifier=A014

10D0000017EB66

924CE0005954C,

cn=Carol

Chadwick

Date: 2023.03.31

12:30:53 -04'00' 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

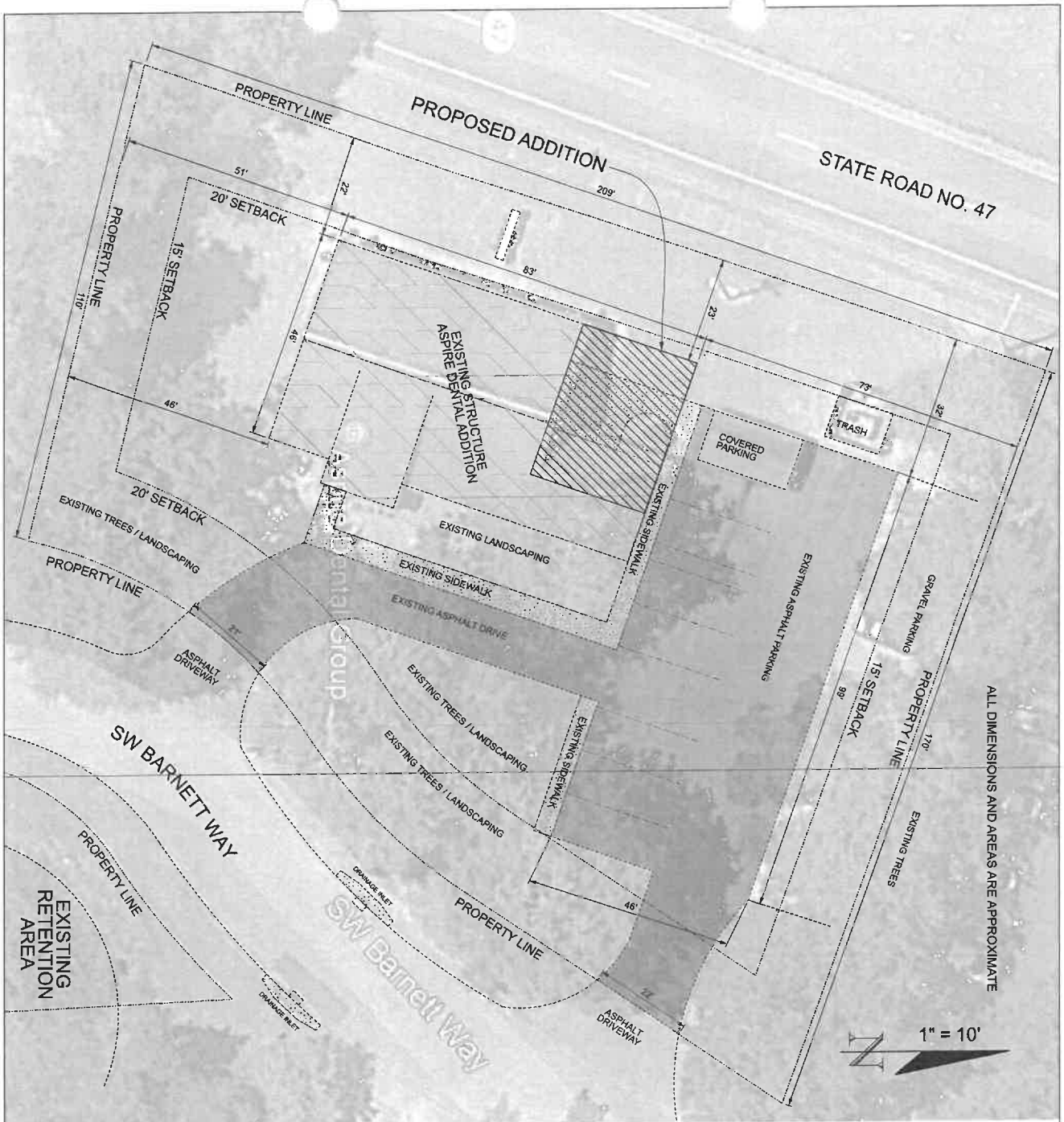
\_\_\_\_\_  
Printed Name of Notary

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







## VICINITY MAP / SITE PLAN

LEGAL DESCRIPTION  
LOT 2 OF SOUTHBANK PLACE AS PER PLAT THEREOF  
RECORDED IN PLAT BOOK 6 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 = 699 SF

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

SHEET  
1  
OF  
1

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 31, 2023

re: Aspire Dental Addition Drainage Memo

Per ERP-4-88-00236, each lot is permitted for 40% impervious area. Please refer to site plan for impervious area summary.

Lot size is 0.689 acres or 30013 s.f. Total impervious surface with this addition will be 11069 s.f. Total allowed impervious surfaces is 12005 s.f.

The proposed design and construction of this site shall not cause adverse impacts to:

- Existing surface water storage
- Conveyance capabilities
- Water quantity
- Flooding conditions
- Minimum flows and levels established by the State of Florida
- Water quality

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Chadwick  
Date: 2023.03.31 12:30:30 -04'00'

Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

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307.680.1772

ccpewyo@gmail.com

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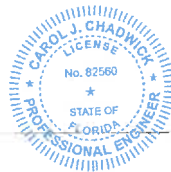
March 31, 2023

re: Aspire Dental Addition Fire Flow Report

The additional of 699 s.f. of building area will not require additional fire flow from the existing hydrant. Hydrant is located on SW Barnett Way on the northeast corner of the site.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick

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Chadwick

Date: 2023.03.31 12:30:19 -04'00'

Carol Chadwick, P.E.



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 31, 2023

re: Aspire Dental Addition Concurrency Impact Analysis

The site is an existing dental office. The business currently utilizes public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 720
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

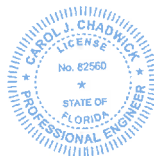
Summary of analyses:

- Trip generation: 43.82 ADT & 5.93 Peak PM trips
- Potable Water: 695 gallons per day
- Potable Water: 695 gallons per day
- Solid Waste: 2.98 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
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924CE0005954C, cn=Carol Chadwick  
Date: 2023.03.31 12:30:08 -04'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23105



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
720	Medical Dental Office	11.01	1.49	3.98	43.82	5.93

\*Per employee

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Medical Dental Office	250 + 15	250 + 13	695.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (2 PRACTITIONERS & 13 EMPLOYEES)

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Medical Dental Office	250 + 15	250 + 13	695.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (2 PRACTITIONERS & 13 EMPLOYEES)

**Solid Waste Analysis**

Use	Tons Per 100 s.f.	S.F.	Total (c.y. per week)
Medical Office	1.50	3977.00	2.98

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 31, 2023

re: Aspire Dental Addition Comprehensive Plan Consistency Analysis

The Aspire Dental Addition proposed site plan consistent with Lake City's Comprehensive Plan.

#### **Future Land Use Element**

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

*Consistency: The subject property is an addition to an existing dental office.*

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

*Consistency: The subject property is an addition to an existing dental office.*

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

*Consistency: The commercial site is zoned C1.*

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

*Consistency: The subject property is an addition to an existing dental office.*

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive

□

areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: The proposed use of the subject property is consistent with commercial properties and will not have any adverse environmental impacts on the existing land uses.*

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

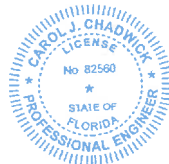
*Consistency: No impacts to adjacent land topography or soil conditions will result due to a zooming or land use change of the subject property.*

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

*Consistency: The proposed commercial development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
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dnQualifier=A01410D0000017EB6  
D924CE0005954C, cn=Carol  
Chadwick  
Date: 2023.03.31 12:29:45 -04'00'

Carol Chadwick, P.E.

PARCEL: 05-4S-17-07604-102

DESCRIPTION:

LOT 2 OF SOUTHBANK PLACE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 19 OF  
THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

# Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/30/2023

Parcel: << 05-4S-17-07604-102 (28480) >>

Aerial Viewer Pictometry Google Maps

2022 2019 2018 2013 2010 Sales

## Owner & Property Info

Result: 1 of 0

Owner	AFFILIATED PROPERTY MANAGEMENT LLC 14506 NW 11TH PLACE NEWBERRY, FL 32669		
Site	1788 SW BARNETT WAY, LAKE CITY		
Description*	LOT 2 SOUTH BANK PLACE. 768-521, 859-1397, 880-2059, CD 884-2282, WD 1486-471.		
Area	0.689 AC	S/T/R	05-4S-17
Use Code**	PROFESS SVC/BLD (1900)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office.  
Please contact your city or county Planning and Zoning office for specific zoning information.

## Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$67,626	Mkt Land	\$67,626
Ag Land	\$0	Ag Land	\$0
Building	\$195,579	Building	\$190,220
XFOB	\$8,551	XFOB	\$8,551
Just	\$271,756	Just	\$266,397
Class	\$0	Class	\$0
Appraised	\$271,756	Appraised	\$266,397
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$271,756	Assessed	\$266,397
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$271,756 city:\$271,756 other:\$0 school:\$271,756	Total Taxable	county:\$266,397 city:\$266,397 other:\$0 school:\$266,397



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2022	\$100	1486/0471	WD	I	U	11
5/18/1999	\$68,000	0880/2059	WD	V	U	01
5/28/1998	\$68,000	0859/1397	WD	V	Q	
10/27/1992	\$48,000	0768/0521	WD	V	U	04

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE MED (5200)	1999	3136	3318	\$190,220

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0184	CONC BIN	1999	\$285.00	38.00	0 x 0
0260	PAVEMENT-ASPHALT	1999	\$6,175.00	6861.00	0 x 0
0166	CONC,PAVMT	1999	\$1,691.00	1127.00	0 x 0
0169	FENCE/WOOD	2012	\$100.00	1.00	0 x 0
0080	CARPORT F	2012	\$300.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1910	MEDIC OFF (MKT)	30,056.000 SF (0.689 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$67,626

Search Result: 1 of 0

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com



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

## Detail by Entity Name

Florida Limited Liability Company  
**AFFILIATED PROPERTY MANAGEMENT, LLC**

### Filing Information

<b>Document Number</b>	L16000074743
<b>FEI/EIN Number</b>	59-3529574
<b>Date Filed</b>	04/18/2016
<b>Effective Date</b>	08/19/1998
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONVERSION
<b>Event Date Filed</b>	04/18/2016
<b>Event Effective Date</b>	NONE

### Principal Address

14506 N.W. 11TH PL.  
 NEWBERRY, FL 32669

### Mailing Address

14506 N.W. 11TH PL.  
 NEWBERRY, FL 32669

### Registered Agent Name & Address

HARVEY, FRANKIE J  
 14506 N.W. 11TH PL.  
 NEWBERRY, FL 32669

Name Changed: 04/28/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title manager

HARVEY, FRANKIE J  
 14506 N.W. 11TH PL.  
 NEWBERRY, FL 32669

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	02/04/2020

2021 02/10/2021  
2022 03/31/2022

**Document Images**

<a href="#">03/31/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2020 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2018 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2017 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2016 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>





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

AGENT AUTHORIZATION FORM

I, Robert Harvey (owner name), owner of property parcel  
number \_\_\_\_\_ (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Gary Johnson</u>	1. <u>Gary Johnson</u>
2. <u>Heleen Tarr</u>	2. <u>H. Tarr</u>
3. <u>Carol Chadwick, PE</u>	3. <u>[Signature]</u>
4. _____	4. _____
5. _____	5. _____

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) \_\_\_\_\_

Date 3-14-2023

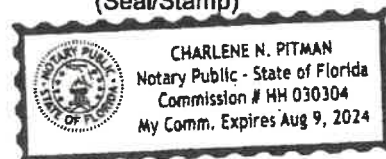
NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is Robert J. Harvey,  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) FL 610-770-54-447-0 on this 14 day of March, 2023.  
FLPL

Charlene N. Pitman  
NOTARY'S SIGNATURE

(Seal/Stamp)



generated on 3/31/2023 11:04:33 AM EDT

Last Update: 3/31/2023 11:02:59 AM EDT

**Register for eBill**

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

Prior Years Payment History

	<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES	

# 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](mailto:growthmanagement@lcfla.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: 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: AS 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: AS 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 Booger* **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

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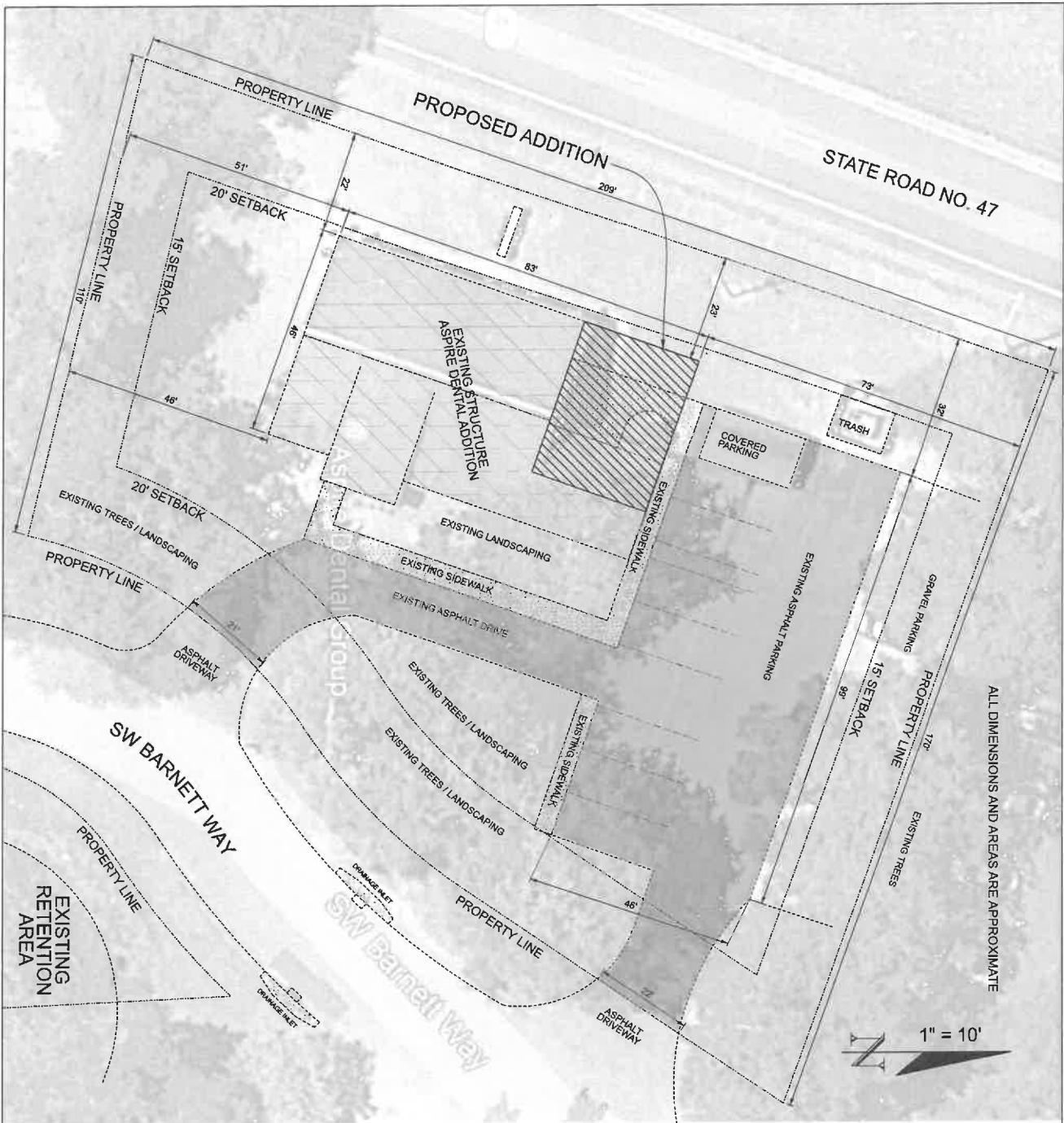
**From:** Pridgeon, Cody  
**Sent:** Tuesday, April 18, 2023 1:08 PM  
**To:** Angelo, Robert  
**Cc:** Pelham, Shasta; Johnson, Demetrius  
**Subject:** Aspire Dental

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**







# VICINITY MAP / SITE PLAN

LEGAL DESCRIPTION  
LOT 2, SOUTH HAVANA PLACE AS PER PLAT THEREOF  
RECORDED IN BOOK 6, 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 = 898 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



