

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

January 13, 2026 at 6:00 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 November 12, 2025
- ii. Meeting Minutes December 09, 2025

OLD BUSINESS

- iii. **LDR 25-02**, an application by the City Council of Lake City to amend the text in Definitions, Article 2, 3, and 13 of the Land Development Regulations adding provisions for an administrative approval process.

*** **LDR 25-02 was tabled at the December 09, 2025 meeting.**

NEW BUSINESS

- iv. **SPR 25-12**, an application by Carol Chadwick, PE as agent for Chad Strait, for a Site Plan Review for a retail commercial outlet for automobiles, Lake City Auto Source, in a Commercial Intensive County zoning district and located on parcels 02712-104 and 02712-105, which is regulated by the Land Development Regulations Section 4.13.
- v. **SPR 26-01**, an application by Carol Chadwick, PE as agent for Lake Shore Hospital, for a Site Plan Review for medical clinic facility, Palms Medical, in a Residential Office zoning district and located on parcels 12113-000 and 12112-001 which is regulated by the Land Development Regulations Section 4.13.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://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 November 12, 2025



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: November 12, 2025

Time: 18:00

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 18:00 by Mr. Lydick.

2. ROLL CALL

- Mrs. McKellum
- Mrs. Wilson
- Mrs. Johnson
- Mr. Carlucci
- Mr. Lydick
- City Attorney: Mr. Martin

Members Absent:

- Mrs. Douglas
- Mrs. Adams

Staff Present:

- Richard Bendenderson
- Robert Angelo
- Ivy Stockstill

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of September 9, 2025

Motion to approve: Mr. Carlucci

Second: Mrs. McKellum

4. PUBLIC HEARINGS / NEW BUSINESS

4.1 SPR 25-10 – CIRCLE K – LAKE CITY

Applicant: Michael Miles, P.E. (for Dynamic Engineering)

Request: Site Plan Review for new construction of automotive self-service station Circle K.

Staff Report Summary: Request complies with LDR Section 4.13 regulating Commercial Intensive Zoning.

All parties sworn in by: Clay Martin

Applicant Presentation: None.

Public Comment: Greg Whitt – asked if it will be the same location as previous Circle K. (No)

Motion: Motion to Approve by Mr. Carlucci, seconded by Mrs. Wilson. Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes

4.2 CPA 25-10 – PRICE CREEK, LLC

Applicant: Daniel Crapps (for Price Creek, LLC)

Request: Amend FLUM from Residential Very Low (County) to Industrial (City) on Parcel 07481-003.

Staff Report Summary: Infrastructure availability is limited; inconsistent with Policy I.1.4.

Adoption of Resolution Marking Recommendation for Denial to the City Council.

All parties sworn in by: Clay Martin

Motion: Motion to Approve by Mrs. Johnson, seconded by Mrs. McKellum Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: No
- Lydick: Yes

4.3 Z 25-12 – PRICE CREEK, LLC

Applicant: Daniel Crapps (for Price Creek, LLC)

Request: Rezone parcel 07481-003 from Rural Residential (RR-Co) to Industrial (I).

Adoption of Resolution Marking Recommendation for Denial to the City Council

All parties sworn in by: Clay Martin

Motion: Motion to Approve by Mrs. McKellum, seconded by Mrs. Wilson Vote Passed

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: No
- Lydick: Yes

5. WORKSHOP ITEMS

None.

6. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mrs. Johnson.

Meeting adjourned at 18:17.

Recording Secretary: _____

Name: Ivy Stockstill

Title: Recording Secretary

Chair: _____

Name: Mrs. Lydick

File Attachments for Item:

ii. Meeting Minutes December 09, 2025



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: December 09, 2025

Time: 17:30

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 18:00 by Mr. Lydick.

2. ROLL CALL

- Mrs. Douglas
- Mrs. Wilson
- Mrs. Johnson
- Mr. Carlucci
- Mr. Lydick
- City Attorney: Mr. Martin

Members Absent:

- Mrs. McKellum

Staff Present:

- Richard Bendenderson
- Robert Angelo

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of September 9, 2025

Motion to approve: Mr. Carlucci

Second: Mrs. McKellum

4. PUBLIC HEARINGS / OLD BUSINESS

4.1 Z 25-03 – FIRST COAST INVESTMENTS CORP

Applicant: Carol Chadwick, P.E.

Request: Changing the Official Zoning Atlas for parcel 02703-014, from Residential Single Family 3 to Commercial Neighborhood.

Staff Report Summary and Presentation by Robert Angelo: Request complies with LDR Section 15.2 of City of Lake City Land Development Regulations. Staff moved application, staff reports and staff presentation into the record.

All parties sworn in by: Clay Martin

Applicant Presentation: Carol Chadwick.

Public Comment: None

Motion: Motion to Conditionally Approve, properties must be combined under one ownership and tax parcel, by Mr. Carlucci, seconded by Mrs. Johnson. Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes

5. PUBLIC HEARINGS / NEW BUSINESS

5.1 SPR 25-11 – COOKOUT

Applicant: Michael Hicks (Terps Acquisitions LC, LLC)

Request: Site plan approval to build a new Cookout restaurant.

Staff Report Summary and Presentation by Robert Angelo: Staff has found that the proposed site plan is consistent with Article 4.13 and Article 13.11 of the City of Lake City Land Development Regulations. Staff moved application, staff reports and staff presentation into the record. Staff moved Exhibit A, new layout of site plan into the record. Staff recommended conditional approval, must receive approval from FDOT to use entrance along HWY 90.

All parties sworn in by: Clay Martin

Applicant Presentation: Michael Hicks. Mr. Hicks moved application.

Motion: Motion to Conditionally Approve, must receive approval from FDOT to use entrance along HWY 90. by Mrs. Carlucci, seconded by Mr. Lydick Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes

5.2 LDR 25-02 – ADMINISTRATIVE APPROVAL TEXT AMENDMENT

Applicant: City of Lake City

Request: Approve changing text in Land Development Regulation to add provisions for an administrative approval process.

All parties sworn in by: Clay Martin

Staff Presentation by Robert Angelo: Staff presented to board a text amendment for an administrative approval process. Staff introduced Exhibit A and Exhibit B, two versions of an administrative approval process with different criteria for what would be approved by an administrative approval process. Exhibit A, allowed up to 20,000 square feet of development to be approved by an administrative approval process. Exhibit B allowed any development that is not contiguous to a residential zoning district to be approved by an administrative approval process.

Board Discussion- Board discussed and decided of the three versions they liked the one with the provision to protect residential districts.

Motion: Tabled by the Board till later date. Tabled by a general consensus.

5.3 LDR 25-03 – MIXED USE ZONING DISTRICT TEXT AMENDMENT

Applicant: City of Lake City

Request: Approve changing text in Land Development Regulation to add provisions for an mixed use zoning district.

Staff Presentation by Robert Angelo: Staff presented LDR 25-03 to the Board. Staff moved presentation and application into the record.

All parties sworn in by: Clay Martin

Motion: Motion to Approve by Mr. Lydick, seconded by Mr. Carlucci Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes

5.4 LDR 25-04 – BUILDING HEIGHT TEXT AMENDMENT

Applicant: City of Lake City

Request: Approve changing text in Land Development Regulation to changing the building height limitations.

Staff Presentation by Robert Angelo: Staff presented LDR 25-04 to the Board. Staff moved presentation and application into the record.

All parties sworn in by: Clay Martin

Motion: Motion to Approve by Mr. Carlucci, seconded by Mrs. Johnson Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes

6. WORKSHOP ITEMS

Discussion on moving the Planning and Zoning meetings to 6pm to allow members of the board and citizens time to get to the meeting.

Board discussion- Board discussed moving the time.

Motion: Motion to Approve by Mr. Carlucci, seconded by Mrs. Douglas Vote Passed by general consensus.

7. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mrs. Johnson.

Meeting adjourned at 18:33.

