

PLANNING AND ZONING BOARD MEETING CITY OF LAKE CITY

July 11, 2023 at 5:30 PM

Venue: City Hall

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: 06-06-2023

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- None

WORKSHOP- None

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: 06-06-2023

PLANNING AND ZONING

MEETING MINUTES

Date: 06/06/2023

Roll Call:

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

Mr. Warren- Present
Mr. Carter- Present
Mr. Lydick- Not Present

Approval of Past Minutes-Approve the minutes of the 05/02/2023 Meeting.

Motion By: Mr. Nelson

Seconded By: Mr. McKellum

Comments or Revisions: None

Old Business:

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:

Discussion:

Robert updated the board on the petition. Robert said that he spoke with the North Central Florida Regional Planning Council concerning the parking and the process to do a Text Amendment to the Land Development Regulations. Robert said that the process is longer than what we first thought. Robert said that the North Central Florida Regional Planning Council has to get information from the State of Florida concerning parking to support any changes to the Land Development Regulations

Petitioner or agent not present at the meeting.

Mr. Warren asked what the Land Development Regulations stated about parking for the district. Robert stated that the LDR required one space per 150 Square Feet of floor area. Mr. Warren stated that it did not say where parking had to be. He stated that there were about 30 empty spaces at neighboring businesses. He stated that there are numerous places around the world that the parking is offsite. Robert stated that if the petitioner was to use the parking for the other facilities, then we would have to look at the total square footage of all the buildings and count all the available parking spots. Mr. Warren stated that he disagreed and that we need to more innovative. Robert stated that he would need to look at the LDR under off street parking to see if it had any other verbiage concerning parking on off site. Mr. Kennon stated that you would need to look at the other buildings and there parking and they would possibly not meet the standards in the LDR.

Petition was continued at the 05/02/2023 meeting.

Mrs. McKellum:

Mr. Cooper:

Mr. McMahan:

Mr. Warren:

Mr. Carter:

Mr. Lydick:

Mr. Nelson:

PLANNING AND ZONING

MEETING MINUTES

New Business:

Petition # SPR23-11 Presented By: Chris Potts as Agent

As owner or agent and gives address of: 3530 NW 43rd St, Gainesville, FL 32606

Petitioner is Sworn in by: Mr. Carter

Discussion:

Robert Introduced the petition. Robert stated that the land is conducive. Robert stated that they are wanting to build a three-story climate-controlled storage. They had a traffic study done which showed that they will have 207 trips per hour.

Mr. Potts stated that there is only one more vacant lot left. Mr. Warren asked if the traffic study took into account the traffic of the other developments in the area. Mr. Potts said that it was for the U-Haul facility and that it did take into account the capacity of the road. Mr. Nelson asked if all the City departments commented. Robert stated that the only one that was missing was public works.

Mr. Brown stated that the storm water for the site did not affect the current storm water plan for the area. Mr. Brown stated that the City did have a concern with the traffic.

No motion to close public comment. No seconded.

Motion to Approve/Deny By: Mr. Warren **Motion Seconded By:** Mr. Nelson

Mrs. McKellum: Aye **Mr. Cooper:** Absent **Mr. McMahon:** Aye **Mr. Warren:** Aye
Mr. Carter: Aye **Mr. Lydick:** Absent **Mr. Nelson:** Aye

Workshop:

Discussion: Financial Disclosure presented by Todd Kennon

Mr. Kennon and the Board discussed the importance of filling out and submitting their financial disclosure. They also discussed how to fill it out and what needs to be included.

Mr. Carter closed the meeting.

Motion to Adjourn by: Mr. McMahon

Time: 6:01 pm

Motion Seconded By: Mr. Nelson

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

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): 05-65-17-07604-102
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: ccpewyoc@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: 14500 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.

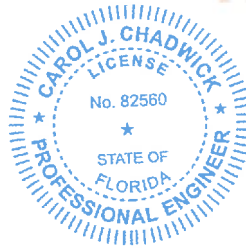
I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

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
10D0000017EB60
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