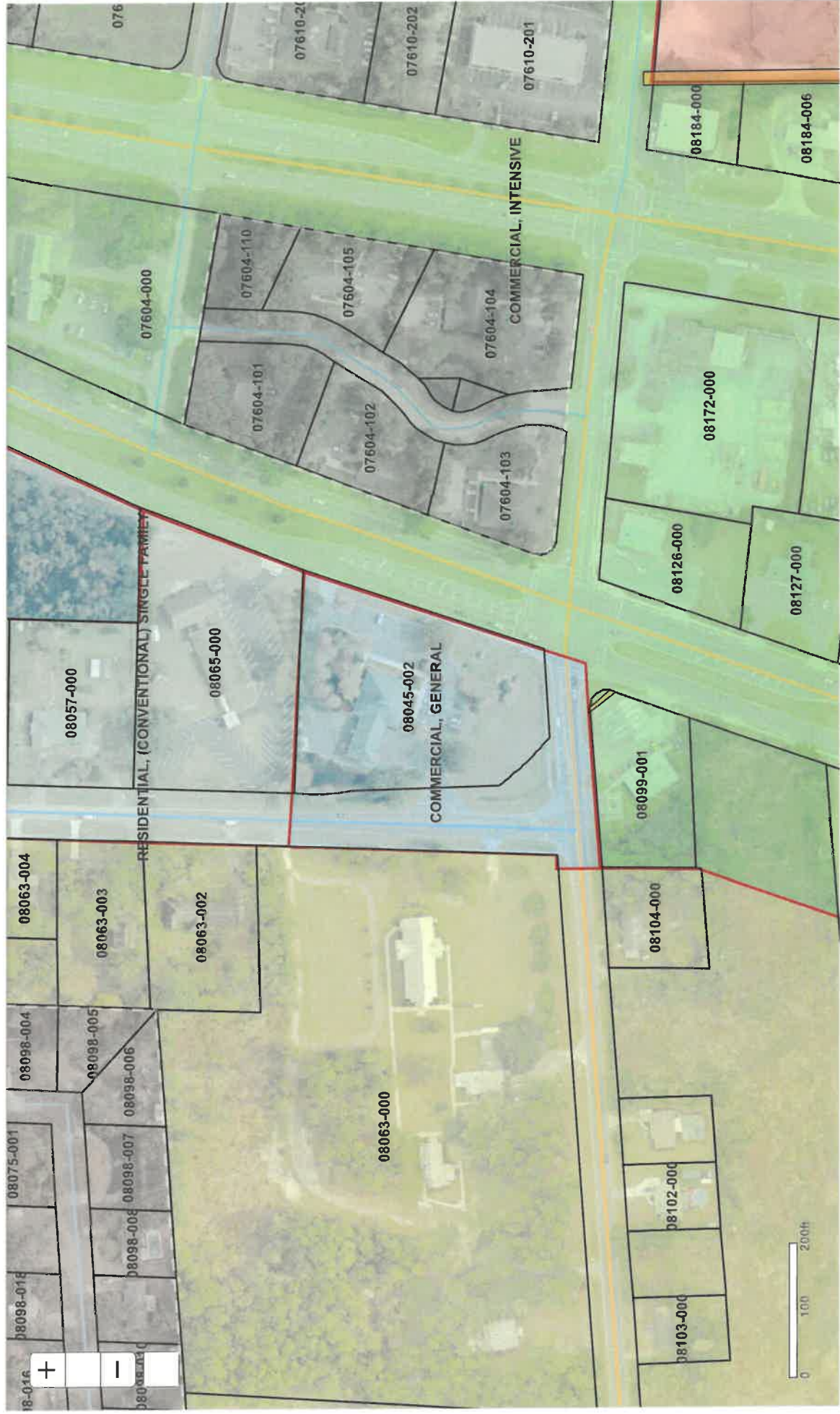


Updates are being made weekly. If you have any issues please email [gis@lcfia.com](mailto:gis@lcfia.com)

Home ▽ \*P&Z/HPA

Details	Add	Edit	Basemap
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Save Share Print



**Updates are being made weekly. If you have any issues please email [gis@lcfra.com](mailto:gis@lcfra.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 ①  
R = 317.00'  
L = 150.00'  
Δ = 62.34°

CURVE ②  
R = 230.00'  
L = 150.00'  
Δ = 60.21°

CURVE ③  
R = 89.48'  
L = 75.00'  
Δ = 113.50°

CURVE ④  
R = 48.11'  
L = 120.18'  
Δ = 120.18°

**DETAIL "A"**

TOTAL PROP. LINE CURVE  
R = 317.00'  
L = 317.35'  
Δ = 317.35°

**DESCRIPTION**

BEGIN at the point of intersection of the Western 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 Western Right-of-Way line 429.12 feet to its intersection with the Eastern Right-of-Way line of State Road No. 47; thence N 19°25'35"E, along said Eastern Right-of-Way line 271.24 feet to the Point of Curvature of Curve ①; thence along a Chord bearing of N 62°10'24"E, and a Chord distance of 317.35 feet; thence Northerly along the arc of said curve, being also said Eastern Right-of-Way line of State Road No. 47, a distance of 317.35 feet; thence S 87°42'35"E, along said Eastern Right-of-Way line 131.95 feet to the Point of Beginning. Solid lands lying partly in the Southwest 1/4 of the Section 5, partly in the Northeast 1/4 of the Section 8, Township 4 South, Range 17 East, Columbia County, Florida. Containing 4.58 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] = 6" x 6" Concrete Monument set, cap stamped PLS 3628.
  - 4) [Symbol] = Concrete Monument found in place at time of Survey.
  - 5) Boundary 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.T.M. 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 serve the lands encompassed by this Plat.

**APPROVAL**  
ZONING BOARD, CITY OF LAKE CITY.  
SIGNED: *[Signature]*  
Chairman

**ATTEST**  
DATE: 2/25/1989

**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: *[Signature]*  
Donald F. Lee, P.L.S.  
Florida Reg. Cert. No. 3628  
DATE: 2/25/1989

**CITY ATTORNEY'S CERTIFICATE**

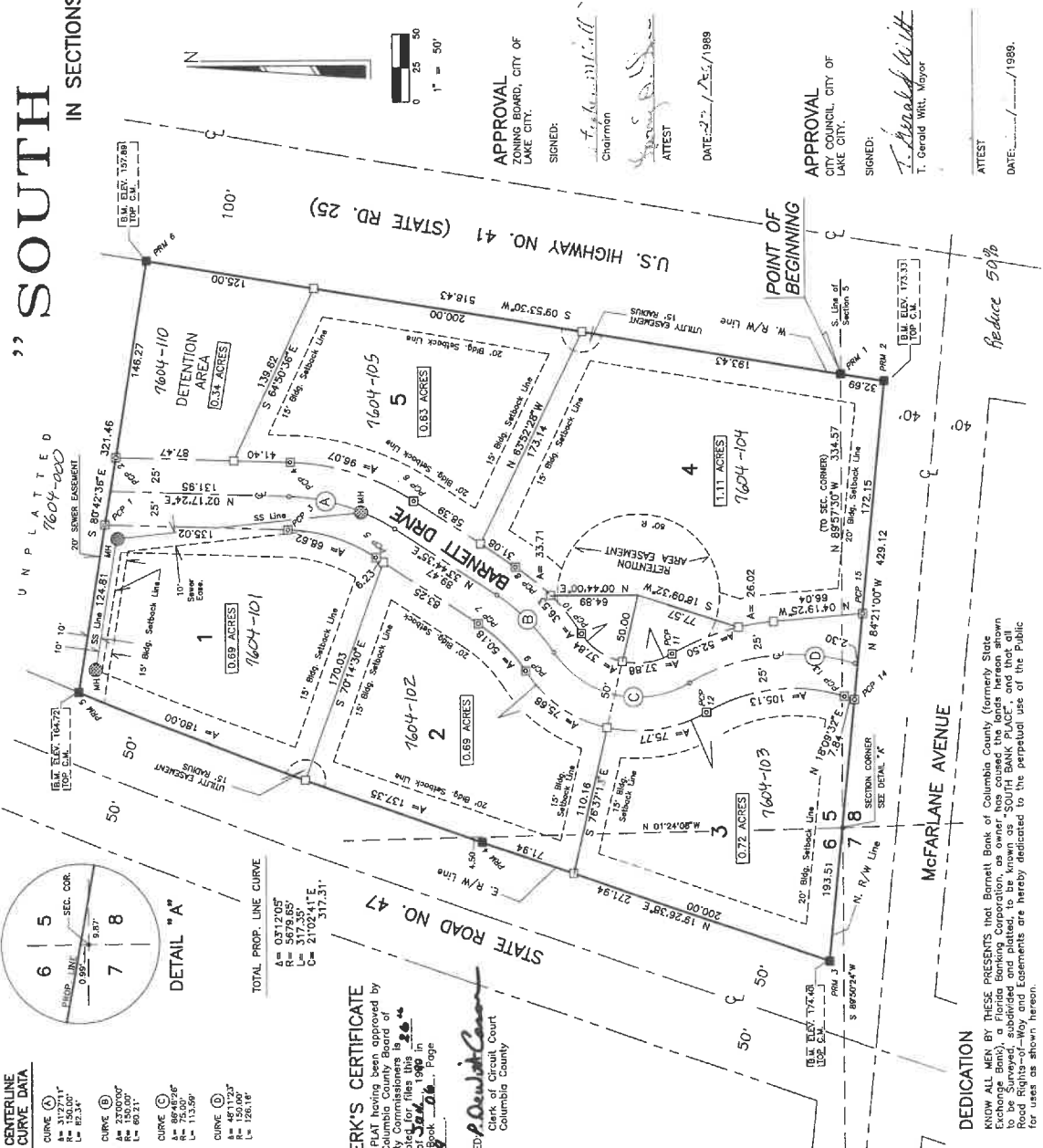
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies in form with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *[Signature]*  
Herbert Darby  
City Attorney  
DATE: 2/25/1989