Recording Secretary: _____

Name: Robert Angelo

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas



Z 25-03/Ordinance 2025-2315

ZONING CHANGE ON PARCELS #12516-000 AND 12514-000

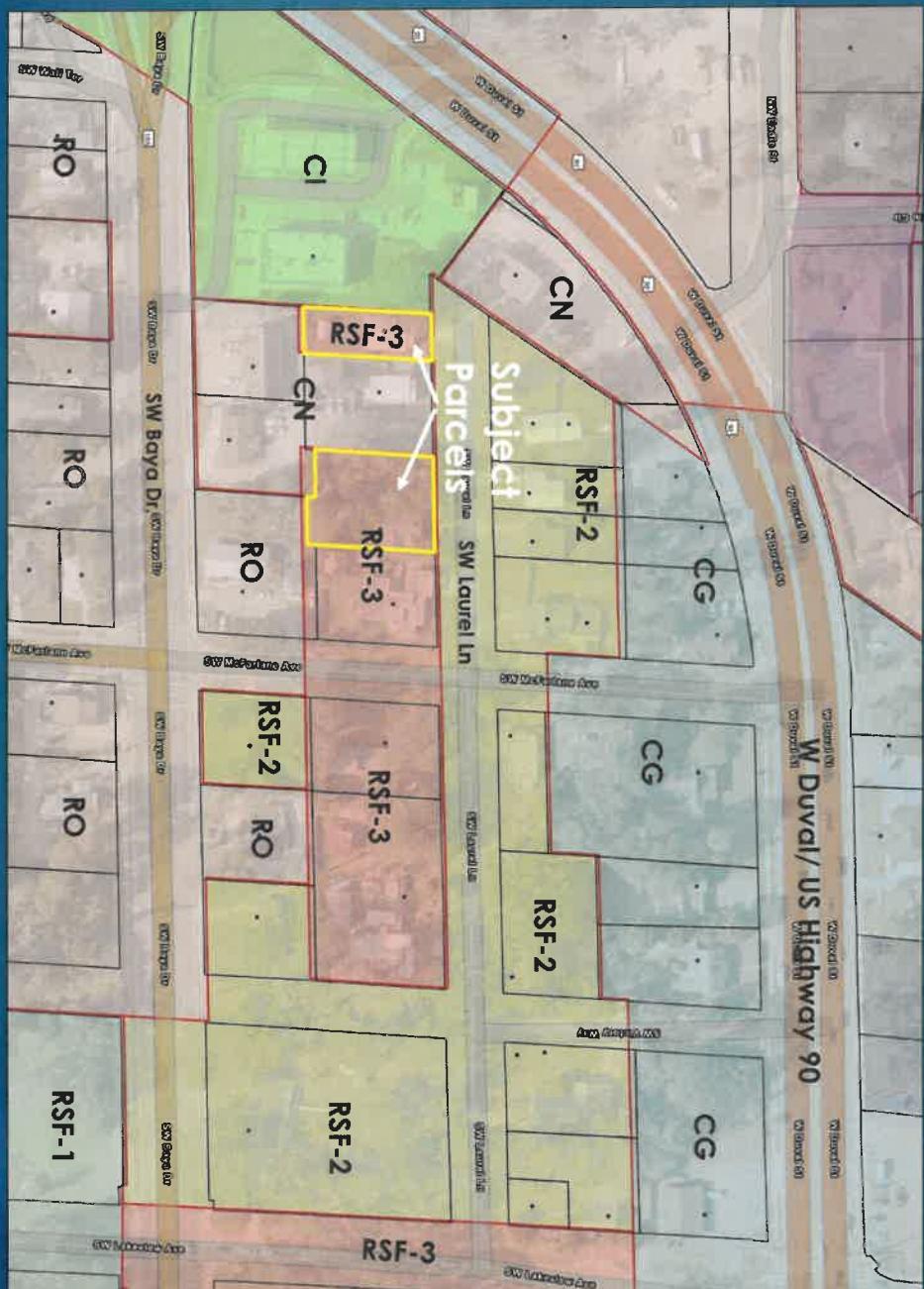
December 09, 2025



Introduction

- Parcels 12516-000 and 12514-000 are currently zoned Residential Single Family 3 (RSF-3);
- Petition Z 25-03 is a request to change the zoning on parcels 12516-000 and 12514-000 from RSF-3 to Commercial Neighborhood (CN);
- In the Lake City Comprehensive Plan and Land Development Regulations, Commercial Neighborhood zoning is required to be located on a road designated as a Collector or Arterial roadway (Policy 1.1.5, 2 and Sec. 4.11.1).

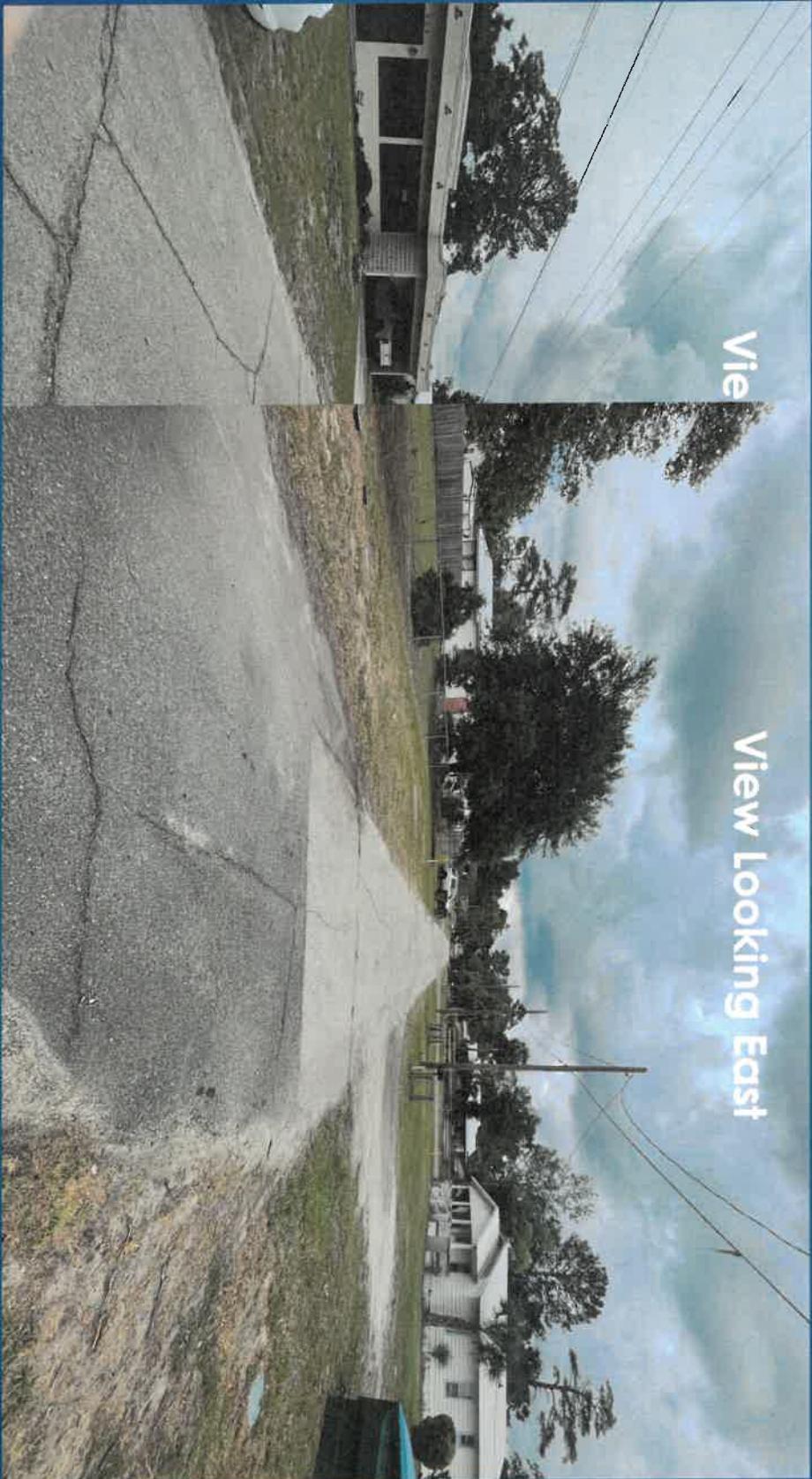
Location



Location

Vie

View Looking East



Recommended Action

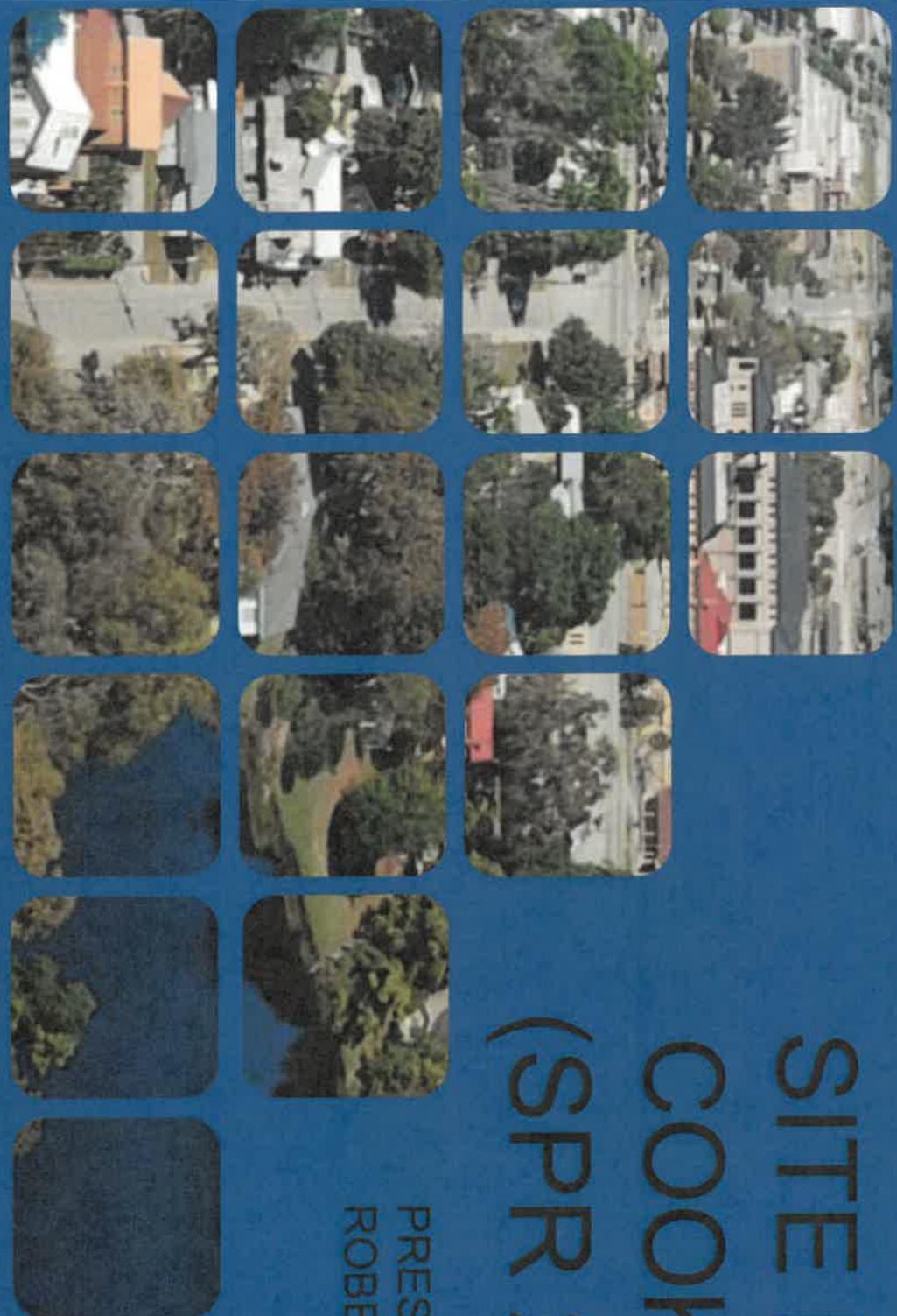
- Staff recommends granting conditional approval. As part of this approval, the parcels must be consolidated under a single ownership and combined into one tax parcel, which will be located on Baya Avenue, a designated collector road.