RIS DR

SW MCFARLANE Ave

SW STATE ROAD 47

SW BARNETT Way

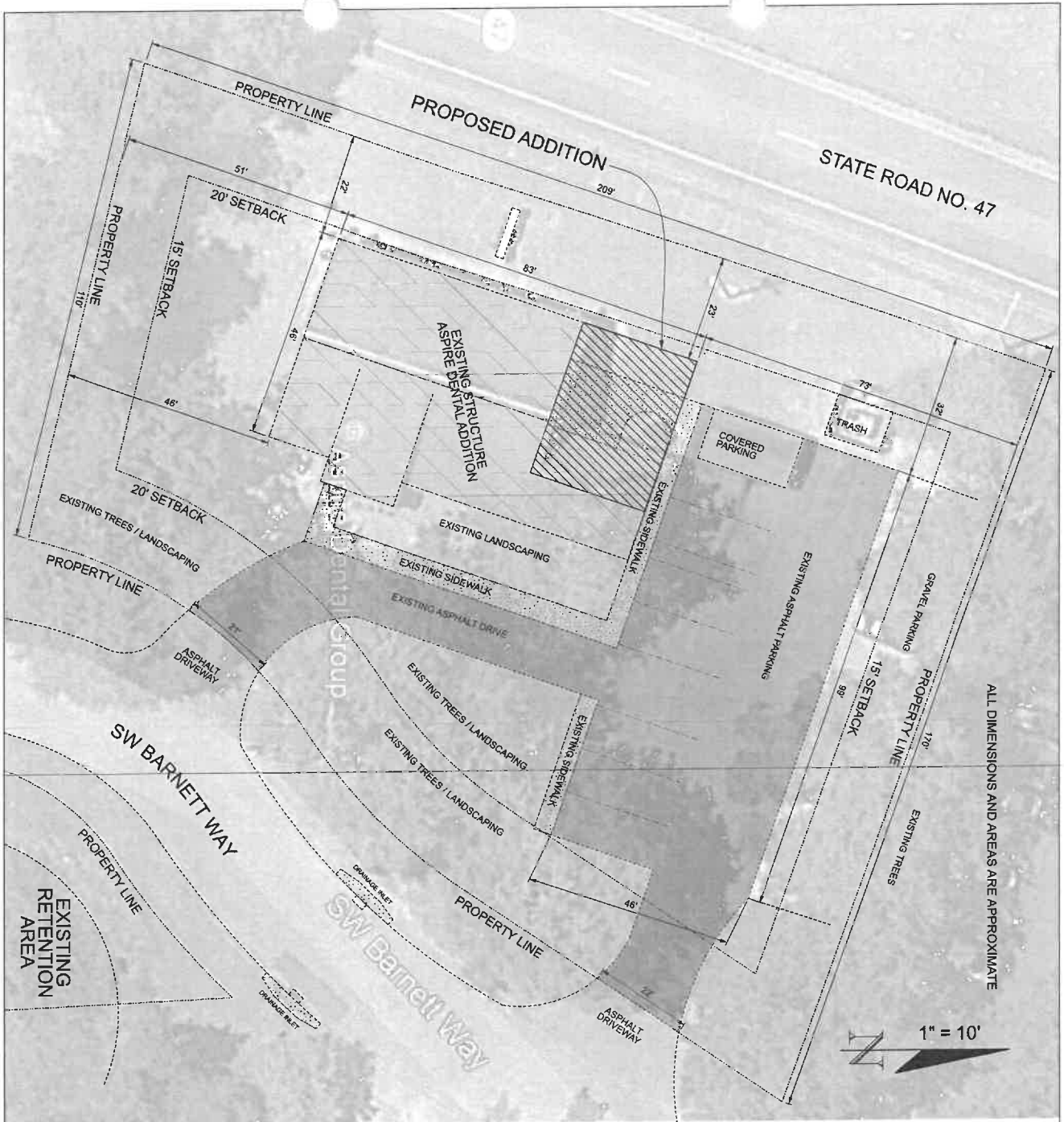
SW MAIN Blvd

SW BENTLEY PI

SW NEWLAND Way

EPIPHANY Ct

SW MALONE ST



ALL DIMENSIONS AND AREAS ARE APPROXIMATE



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

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

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpeuyo@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,



Digitally signed by Carol Chadwick
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Chadwick
Date: 2023.03.31 12:30:30 -04'00'

Carol Chadwick, P.E.

CC Job #FL23105

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CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

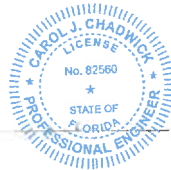
March 31, 2023

re: Aspire Dental Addition 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,



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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, 9th 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

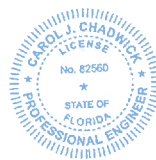
Summary of analyses:

- 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
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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

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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.

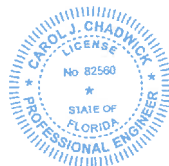
Consistency: No impacts to adjacent land topography or soil conditions will result due to a zooming or land use change of the subject property.

- 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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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

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 1466-471.		
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 & 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	1488/0471	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
0164	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
0060	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 1.0000/1	\$2 /SF	\$67,626

Search Result: 1 of 0



[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

Document Number	L16000074743
FEI/EIN Number	59-3529574
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State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	04/18/2016
Event Effective Date	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

Report Year	Filed Date
2020	02/04/2020

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

Document Images

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



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 Horvey (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>[Signature]</u>
2. <u>Heleen Tarr</u>	2. <u>[Signature]</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.

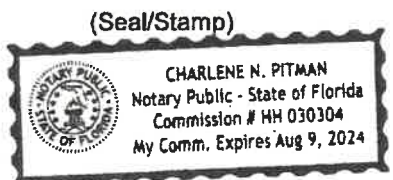
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

[Signature] _____ Date 3-14-2023

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

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

[Signature]
 NOTARY'S SIGNATURE





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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 04/17/2023

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

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

Project Number: SPR23-10

Project Name: Aspire Dental Addition

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

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

Owner Name: Affiliated Property Management

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

Owner Contact Information: Telephone Number: 386-752-2836 Email: aspiredentallc@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: _____ Date: _____

Comments: _____

Business License: Reviewed by: _____ Date: _____

Comments: _____

Code Enforcement: Reviewed by: _____ Date: _____

Comments: _____

Permitting: Reviewed by: _____ Date: _____

Comments: _____

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

Water Department: Reviewed by: _____ **Date:** _____

Comments: _____

Sewer Department: Reviewed by: _____ **Date:** _____

Comments: _____

Gas Department: Reviewed by: _____ **Date:** _____

Comments: _____

Water Distribution/Collection: Reviewed by: _____ **Date:** _____

Comments: _____

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

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Comments: _____

Fire Department: Reviewed by: _____ **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.