**ACCEPTANCE FOR MAINTENANCE**

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$\_\_\_\_\_ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: *[Signature]*  
W. Terry Grant  
Director of Public Works  
DATE: 2/25/1989



**ACKNOWLEDGEMENT**

STATE OF FLORIDA, COUNTY OF COLUMBIA  
The Dedication hereon was acknowledged before me this 25th day of February 1989 by J. C. Bell, President and J. C. Bell, Secretary, of Barnett Bank of Columbia County, with their seeds affixed hereto.

SIGNED: *[Signature]*  
Notary Public, State of Florida of Large  
My Commission expires 1-1-91

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Barnett Bank of Columbia County (formerly State Exchange Bank), a Florida Banking Corporation, as owner, has dedicated to the public the Road Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for use as shown hereon.

In the event that access is restricted at 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

SIGNED: *[Signature]*  
J. C. Bell, President  
Witness: *[Signature]*  
ATTEST: *[Signature]*

**CLERK'S CERTIFICATE**

THIS PLAT having been approved by the Columbia County Board of Commissioners, I hereby certify that the same was accepted for filing this 25th day of Feb. 1989 in Plat Book 06, Page 012.

SIGNED: *[Signature]*  
Clerk of Circuit Court  
Columbia County

**File Attachments for Item:**

**iii. SPR23-11**, Petition submitted by Logan Peters, PE (agent) for U-Haul Co. of Florida (owner), for a Site Plan Review for U-Haul at Gateway Crossing Lot 6, in the Commercial Highway Interchange Zoning District, and located on Parcel 02524-006, which is regulated by the Land Development Regulations section 4.15.



## GROWTH MANAGEMENT

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

## PLANNING USE ONLY

Application # SPR23-11

Application Fee: \$200.00

Receipt No. 2023-00050827

Filing Date 5/3/23

Completeness Date \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: U-Haul at Gateway Crossing Lot 6
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): 35-3S-16-02524-006
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial Highway Interchange
6. Acreage: 5.96 AC
7. Existing Use of Property: Commercial
8. Proposed use of Property: Commercial
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 260,000 SF
  - ☐ Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Logan B. Peters, PE Title: Engineering Project Manager

Company name (if applicable): JBPro

Mailing Address: 3530 NW 43rd Street, Suite 1

City: Gainesville State: Florida Zip: 32606

Telephone: (352) 375-8999 Fax: ( ) Email: logan.peters@jbpro.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): U-Haul Co. of Florida

Mailing Address: 2727 N Central Ave

City: Phoenix State: Arizona Zip: 85142

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?  
If yes, list the names of all parties involved: N/A  
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.

Logan B. Peters, PE

Applicant/Agent Name (Type or Print)

*Logan Peters*

4/6/23

Applicant/Agent Signature

Date

Applicant/Agent Name (Type or Print)

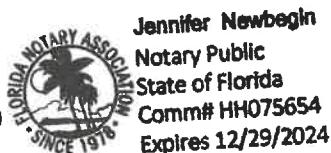
Applicant/Agent Signature

Date

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2023, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



*Jennifer Newbegin*

Signature of Notary  
*Jennifer Newbegin*

Printed Name of Notary

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

# CONSTRUCTION PLANS

**OF  
GATEWAY CROSSING LOT 6  
U-HAUL STORAGE FACILITY  
FOR  
U-HAUL COMPANY  
OF FLORIDA**

A map of the study area showing the location of the study site (SITE). The map includes a road network, water bodies (labeled 'LAKES'), and a green area labeled 'WETLANDS'. A north arrow and a scale bar (0 to 1000 meters) are provided. The study site is marked with a hatched rectangle and labeled 'SITE'.

## LOCATION MAP

U-HAUL STORAGE FACILITY		SHEET INDEX	
SHEET NO.	TITLE		
001	CONCRE SHEET		
002	ELECTRIC, IRRIGATION, AND NOTES		
003	STORMWATER INFILTRATION PLAN		
004	SEWERAGE, COLLECTION, AND SANITIZATION PLAN		
005	DEMARCATION PLAN		
006	WATER MAINS AND WASTEWATER MAIN		
007	PAVING, DRAINAGE, AND DRAINAGE PLAN		
008	MASTER UTILITY PLAN		
009	DETAILS AND NOTES		
010	ALUMPS AND TILE SURVEY		
011	ALUMPS AND TILE SURVEY		
012	ALUMPS AND TILE SURVEY		

NO.		DATE	ISSUED BY	Sheet 12/25	<p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p> <p>THIS DOCUMENT IS BEING ISSUED FOR THE CONSTRUCTION OF THE PROJECT AND IS NOT INTENDED FOR ANY OTHER PURPOSE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.</p>	<p><b>JOHN L. STEWART, P.E.</b> FLORIDA PROFESSIONAL ENGINEER NO. 12503</p>	<p><b>J&amp;B Pro</b></p> <p>CIVIL ENGINEERING   LAND PLANNING SURVEYING   CONSTRUCTION SERVICES</p>	<p>3330 NW 43rd Street   Gainesville, Florida 32606 4420 US-1 S, Suite 1   St. Augustine, Florida 32086</p> <p>Gainesville: (352) 375-8999   St. Augustine: (904) 789-8999 Toll Free: (844) 860-BPro   Email: <a href="mailto:comads@jbp.com">comads@jbp.com</a></p>	<p>CUSTOMER: <b>U-HAUL CO OF FLORIDA</b> JACKSONVILLE, FLORIDA</p> <p>PROJECT: <b>U-HAUL STORAGE FACILITY</b></p>	<p>PROJECT NO: 897-22-01</p> <p>DATE: APRIL 2023</p>
<p>COVER SHEET</p>										



[illegible]



















**Gainesville**  
3530 NW 43rd Street  
Gainesville, FL 32606  
**St. Augustine**  
4420 US-1 S, Suite 1  
St. Augustine, FL 32086

[jbpro.com](http://jbpro.com)  
 (844) Go-JBPro  
 [contact@jbpro.com](mailto:contact@jbpro.com)

April 6, 2023

Sara Ferson, EI  
Engineer III  
SRWMD  
9225 County Road 49  
Live Oak, FL 32060

**RE: Gateway Crossing Lot 6 – U-Haul Storage Facility**  
Letter of Conformance with SRWMD ERP-023-226410-1

Sara,

Please find included in our submittal package a PDF copy of the stormwater management design report and select construction drawings for the proposed U-Haul Storage Facility at Gateway Crossing project located in Columbia County. Also included is the permit application fee of \$100.00, paid via check mailed on April 6, 2023. We are requesting documentation that the U-Haul Storage Facility at Gateway Crossing design conforms to the Master Stormwater Management System Design permitted for the Gateway Crossing Commercial Subdivision project with ERP-023-226410-1.