Questions?



SITE PLAN COOKOUT (SPR 25-11)

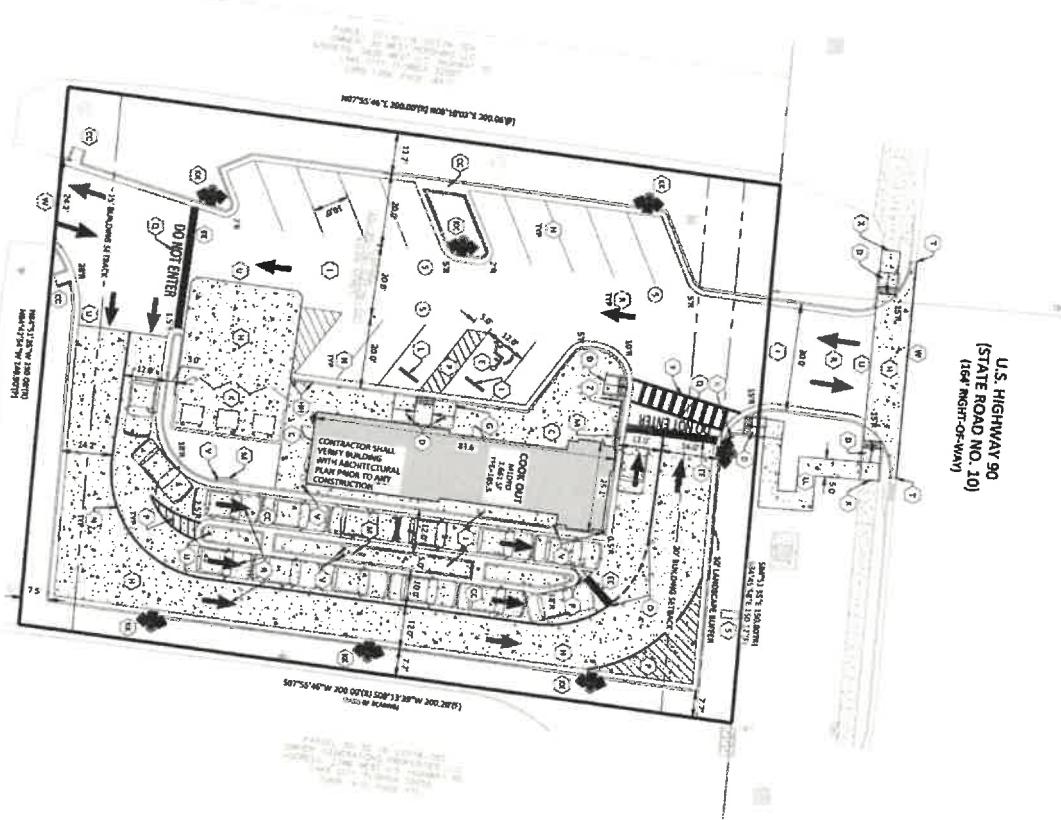
PRESENTED BY
ROBERT ANGELO



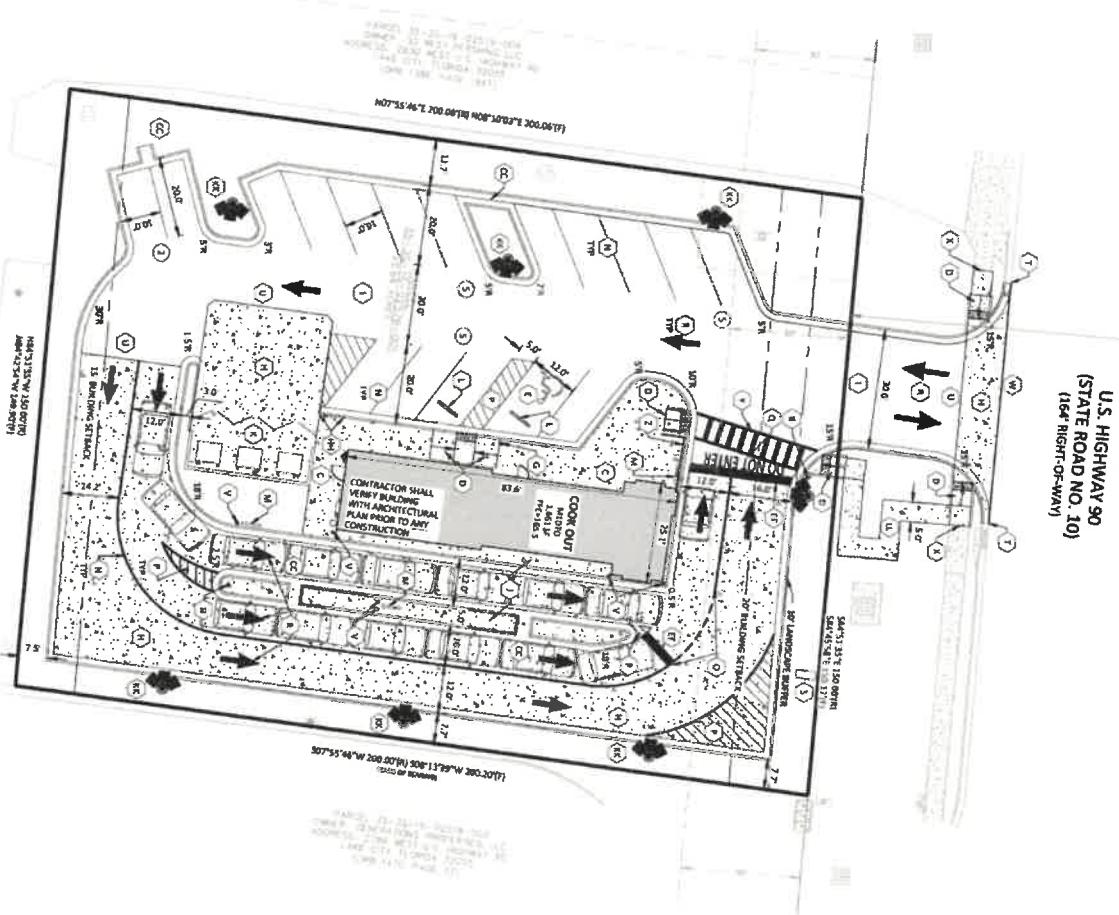
Introduction

- Parcel 02579-001 has a current Future Land Use designation of Commercial and is within the Commercial Intensive zoning district;
- Applicant is seeking a site plan approval for new construction of a Cookout Restaurant;
- The site will have one ingress/egress. Entrance on HWY 90.

Original Site Plan



Revised Site Plan



Location



Aerial View of Site



Staff Review

Document Envelope ID: A8545065; 184E-4E51-886F-94ED790338BC



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 33055

Telephone: (386) 719-5750

growthmanagement@lckfla.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: 10/2/2025

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)
Comprehensive Plan Amendment/Zoning (CPAZ) Certificate of Appropriateness (COA)

Project Number: SPR 25-11

Project Name: Cook Out Restaurant

Project Address: 2806 W US Highway 90

Project Parcel Number: 35-3S-16-02579-001

Owner Name: TERPS Acquisitions LC, LLC

Owner Address:

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Michael Hicks with Sambatek

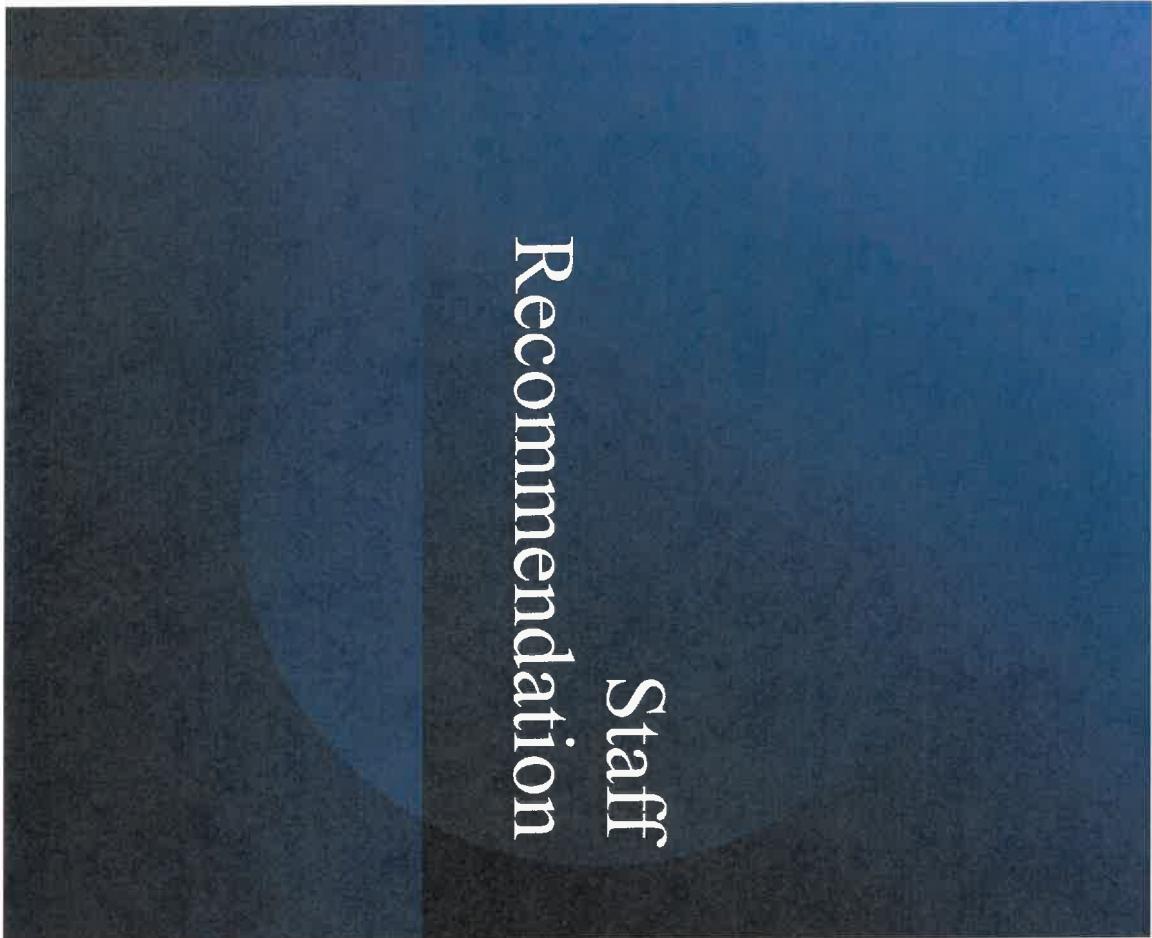
Owner Agent Address: 8312 Creedmoor Road, Raleigh, NC 27613

Owner Agent Contact Information: Telephone: 919-398-6541 Email: mhicks@sambatek.com

- **Customer Service-** A tap application would need to be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment to serve or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service, and receipt of payment for all applicable fees.
- **Suwannee River Water Management-** A pre-application meeting with SRWMD staff was held August 5, 2025. It was determined that the site was not grandfathered, therefore an ERP 10-2 Self Certification or ERP Individual permit would be required. A permit application has not yet been submitted.

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the Planning and Zoning Board to conditionally approve Petition SPR 25-11, with the condition of FDOT approval of there entrance on Highway 90.



QUESTIONS?

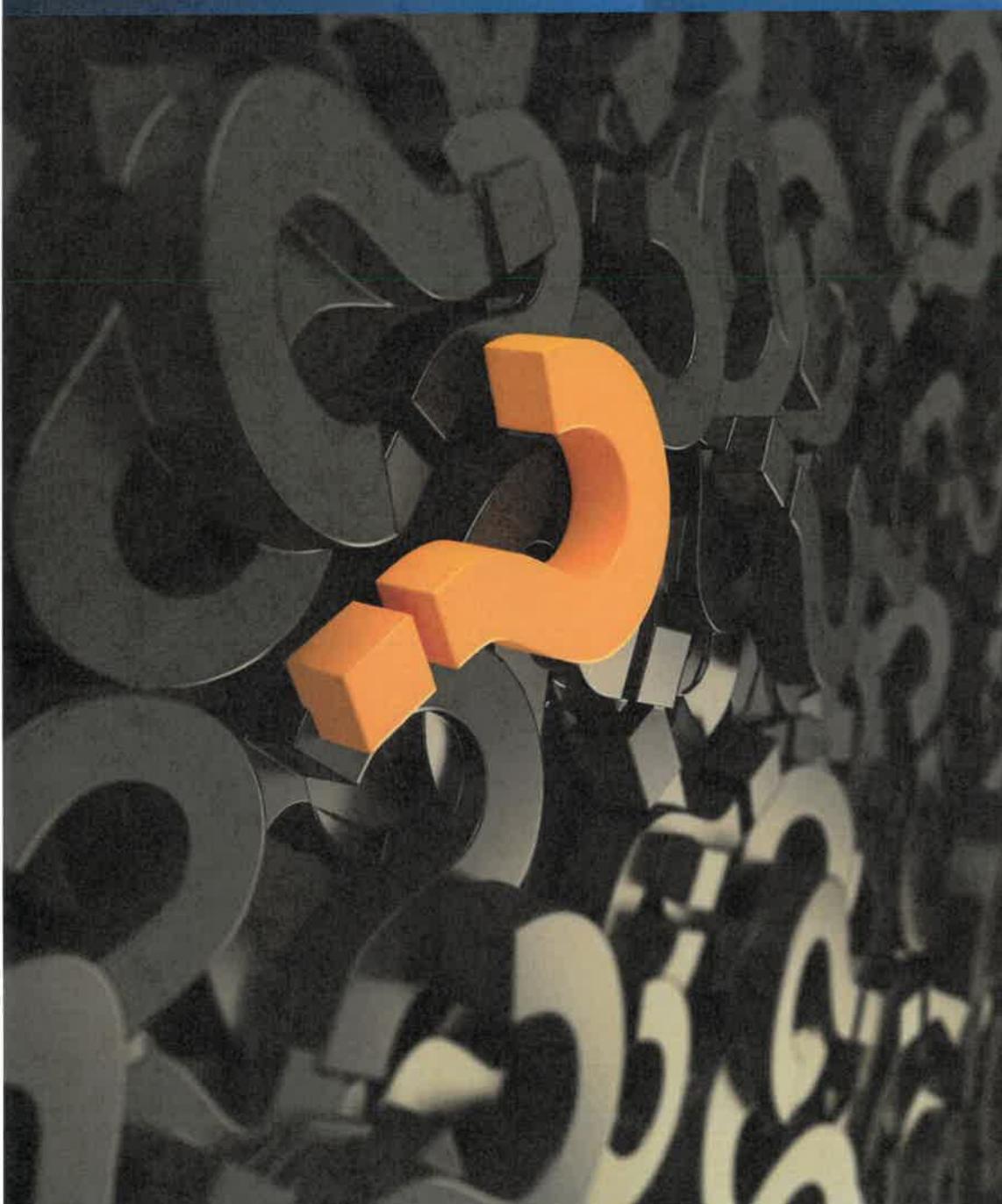


EXHIBIT A

NEW LAYOUT OF THE

SITE PLAN

ADMINISTRATIVE
APPROVAL
TEXT AMENDMENT
(LDR 25-02)

PRESENTED BY
ROBERT ANGELO





An administrative approval process is used for site plans and affordable housing projects, granting the Land Development Regulations Administrator the authority to approve, approve with conditions, or deny an application.



Affordable Housing Initiatives

- Certain affordable housing initiatives like the Live Local Act allow developers to receive administrative approval;
- SB 1730 clarifies the administrative approval process by amending paragraph 7(e) to call out that proposed development under the Live Local Act are to be approved administratively without any action by either the local legislative body or any quasi-judicial reviewing body;
- The YIGBY, Yes in God's Backyard, bill allows religious organizations to build affordable housing on their property or property that is contiguous to their property. These developments are to be reviewed and approved administratively.



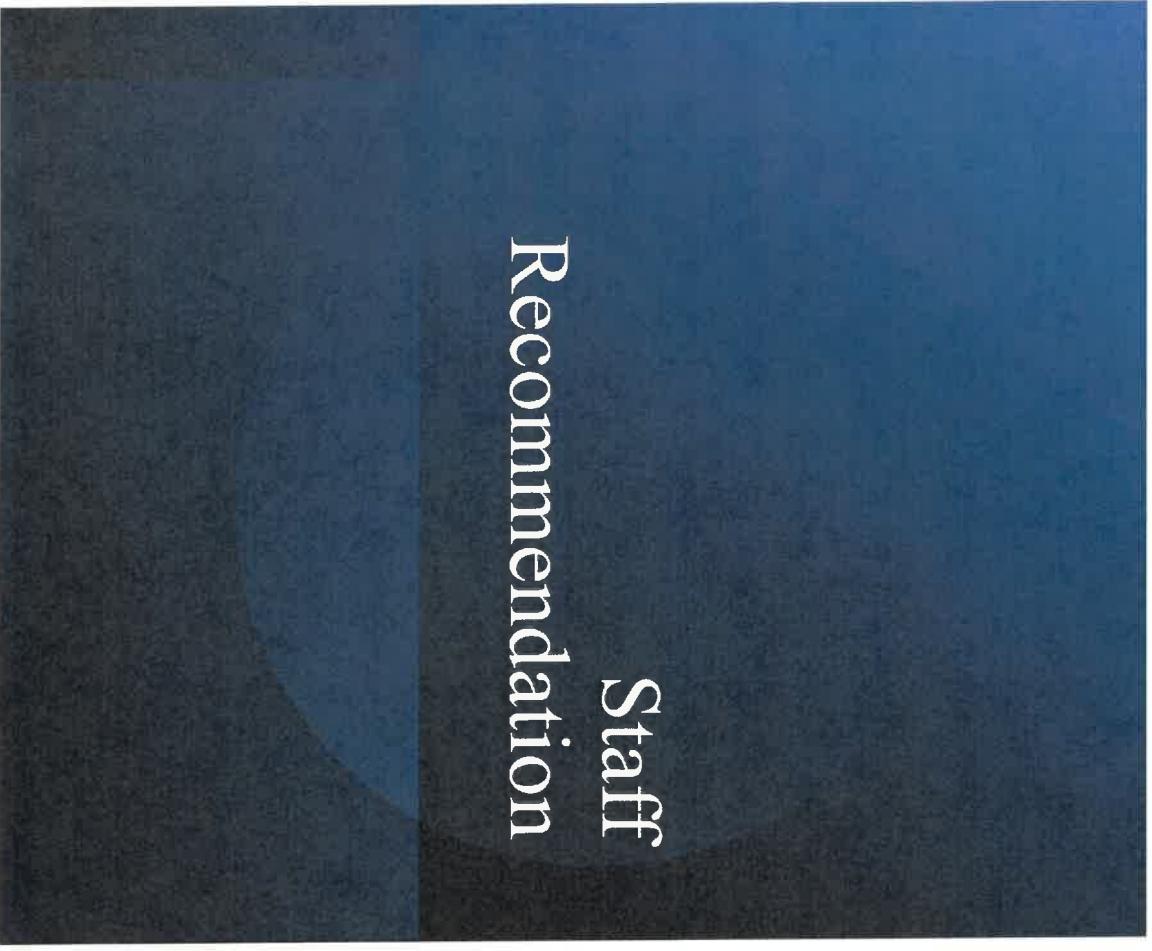
WHY IS THIS IMPORTANT TO LAKE CITY- Numerous jurisdictions have an administrative approval process for site plans. For example, Columbia County currently has a minor site plan process.

Jurisdictions with an administrative process-

Columbia County-10,000 square feet or less of building.
Live Oak- 20,000 square feet or less of building.
Ocala and Gainesville- All commercial and industrial.

- **Benefits**
- Allows for an expedited process. No public hearing is required therefore no advertising timelines.
- Reduces cost.
- Reduces administrative burden and increase staff efficiency.

Site Plans



- Staff's recommendation is to approve LDR 25-02 as amended at this hearing, to recommend to approve LDR 25-02 with one of the three versions of the administrative approval processes presented to the board tonight.

QUESTIONS?

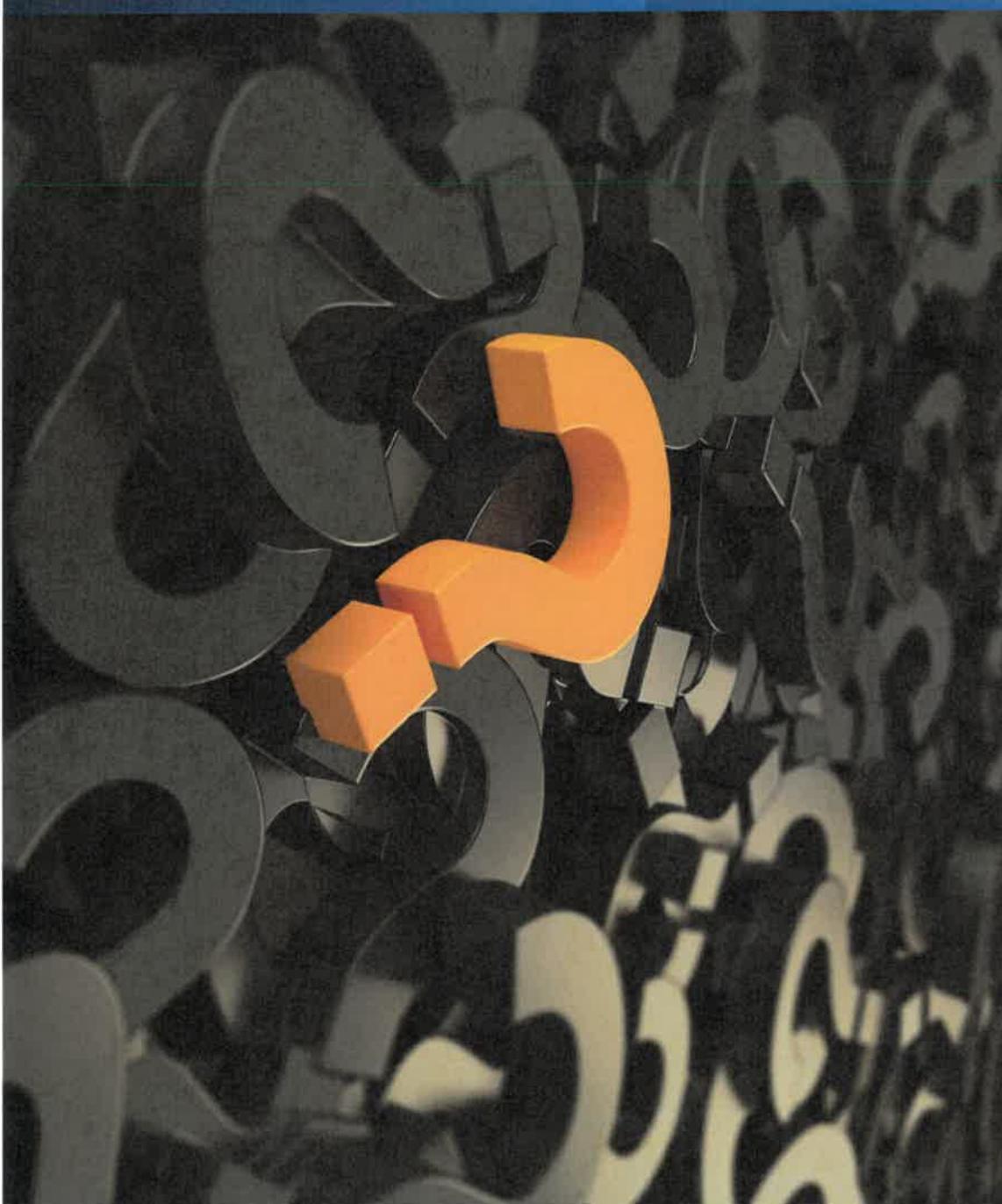


EXHIBIT A

TEXT AMENDMENT

AMEND THE TEXT IN ARTICLE 2, 3 AND 13 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 2,3, AND 13 OF THE LAND DEVELOPMENT REGULATIONS BY ADDING PROVISION FOR AN ADMINISTRATIVE APPROVAL PROCESS.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS **BOLDED AND STRUCK THROUGH** HAVE BEEN DELETED

DEFINITIONS

ADMINISTRATIVE APPROVAL PROCESS- is a process for minor site plans and affordable housing initiatives as defined by State Statute where the Land Development Regulations Administrator reviews and approves application without having to be heard in a public hearing. The applications reviewed and approved by this process shall be reviewed by the development review staff and approved, approved with conditions, or denied by the land development regulations administrator.

DEVELOPMENT REVIEW STAFF- The development review staff shall consist of the following city staff and outside agencies or their designee; Land Development Regulations Administrator, Director of Distribution and Collections, Director of Gas, Director of Public Works, Director of Waste Water, Director of Water Treatment, Utilities Coordinator, Police Chief, Fire Chief, School Board, County Engineer, Suwannee River Water Management District, and FDOT.

SECTION 3.3 ADMINISTRATIVE APPROVAL

ADMINISTRATIVE APPROVAL PROCESS- The administrative approval process shall be used for Affordable Housing Initiatives under Florida Statute or minor site and development plans.

1. Submittal Requirements-

Minor Site and Development Plans and Affordable Housing Initiatives: All submittals shall follow the requirements set forth in Section 13.11 of these Land Development Regulations for Site and Development Plan Approvals.

2. Review Process- The review process shall consist of the following steps: Completeness review, review by the Development Review Board.

- a. Completeness Review-The Land Development Regulations Administrator shall review the application to ensure the application is complete. If application is deemed insufficient, then the Land Development Regulations Administrator shall notify the applicant of all insufficiencies in writing. If application is deemed complete by the Land Development Regulations Administrator, then the Land Development Regulations Administrator shall forward the application to the Development Review Board.**
- b. Review by the Development Review Staff- The Land Development Regulations Administrator shall forward the application and all supporting documents to Development Review Staff for review. The Development Review Staff shall review the application within the times frames as stated in State Statute 166.033 and notify the applicant in writing of any concurrency issues or any other concerns found by the reviewing staff. Once the applicant has corrected all concurrency issues and has addressed all concerns of the reviewing staff, the Land Development Regulations Administrator shall approve, approve with conditions, or deny the application.**

SECTION 13.11.5

MINOR SITE AND DEVELOPMENT PLAN APPROVAL- Any development that requires site and development plan approval which meets the following criteria shall be subject to minor site and development review in accordance with this section:

- a. The proposed development does not exceed 20,000 square feet of new or additional gross floor area; and**
- b. The proposed development does not exceed 40,000 square feet of new or additional impervious area.**

1. Procedure: The Land Development Regulations ("LDR") Administrator shall have the authority to approve minor site and development plans. No building permit shall be issued for any development that requires minor site and development plan review until the LDR administrator has approved such plan. Minor site and development plan submittals shall be required to have the same contents as established in section 13.11.1. The LDR administrator shall not approve any minor site and development plan until such plan has been found to be in compliance with the requirements of these land development regulations ("LDRs").

2. Action of Minor Site and Development Plan: Minor site and development plans reviews shall consist of a completeness review of the application and review by the Development Review Staff. Once the Development Review Staff has reviewed the submittal and applicant has addressed all concerns of the Development Review Staff, then the Land Development Regulations Administrator shall approve, approve with conditions, or deny the submittal. A denial by the Land Development Regulations Administrator shall be in writing stating the reason for the denial and the date of the denial.

In reaching a decision as to whether or not a minor site and development plan as submitted be approved the Land Development Regulations Administrator shall be guided in its decision to approve, approve with conditions, or to deny by the standards set forth in Section 13.11.3.1-11 of these Land Development Regulations.