This project consists of the development of Lot 6 of the Gateway Crossing Commercial Subdivision. The project will construct 2 new buildings on 5.96 acres with proposed infrastructure, including a proposed stormwater conveyance system that will connect to existing Stormwater Basin No. 1 and 2. The original master stormwater design for Gateway Crossing allows for up to 75% impervious area from each lot. The designed impervious area for U-Haul at Gateway Crossing is 69.1%, which is less than the 75% allowable impervious area allowable for Lot 6. Therefore, the proposed development is in conformance with the original permit.

If you have any questions or require any additional information, please feel free to contact me.

Thank you,

Logan B. Peters, PE  
Engineering Project Manager, JBPro



Civil Engineering



Surveying



Land Planning



Construction Services

# U-Haul at Gateway Crossing

## Fire Flow Calculations

1/5/2023

### U-Haul Main Building & U-Box Storage Building

**Logan B Peters**

FL Registration No. 88516

This document has been electronically signed and sealed by Logan B. Peters, P.E. on January 5<sup>th</sup>, 2023 using a digital signature.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606  
(352) 375-8999  
[www.jbpro.com](http://www.jbpro.com)



# JBPro



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B. U-Box .....	4
II. ISO 2008 Fire Flow Calculations.....	5

## Attachments

- Attachment A:** Florida Fire Prevention Code, Table 18.4.5.1.2
- Attachment B:** City of Lake City Fire Flow Analysis
- Attachment C:** City of Lake City Fire Flow Map



## I. NFPA 2009 Calculations

### A. U-Haul Main

**PROJECT:** U-Haul at Gateway Crossing

**DATE:** January 5, 2023

**BUILDING CONSTRUCTION:** Type II-B

**FIRE FLOW AREA (Total Floor Area):** 117,114 SF

**FIRE FLOW REQUIRED:** 7,250 GPM

**BUILDING FULLY SPRINKLED?** Yes

**ALLOWABLE REDUCTION OF REQUIRED FIREFLOW:** 75%

**MINIMUM NFPA FIRE FLOW:** 1,812.5 GPM

**RESULTANT FIRE FLOW:** 1,812.5 GPM

**FLOW DURATION:** 4 Hours

**AVAILABLE FIRE FLOW (@ 20 psi):** 2,604 GPM

### ASSUMPTIONS:

- Building is a Type II-B concrete block commercial building. Available Fire Flow is based on a Flow Test performed by City of Lake City on November 29<sup>th</sup>, 2022 on the NW Centurion Court cul-de-sac.



## B. U-Box

**PROJECT:** U-Haul at Gateway Crossing

**DATE:** January 5, 2023

**BUILDING CONSTRUCTION:** Type II-B

**FIRE FLOW AREA (Total Floor Area):** 13,785 SF

**FIRE FLOW REQUIRED:** 2,500 GPM

**BUILDING FULLY SPRINKLED?** Yes

**ALLOWABLE REDUCTION OF REQUIRED FIREFLOW:** 75%

**MINIMUM NFPA FIRE FLOW:** 1,000 GPM

**RESULTANT FIRE FLOW:** 1,000 GPM

**FLOW DURATION:** 2 Hours

**AVAILABLE FIRE FLOW (@ 20 psi):** 2,604 GPM

## ASSUMPTIONS:

- Building is a Type II-B concrete block commercial building. Available Fire Flow is based on a Flow Test performed by City of Lake City on November 29<sup>th</sup>, 2022 on the NW Centurion Court cul-de-sac.



## ISO 2008 Fire Flow Calculations

## ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

<b>Petition Number:</b>		<b>Date:</b>	1/5/2023
<b>Project:</b>	U-Haul @ Gateway Crossing	<b>Engineer:</b>	Ben Nowak
	U-Haul Main Building	<b>Checked By:</b>	Logan Peters, P.E.
<b>Location:</b>	3619 W US 90, Lake City, FL 32055		

### Subject Building

**Construction Class (p. 4):** Masonry Noncombustible Constructio **construction coefficient (F) (p. 2):** 0.8

**Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.):** 39,038 sq.ft.

**Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.):** 78,076 sq. ft.

**Effective Area (A<sub>i</sub>) (p. 9) :** 78,076 sq. ft. (Show calculations below)

$A_i = 39,038 \text{ SF} \times 0.5(78,076) = 78,086 \text{ SF}$
--

**Needed Fire Flow attributed to construction (C<sub>i</sub>) (per formula (p. 2)):** 4023.659946

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C<sub>i</sub>)

**Type of Occupancy:** Free-burning (C-4) **Occupancy Factor (O<sub>i</sub>) (p. 11):** 1.15

### Exposures (p. 16)

**Front:** construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: <span style="border: 1px solid black; padding: 2px;"></span>	Length of exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>
Number of stories of exposure wall: <span style="border: 1px solid black; padding: 2px;">0</span>	Length x number of stories: <span style="border: 1px solid black; padding: 2px;">0</span>
Opening Protection in exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>	
Factor for exposure (X <sub>i</sub> ) from Table 330.A (p. 17): <span style="border: 1px solid black; padding: 2px;">0</span>	

**Back:** construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: <span style="border: 1px solid black; padding: 2px;"></span>	Length of exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>
Number of stories of exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>	Length x number of stories: <span style="border: 1px solid black; padding: 2px;">0</span>
Opening Protection in exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>	
Factor for exposure (X <sub>i</sub> ) from Table 330.A (p. 17): <span style="border: 1px solid black; padding: 2px;">0</span>	

**Left:** construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: <span style="border: 1px solid black; padding: 2px;"></span>	Length of exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>
Number of stories of exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>	Length x number of stories: <span style="border: 1px solid black; padding: 2px;">0</span>
Opening Protection in exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>	
Factor for exposure (X <sub>i</sub> ) from Table 330.A (p. 17): <span style="border: 1px solid black; padding: 2px;">0</span>	

**Right:** construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: <span style="border: 1px solid black; padding: 2px;"></span>	Length of exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>
Number of stories of exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>	Length x number of stories: <span style="border: 1px solid black; padding: 2px;">0</span>
Opening Protection in exposure wall: <span style="border: 1px solid black; padding: 2px;"></span>	
Factor for exposure (X <sub>i</sub> ) from Table 330.A (p. 17): <span style="border: 1px solid black; padding: 2px;">0</span>	

### Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications ( $P_i$ ) from Table 330.B on p.19):

0

### Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$  (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 4000 \times 1.15 \times [1 + (0 + 0)]$

$NFF = 4600$  gpm

$NFF = 4500$  gpm (rounded to nearest 500 gpm per ISO requirements)

**Note:** ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

# ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

<b>Petition Number:</b>		<b>Date:</b>	1/5/2023
<b>Project:</b>	U-Haul @ Gateway Crossing	<b>Engineer:</b>	Ben Nowak
	U-Box Building	<b>Checked By:</b>	Logan Peters, P.E.
<b>Location:</b>	3619 W US 90, Lake City, FL 32055		

## Subject Building

**Construction Class (p. 4):** Noncombustible Construction ▼ **construction coefficient (F) (p. 2):** 0.8

**Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.):** 13,785 sq.ft.

**Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.):** 0 sq. ft.

**Effective Area (A<sub>i</sub>) (p. 9) :** 13,785 sq. ft. (Show calculations below)

$$A_i = 13,785 \text{ SF} \times 0.5(0) = 13,785 \text{ SF}$$

**Needed Fire Flow attributed to construction (C<sub>i</sub>) (per formula (p. 2)):** 1690.697371

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C<sub>i</sub>)

**Type of Occupancy:** Free-burning (C-4) ▼ **Occupancy Factor (O<sub>i</sub>) (p. 11):** 1.15

## Exposures (p. 16)

**Front:** construction of facing wall of exposure building (p. 4): ▼  
**Distance (ft.) to the exposure building:** ▼ **Length of exposure wall:**   
**Number of stories of exposure wall:**   
**Length x number of stories:** 0  
**Opening Protection in exposure wall:** ▼  
**Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):** 0

**Back:** construction of facing wall of exposure building (p. 4): ▼  
**Distance (ft.) to the exposure building:** ▼ **Length of exposure wall:**   
**Number of stories of exposure wall:**   
**Length x number of stories:** 0  
**Opening Protection in exposure wall:** ▼  
**Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):** 0