- 3. Issuance of building permits and minor changes- Issuance of a building permit and minor changes shall be in accordance with section 13.11.4 of these Land Development Regulations.**
- 4. All developments approved through the administrative approval process shall expire 12 months from the date of approval unless a building permit has been applied for or issued for at least one building in the development prior to the expiration date. For minor site and development plans approved for development without a building (i.e. impervious area), the minor site and development plan approval shall expire 12 months from the date of approval unless site construction has begun prior to the expiration date. Applicant may request one 12-month extension in writing stating why the extension is necessary. The Land Development Administrator may grant an extension if project still has adequate capacity as determined upon original submittal.**
- 5. Appeals- Appeals to the decision of the LDR administrator shall be in accordance with Article 12 of these LDRs.**

EXHIBIT B

TEXT AMENDMENT

AMEND THE TEXT IN ARTICLE 2, 3 AND 13 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 2,3, AND 13 OF THE LAND DEVELOPMENT REGULATIONS BY ADDING PROVISION FOR AN ADMINISTRATIVE APPROVAL PROCESS.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS **BOLDED AND STRUCK THROUGH** HAVE BEEN DELETED

DEFINITIONS

ADMINISTRATIVE APPROVAL PROCESS- is a process for minor site plans and affordable housing initiatives as defined by State Statute where the Land Development Regulations Administrator reviews and approves application without having to be heard in a public hearing. The applications reviewed and approved by this process shall be reviewed by the development review staff and approved, approved with conditions, or denied by the land development regulations administrator.

DEVELOPMENT REVIEW STAFF- The development review staff shall consist of the following city staff and outside agencies or their designee: Land Development Regulations Administrator, Director of Distribution and Collections, Director of Gas, Director of Public Works, Director of Waste Water, Director of Water Treatment, Utilities Coordinator, Police Chief, Fire Chief, School Board, County Engineer, Suwannee River Water Management District, and FDOT.

SECTION 3.3 ADMINISTRATIVE APPROVAL

ADMINISTRATIVE APPROVAL PROCESS- The administrative approval process shall be used for Affordable Housing Initiatives under Florida Statute or minor site and development plans.

1. Submittal Requirements-

Minor Site and Development Plans and Affordable Housing Initiatives: All submittals shall follow the requirements set forth in Section 13.11 of these Land Development Regulations for Site and Development Plan Approvals.

2. Review Process- The review process shall consist of the following steps: Completeness review, review by the Development Review Board.

- a. Completeness Review**-The Land Development Regulations Administrator shall review the application to ensure the application is complete. If application is deemed insufficient, then the Land Development Regulations Administrator shall notify the applicant of all insufficiencies in writing. If application is deemed complete by the Land Development Regulations Administrator, then the Land Development Regulations Administrator shall forward the application to the Development Review Board.
- b. Review by the Development Review Staff**- The Land Development Regulations Administrator shall forward the application and all supporting documents to Development Review Staff for review. The Development Review Staff shall review the application within the times frames as stated in State Statute 166.033 and notify the applicant in writing of any concurrency issues or any other concerns found by the reviewing staff. Once the applicant has corrected all concurrency issues and has addressed all concerns of the reviewing staff, the Land Development Regulations Administrator shall approve, approve with conditions, or deny the application.

SECTION 13.11.5

MINOR SITE AND DEVELOPMENT PLAN APPROVAL- Any development that requires site and development plan approval which meets the following criteria shall be subject to minor site and development review in accordance with this section:

- a. The proposed development is within a residential office or residential multi-family zoning district and is not contiguous to a residential single family zoning district;
 1. If the development is contiguous to a residential single family zoning district then the development does not exceed 7,500 square feet of new or additional gross floor area; and
 2. The proposed development does not exceed 20,000 square feet of new or additional impervious area.

- b. The proposed development is within a commercial or mixed use zoning district and is not contiguous to a residential single family zoning district.
 1. If the development is contiguous to a residential single family zoning district then the development does not exceed 7,500 square feet of new or additional gross floor area; and
 2. The proposed development does not exceed 20,000 square feet of new or additional impervious area.

1. Procedure: The Land Development Regulations ("LDR") Administrator shall have the authority to approve minor site and development plans. No building permit shall be issued for any development that requires minor site and development plan review until the LDR administrator has approved such plan. Minor site and development plan submittals shall be required to have the same contents as established in section 13.11.1. The LDR administrator shall not approve any minor site and development plan until such plan has been found to be in compliance with the requirements of these land development regulations ("LDRs").

2. Action of Minor Site and Development Plan: Minor site and development plans reviews shall consist of a completeness review of the application and review by the Development Review Staff. Once the Development Review Staff has reviewed the submittal and applicant has addressed all concerns of the Development Review Staff, then the Land Development Regulations Administrator shall approve, approve with conditions, or deny the submittal. A denial by the Land Development Regulations Administrator shall be in writing stating the reason for the denial and the date of the denial.

In reaching a decision as to whether or not a minor site and development plan as submitted be approved the Land Development Regulations Administrator shall be guided in its decision to approve, approve with conditions, or to deny by the standards set forth in Section 13.11.3.1-11 of these Land Development Regulations.

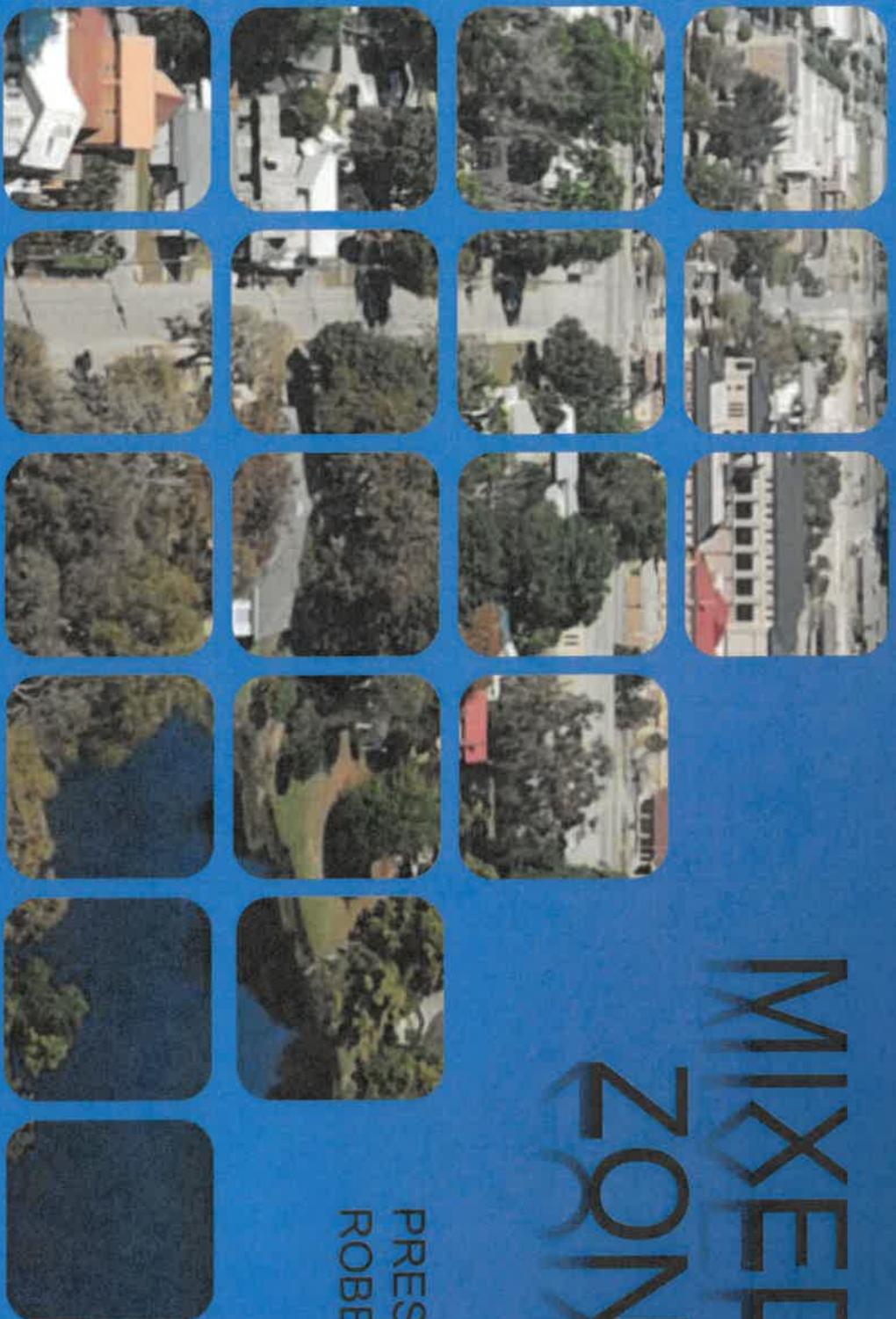
- 3. Issuance of building permits and minor changes-** Issuance of a building permit and minor changes shall be in accordance with section 13.11.4 of these Land Development Regulations.
- 4. All developments approved through the administrative approval process shall expire 12 months from the date of approval unless a building permit has been applied for or issued for at least one building in the development prior to the expiration date. For minor site and development plans approved for development without a building (i.e. impervious area), the minor site and development plan approval shall expire 12 months from the date**

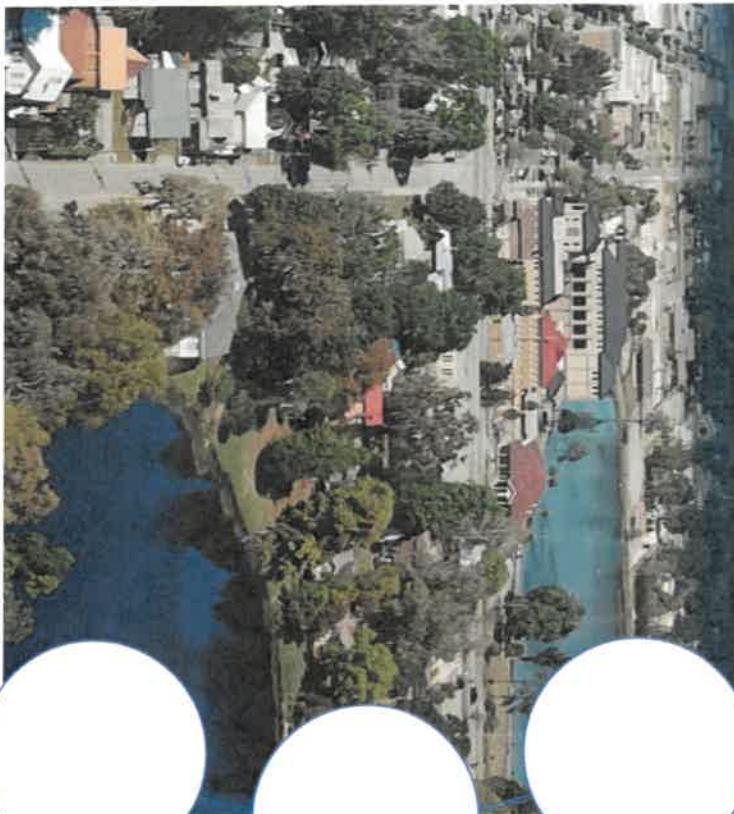
of approval unless site construction has begun prior to the expiration date. Applicant may request one 12-month extension in writing stating why the extension is necessary. The Land Development Administrator may grant an extension if project still has adequate capacity as determined upon original submittal.

5. Appeals- Appeals to the decision of the LDR administrator shall be in accordance with Article 12 of these LDRs.

MIXED USE ZONING

PRESENTED BY
ROBERT ANGELO





QUESTIONS

AGENDA

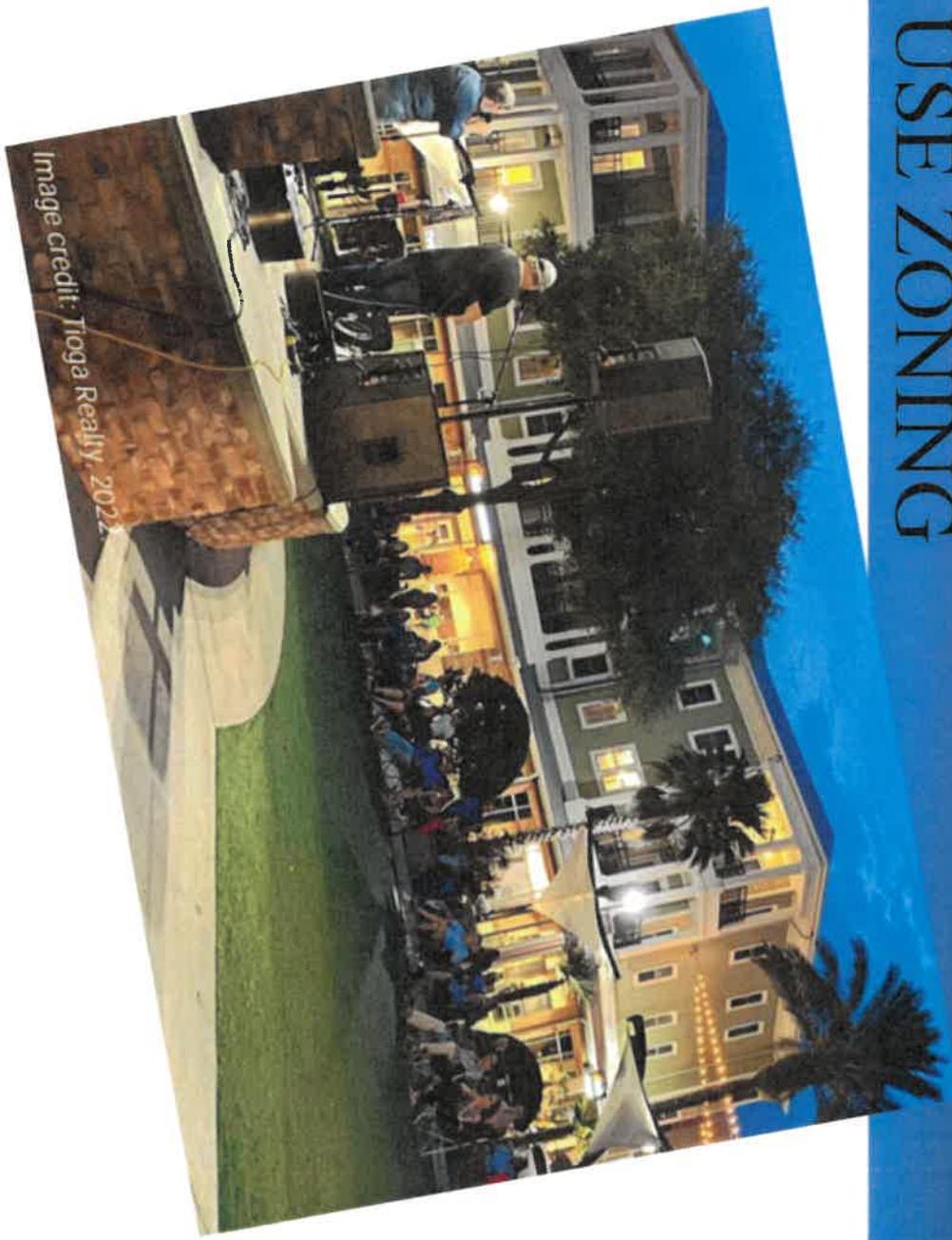
DEFINITION

BENEFITS

KEY TAKEAWAYS

WHAT IS MIXED USE ZONING

- Mixed-use zoning is an alternative to single-use zoning. This varies from Euclidian zoning, where land uses are separated in districts.
- A mixed-use development places multiple uses within a development site.
- A mixed-use development is usually a vertical mixed use or a horizontal mixed use.



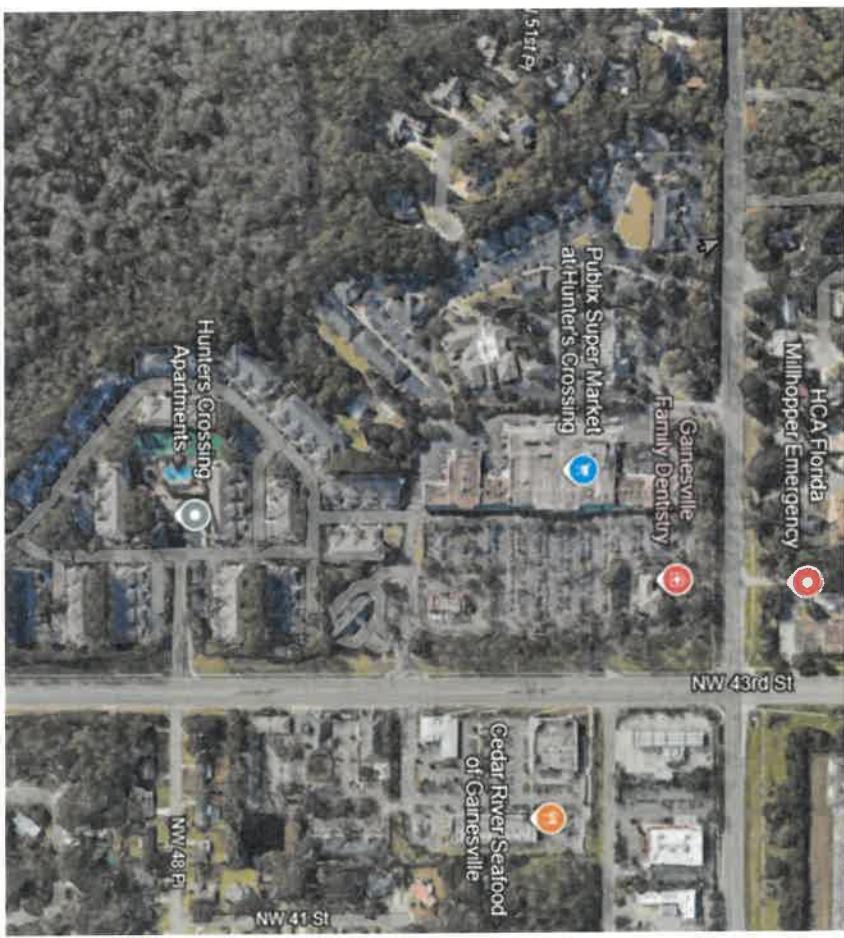
VERTICAL ZONING

- Vertical Mixed-Use Zoning consist of one use on the street level with a different use above.
- A vertical mixed-use development would allow for different uses within the same building.
- Street level retail or office space with residential units above would be an example of Vertical Mixed Use.