**Left:** construction of facing wall of exposure building (p. 4): ▼  
**Distance (ft.) to the exposure building:** ▼ **Length of exposure wall:**   
**Number of stories of exposure wall:**   
**Length x number of stories:** 0  
**Opening Protection in exposure wall:** Unprotected ▼  
**Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):** 0

**Right:** construction of facing wall of exposure building (p. 4): ▼  
**Distance (ft.) to the exposure building:** ▼ **Length of exposure wall:**   
**Number of stories of exposure wall:**   
**Length x number of stories:** 0  
**Opening Protection in exposure wall:** ▼  
**Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):** 0

### Communications (p. 18)

Passageway Opening Protection:	<input type="text"/>
Construction class of communication (Table 330.B) :	<input type="text"/>
Is communication open or enclosed?	<input type="text"/>
Length of communication (in feet):	<input type="text"/>
Factor for Communications (P <sub>i</sub> ) from Table 330.B on p.19):	<input type="text" value="0"/>

### Calculation of Needed Fire Flow (p. 1)

**NFF=(C<sub>i</sub>)(O<sub>i</sub>)[1.0+(X+P)<sub>i</sub>]** (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$\text{NFF} = 1750 \times 1.15 \times [1 + (0 + 0)]$$

$$\text{NFF} = 2012.5 \text{ gpm}$$

$$\text{NFF} = 2000 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

**Note:** ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ATTACHMENT A

## City of Lake City Fire Flow Analysis

(Exhibit on Next Page)

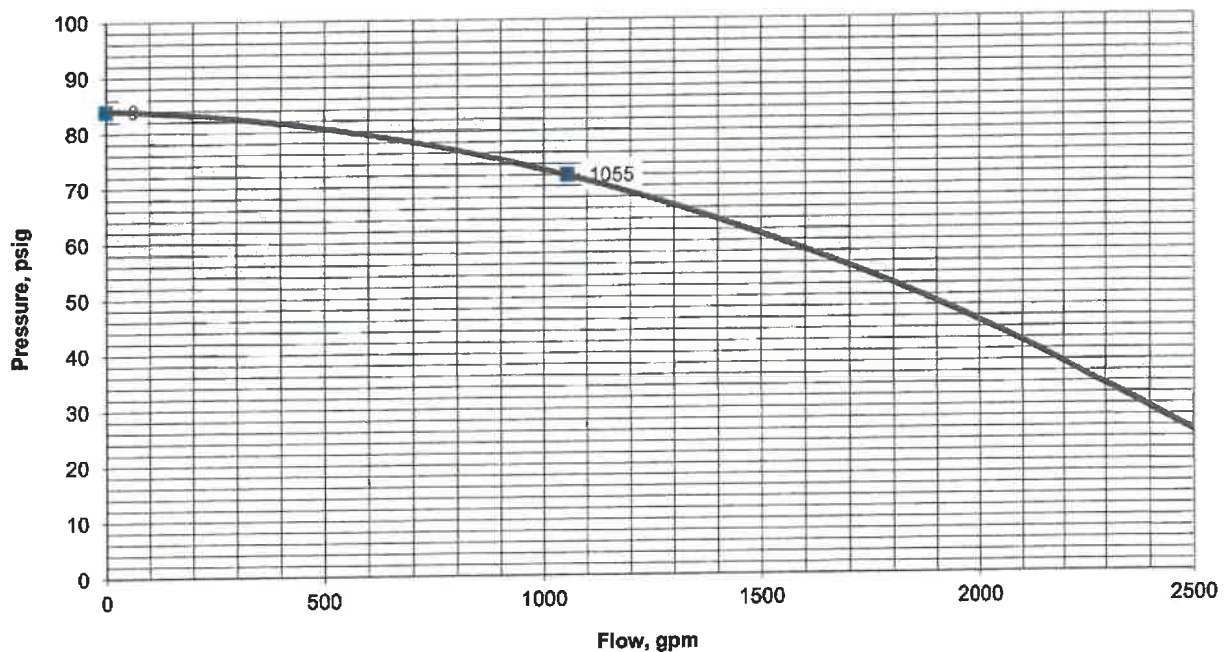
# City of Lake City

## Water flow report

HYDRANT # & LOCATION: **NW Centurion Court in cul-de-sac** DATE: **11/29/2022**  
 TEST BY: **AI/Daniel** Day: **Tuesday** Time: **9:30** Minutes: **2**  
 WATER SUPPLIED BY: **Municipal**  
 PURPOSE OF TEST: **request**

### DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
COEFFICIENT:	<b>0.8</b>		
PITOT READING:	<b>50</b>		
GPM:	<b>1055</b>	<b>0</b>	<b>0</b>
TOTAL FLOW DURING TEST:	<b>1055</b> GPM		
STATIC READING:	<b>84</b> PSI	RESIDUAL:	<b>72</b> PSI
RESULTS: AT 20 PSI RESIDUAL	<b>2604</b> GPM	AT 0 PSI	<b>3016</b> GPM
ESTIMATED CONSUMPTION:	<b>2109</b> GAL.		
REMARKS:			





## ATTACHMENT B

# City of Lake City Fire Flow Map

(Exhibit on Next Page)



# Gateway Crossing Lot 6 U-Haul Storage Facility Site Plan Application

**April 6, 2023  
First Submittal**

Logan B. Peters, PE  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606  
(352) 375-8999  
[www.jbpro.com](http://www.jbpro.com)

# JBPro

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III. Comprehensive Plan Consistency ..... 7

IV. Conclusions .....10

## I. Statement of Proposed Change

The proposed project is a site plan application for new construction to be located on Lot 6 of Gateway Crossing commercial subdivision, on 5.96 acres near the intersection of I-75 and US90. The proposed site plan proposes a three story 39,000 SF footprint primary U-Haul storage facility and a single story 13,700 SF footprint U-Box storage facility along with associated parking and utilities.

Parcel:

35-3S-16-02524-006

As shown on Tables 1 and 2 and Maps 1 and 2, the site plan is consistent with the execution of the established land use and zoning designations and is consistent with surrounding uses. The Commercial land use category has an intensity of  $\leq +1\text{FAR}$  and the proposed FAR of 0.20 meets this standard. The proposed storage facility is a permitted use in the property's Commercial future land use designation and Commercial Highway Interchange (CHI) zoning district.

**Table 1: Land Use and Zoning**

Location	Land Use	Zoning
Proposed Property	Commercial	Commercial Highway Interchange
North	Commercial	General
South	Commercial	Commercial Highway Interchange
East	Commercial	Commercial Highway Interchange
West	Commercial	General

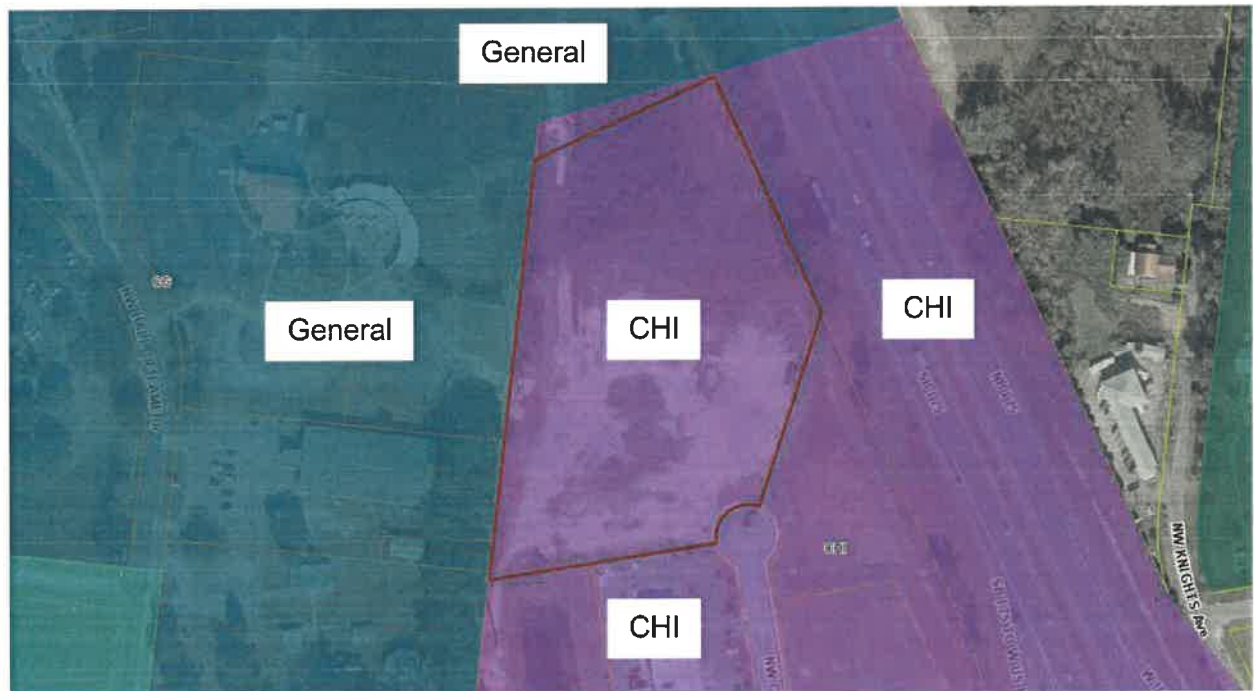
**Table 2: Allowable – Proposed Dwelling Units**

	Land Use	Zoning
Intensity Standard	1 FAR	1 FAR
Maximum Units Allowed	1 FAR	1 FAR
Proposed Project	0.20 FAR	0.20 FAR

**Map 1: Existing Land Use Designations**



**Map 2: Zoning Designations**



## II. Concurrency Impact Analysis

The State of Florida growth management legislation establishes concurrency standards that ensure that local governments can adequately provide public facilities without constraining adopted local levels of service. In the following paragraphs, the proposed Comprehensive Plan Amendment will discuss how the proposed comprehensive plan amendment application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, open space, recreation, and public school facilities.

### **Transportation Mobility**

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes level of service standards (LOS) for Motor Vehicle Transportation at a LOS A. Table 3 shows the impact 52,700 square feet of office space has on motor vehicle transportation. The total trips per day generated by this development is 207.

Table 3 – Motor Vehicle Transportation <sup>1</sup>		
Roadway Segment	Level of Service	
US 90/ Duval St From I-75 to SW Bascom	D	
Daily Trip Generation <sup>2</sup>	Square Footage	Total Development
Weekday Trips Per 1,000 square feet = 3.93	52,700	207 Trips Per Day
AM Peak Hour Per 1,000 square feet = 0.62	52,700	33 Trips Per Day
PM Peak Hour Per 1,000 square feet = 0.67	52,700	35 Trips Per Day

Source:

- 1) Lake City Comprehensive Plan
- 2) ITE Trip Generation, Manual 10<sup>th</sup> Edition

### **Potable Water**

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes level of service standards (LOS) for Potable Water. Table 4 shows the total gallons per day of potable water is 662.

Table 4 - Potable Water	Units	Gallons Per Day
Warehouse Use	1,124	662
<b>Based off a LOS standard established by Lake City and Florida Department of Health.</b>		

Note: Calculation based on formula for mini warehouse units established by Florida Department of Health Standards of 1 gallon per unit up to 200 units + 1 gallon per unit for each unit over 200.

### ***Sanitary Sewer***

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes level of service standards (LOS) for Sanitary Sewer. Table 5 shows the total gallons per day of sanitary sewer is 662.

Table 5- Sanitary Sewer	Units	Gallons Per Day
Mini Warehouse Use	1,124	662
<b><i>Based off a LOS standard established by Lake City and Florida Department of Health.</i></b>		

Note: Calculation based on formula for mini warehouse units established by Florida Department of Health Standards of 1 gallon per unit up to 200 units + 1 gallon per unit for each unit over 200.

### ***Solid Waste***

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes level of service standards (LOS) for Sanitary Sewer. Table 4 shows the total tons of solid waste per year is 955.4 for 1,124 units.

Table 6 – Solid Waste	Units	Tons Per Year
Mini Warehouse Use	1,124	955.4
<b><i>Based off a LOS of .85 tons per year per unit for residential.</i></b>		

Note: Calculation based on formula for mini warehouse units established by Florida Department of Health Standards

### ***Stormwater***

The Lake City Comprehensive Plan Capital Improvements Element Policy VIII.1.1 establishes a level of service standards (LOS) for stormwater not within a stream or open lake watershed. The LOS standard states that such developments shall adhere to the standards as specified in Chapter 62-330(4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Regulation) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District).

### ***Recreation***

The Lake City Comprehensive Plan Improvements Element Policy VIII.1.1 establishes a level of service standards (LOS) for recreation. As the subject property is part of a nonresidential development with existing facilities, this proposed CPA application does not impact the recreation LOS.

### ***Public School Facilities***

The Lake City Comprehensive Plan Improvements Element Policy VIII.1.1 establishes a level of service standards (LOS) for public school facilities. As the subject property is part of a nonresidential development with existing facilities, this proposed CPA application does not impact the public school facilities LOS.



### III. Comprehensive Plan Consistency

The proposed project is located within the Commercial Land Use Category (FLU). Developments within this FLU are limited to a density of 1 FAR. As shown on Map 3 below, the adjoining land use categories are Commercial to the north, east, south, and west. The following comprehensive plan consistency assessment shows how this proposed project is consistent with Lake City's adopted comprehensive plan goals, objectives, and policies.

**Map 3: Future Land Use Designations**



#### A. Future Land Use Element

**Policy I.1.2:** The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use: ...

##### COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio....

- **Comprehensive Plan Consistency: The proposed use is consistent with the standards established for the Commercial future land use designation.**

Policy I.1.3: The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

- **Comprehensive Plan Consistency: The proposed property has available public facilities.**

Objective 1.3: The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

- **Comprehensive Plan Consistency: The proposed property has available public facilities.**

Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

- **Comprehensive Plan Consistency: The proposed property has available public facilities.**

## **B. Transportation Element**

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

- **Comprehensive Plan Consistency: The proposed property meets adopted LOS standards for transportation.**

## **C. Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element**

Goal IV-1 Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives, and Policies. Ensure the provision of public facilities in a timely, orderly, efficient, and environmentally sound manner at an acceptable level of service for the population of the county.

- **Comprehensive Plan Consistency: The provision of public facilities and infrastructure systems for sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge is provided according to the adopted comprehensive plan LOS standards for such services and infrastructure systems.**

D. **Conservation Element**

Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

- **Comprehensive Plan Consistency: As a result of the execution of this site plan and the development of this project, the development will provide for the runoff rates and pollutant loads that are consistent with this comprehensive plan policy.**

## IV. Conclusions

The site plan application request is consistent with and serves to implement the Goals, Objectives, and Policies of the Lake City Comprehensive Plan. The request meets all the review criteria and standards for rezoning applications found in the Lake City Land Development Code, including consistency, compatibility, similarity of development patterns in the area of the subject property, suitability, adequacy of public services, access, and promotion of the public health, safety and welfare. The applicant would request approval of the application based upon the demonstrated consistency and implementation of the applicable Plan Goals, Objectives, and Policies as well as the conformance to all applicable provisions of the land development code.

## **LAND DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 6 OF GATEWAY CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 114 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

## FIRST AMERICAN TITLE

This instrument prepared by:  
John F. Hotte, Esq.  
KRINZMAN, HUSS & LUBETSKY, LLP  
100 Southeast 6<sup>th</sup> Street Suite 1430  
Fort Lauderdale, Florida 33301

Folio No. 35-3S-16-02524-006

### WARRANTY DEED

**THIS INDENTURE**, made this 26<sup>th</sup> day of September, 2022, by and between GWC Development Partners, LLC, a Florida limited liability company, ("Grantor") having an address of 2682 W Noegel Road, Lake City, Florida 32055, and U-Haul Co. of Florida, a Florida Corporation ("Grantee"), having an address of 2727 N. Central Ave. Phoenix, Arizona.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to Grantee, and Grantees' successors and assigns forever, the following described property located in Columbia County, Florida:

*Lot 6 of Gateway Crossing, according to the Plat thereof, as recorded in Plat Book 9, Page 114 of the Public Records of Columbia County, Florida.*

Subject to: (1) taxes and assessments for the year 2022 and subsequent years; (2) existing zoning and governmental regulations; (3) easements, covenants, declarations, restrictions and other conditions of record (without reimposing the same by this recitation); and (4) matters appearing on the Plat.

And Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under Grantor but against none other.

**IN WITNESS WHEREOF**, Grantor has hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Printed name: Charlotte L. Lalli

Printed name: Linda M. Lacertosa

GWC DEVELOPMENT PARTNERS, LLC,  
a Florida limited liability company, by its  
Manager

Daniel Hotte  
Daniel Hotte, Manager

STATE OF FLORIDA                   )  
COUNTY OF BROWARD            )

THE FOREGOING INSTRUMENT was acknowledged before me by means of ( ) physical presence or (X) online notarization, on this 21 day of Sept 2022, by Daniel Hotte, as Manager of GWC Development Partners, LLC, a Florida limited liability company, who (X) is personally known to me or who ( ) produced \_\_\_\_\_ as identification.

My Commission expires:



NOTARY PUBLIC  
Name of Notary: Linda M. Lacertosa

generated on 1/13/2023 11:37:57 AM EST

Last Update: 1/13/2023 11:37:05 AM EST

**Register for eBill**

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

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2022	PAYMENT	9921465.0001	2022	\$32,006.24

Prior Years Payment History

**Prior Year Taxes Due**

NO DELINQUENT TAXES



## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/12/2023

Parcel: 35-3S-16-02524-006 (10486)

## Owner &amp; Property Info

Result: 1 of 1

Owner	U-HAUL CO. OF FLORIDA 2727 N CENTRAL AVE PHOENIX, AZ 85142		
Site			
Description*	LOT 6 GATEWAY CROSSING S/D. WD 1476-1154,		
Area	5.955 AC	S/T/R	35-3S-16
Use Code**	VACANT COMMERCIAL (1000)	Tax District	1

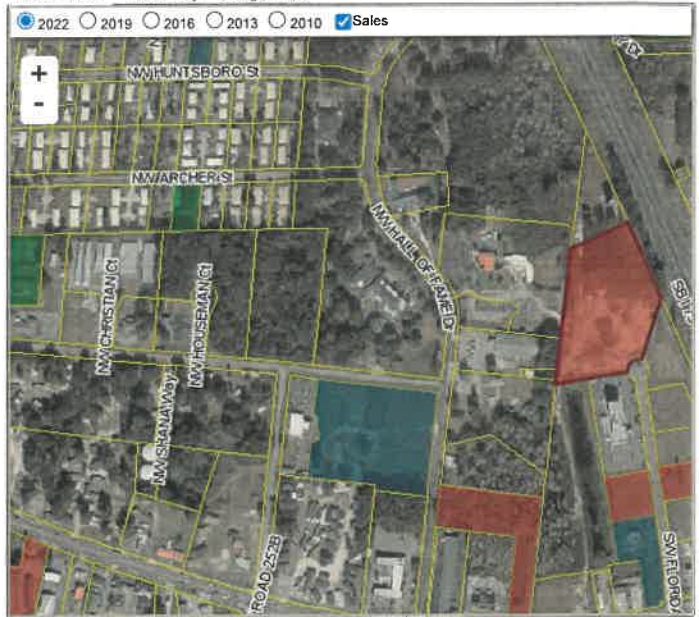
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property &amp; Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$1,789,860	Mkt Land	\$1,789,860
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,789,860	Just	\$1,789,860
Class	\$0	Class	\$0
Appraised	\$1,789,860	Appraised	\$1,789,860
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,789,860	Assessed	\$1,789,860
Exempt	\$0	Exempt	\$0
Total	county:\$1,789,860 city:\$1,789,860	Total	county:\$1,789,860 city:\$1,789,860
Taxable	other:\$0 school:\$1,789,860	Taxable	other:\$0 school:\$1,789,860

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/26/2022	\$2,600,000	1476/1154	WD	V	Q	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
					NONE

## Extra Features &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
					NONE

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	259,400.000 SF (5.955 AC)	1.0000/1.0000 1.0000/6000000 /	\$7 /SF	\$1,789,860

Search Result: 1 of 1

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by: GrizzlyLogic.com



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

### AGENT AUTHORIZATION FORM

I, U-Haul Company of Florida (owner name), owner of property parcel  
number 35-3S-16-02524-006 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Logan B. Peters, PE	1. <i>Logan Peters</i>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

*[Signature]* 1/19/2023  
Owner Signature (Notarized) Date

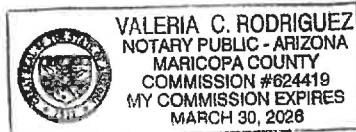
#### NOTARY INFORMATION:

STATE OF: ARIZONA COUNTY OF: MARICOPA

The above person, whose name is Matthew F. Braccia,  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) \_\_\_\_\_ on this 19<sup>th</sup> day of January, 20 23.

*[Signature]*  
NOTARY'S SIGNATURE

(Seal/Stamp)



# Project Summary

**Project Name:** U-Haul at Gateway Crossing

**Project Number:** SPR23-11

**Parcel Number:** 02524-006

## Project Notes

- Project type: Site Plan Review
- Future land use is: Commercial
- Zoning designation is: Commercial Highway Interchange
- Proposed use of the property: New construction of U-Haul Climate Controlled Storage and Rental Facility
- Land is conducive for use: Per the LDR section 4.15.2.2, Rental of automotive vehicles, trailers, and trucks are permitted. Per LDR section 4.15.2.7 facilities for storage and distribution of products are permitted.
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project SPR23-11 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 consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.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: 05/05/23

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

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

Project Number: SPR23-11

Project Name: U-Haul at Gateway Crossing Lot 6

Project Address: \_\_\_\_\_

Project Parcel Number: 35-3s-16-02524-006

Owner Name: U-Haul CO. of Florida

Owner Address: 2727 N Central Ave, Phoenix, Arizona 85142

Owner Contact Information: Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Agent Name: Logan Peters

Owner Agent Address: 3530 NW 43rd St, Gainesville, FL 32606

Owner Agent Contact Information: Telephone: 352-375-8999 Email: logan.peters@jbpro.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:** Robert Angelo **Date:** 05/30/2023

**Comments:** Facilities for storage and distribution are a permitted use per the LDR section 4.15.2.7. Rental of automotive vehicles, trailers and trucks are a permitted use per the LDR section 4.15.2.2

**Business License: Reviewed by:** Marshall Sova **Date:** 5/5/2023  
Marshall Sova (May 5, 2023 12:44 EDT)

**Comments:** Will require a business license  
\_\_\_\_\_  
\_\_\_\_\_

**Code Enforcement: Reviewed by:** Marshall Sova **Date:** 5/5/2023  
Marshall Sova (May 5, 2023 12:44 EDT)

**Comments:** No codes or violations on this property  
\_\_\_\_\_  
\_\_\_\_\_

**Permitting: Reviewed by:** Am Jona **Date:** 5/5/23

**Comments:** waste pro form and driveway permit if applicable  
\_\_\_\_\_  
\_\_\_\_\_

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

Water Department: Reviewed by: Michael L. Osborn Jr. Date: 5/11/23  
Michael L. Osborn Jr. (May 11, 2023 09:51 EDT)

Comments: Will need a Backflow report once installed  
\_\_\_\_\_  
\_\_\_\_\_

Sewer Department: Reviewed by: Cody Pridgeon Date: 5/8/23  
Cody Pridgeon (May 8, 2023 07:29 EDT)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Gas Department: Reviewed by: Steve Brown Date: \_\_\_\_\_  
Steve Brown (May 15, 2023 08:36 EDT)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water Distribution/Collection: Reviewed by: Brian Scott Date: \_\_\_\_\_  
Brian Scott (May 11, 2023 11:23 EDT)

Comments: no problems  
\_\_\_\_\_  
\_\_\_\_\_

Customer Service: Reviewed by: Shasta Pelham Date: 05/15/23  
Shasta Pelham (May 15, 2023 13:22 EDT)

Comments: A tap application will need to be submitted for city utilities. The tap fees, impact fees  
and utility deposit will be calculated upon approval of the tap application. Locates must be  
obtained to ensure that the existing utility infrastructure is not damaged or obstructed.  
\_\_\_\_\_

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

**Public Works: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department: Reviewed by:** Dwight Booger **Date:** 05/15/2023

**Comments:** No Concerns at this time  
\_\_\_\_\_  
\_\_\_\_\_

**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.



# U-Haul Site Plan Review

Parcel 02524-006



**1** -Proposed U-Haul Climate Controlled Storage Facility and Rental  
-Flu is Commercial  
-Zoning District is Commercial Highway Interchange

**2** -Commercial General zoning district

**3** -Commercial Highway Interchange zoning district

**4** -Interstate 75 and Highway 90 interchange