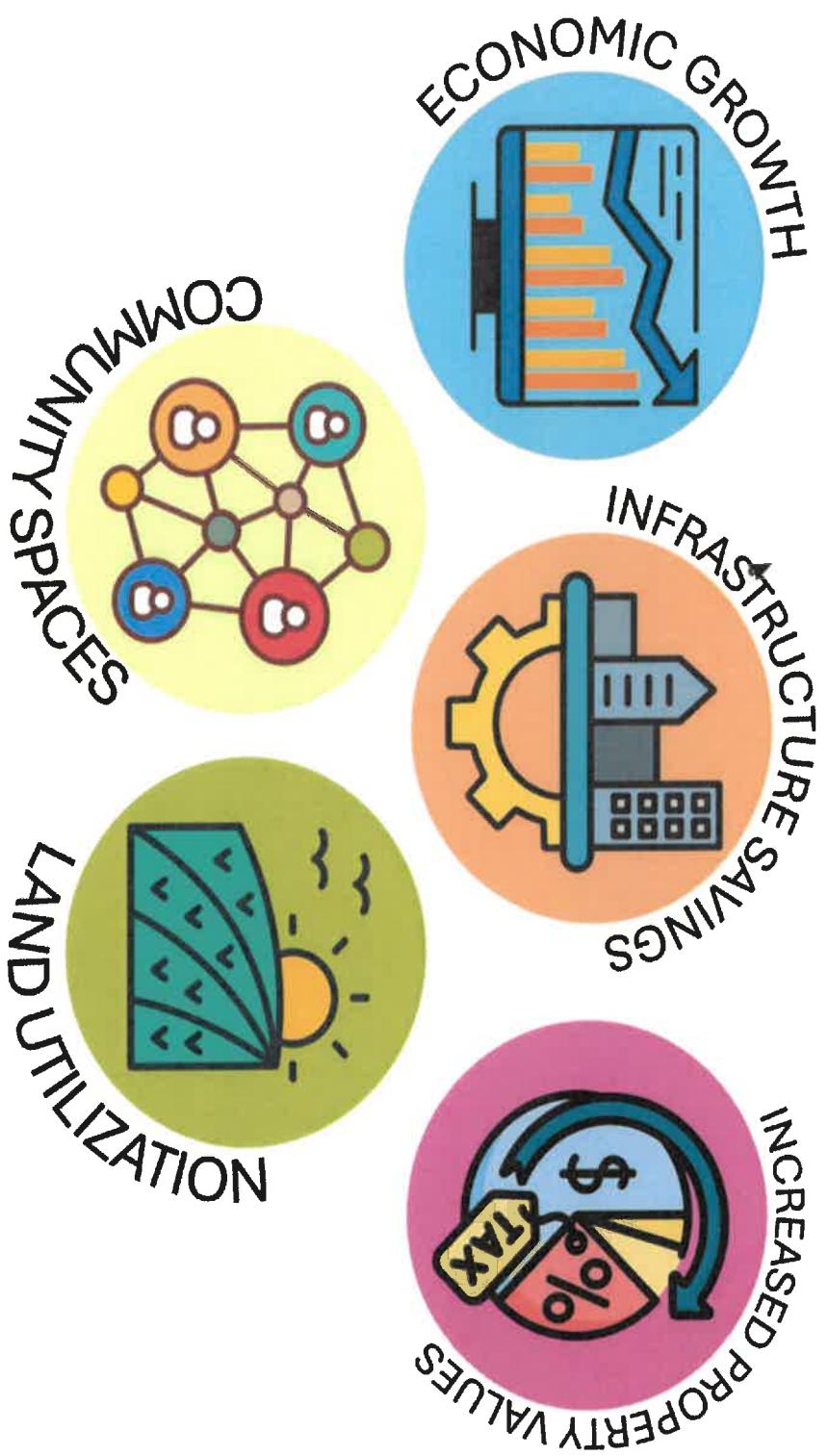


HORIZONTAL ZONING

- Horizontal Mixed-Use Zoning combines different uses within in a single area but located in different buildings.
- This type of site may consist of a mix of uses such as residential, commercial, office and industrial.
- A residential subdivision with a retail use at the front of the subdivision is an example of a Horizontal Mixed-Use zoning.



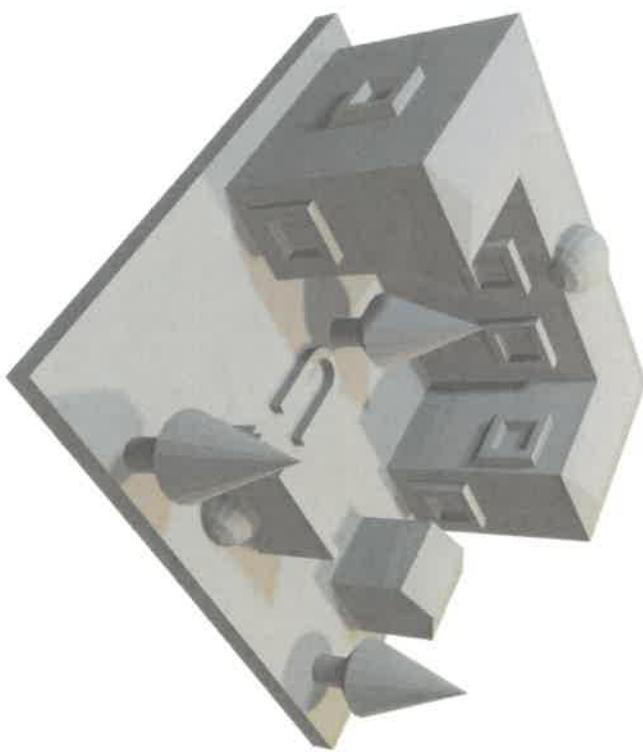
COMMUNITY BENEFITS



BENEFITS OF MIXED-USE ZONING

INFRASTRUCTURE SAVINGS

- Mixed-use developments require less miles of roadway, pipe, fewer square feet of public facilities, and fewer first responders per person to provide the same level of service when compared to single use zoning according to the American Planning Association.
- Mixed-use developments do not encourage urban sprawl and help to reduce the miles of travel for autos.
- Mixed-use developments tend to be more walkable and bikeable making them safer than single use developments.



BENEFITS OF MIXED USE ZONING

ECONOMIC GROWTH

- Mixed use developments like the Blanche here in Lake City help support local business owners in the area by providing a base of clients for their businesses. This increases sustainability for local businesses.
- Mixed use developments allow for a more mobile development and tend to make jobs accessible.

SAFETY

- Studies have shown a relationship between mixed use developments and traffic safety.
- Studies have shown these types of developments tend to have fewer accidents per capita compared to low density single use developments per the American Planning Association.

BENEFITS OF MIXED-USE ZONING

COMMUNITY SPACES

- Mixed-use developments with a community open space tend to create a social benefit for the community by allowing people to gather and enjoy spending time together.

- Spaces like parks, playgrounds, walking and biking trails, food truck courts, stages with a seating area, and etc. help a community connect.

BENEFITS OF MIXED USE ZONING

PROPERTY VALUES

- Mixed-use developments can attract a wider range of tenants increasing the demand for the space.

- The combination of uses in a

development help create a desirable and convenient living environment potentially boosting property values

LAND UTILIZATION

- Horizontal mixed-use developments help create a community within a community.

- Vertical mixed-use developments tend to take up less land by allowing residential dwellings to be above commercial developments.

TRANSPORTATION and DESIGN

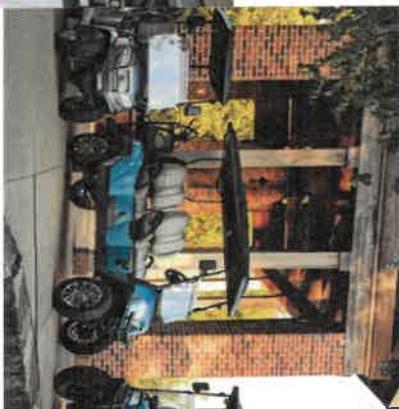
Transportation in mixed-use developments should focus on moving people not just automobiles. They should have a mix of different types of transportation.

MICRO-TRANSIT



E-BIKES

SHARED PATHS

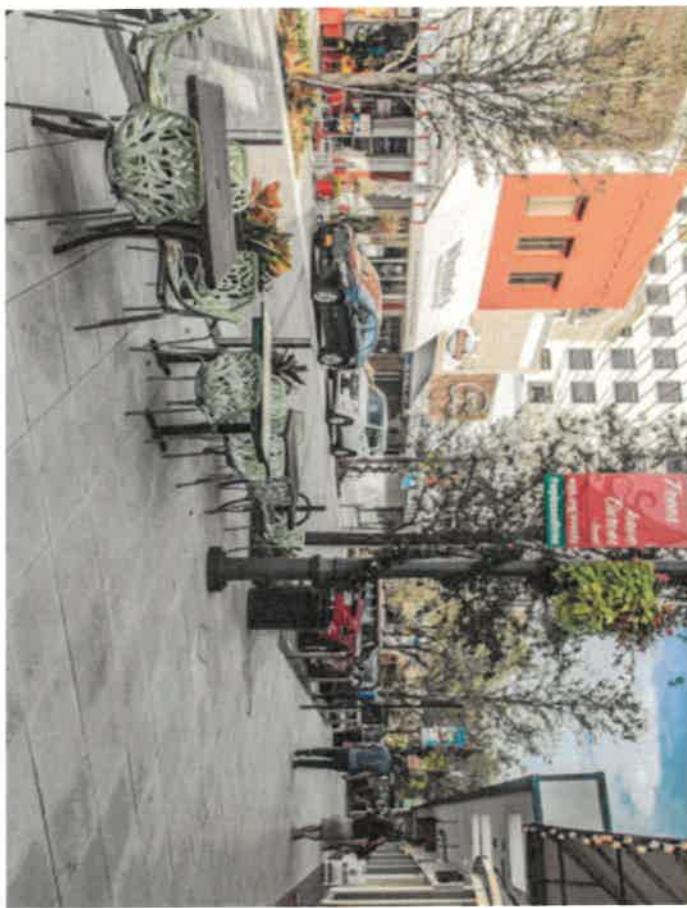


GOLF CARTS



TRANSPORTATION and DESIGN

Mixed-use designs should consider curb less streets in key areas to help promote gathering places.



EXAMPLES OF MIXED-USE ZONING



Image credit:
Rising
Real-Estate
website.

EXAMPLES OF MIXED-USE ZONING

Mixed-Use Development

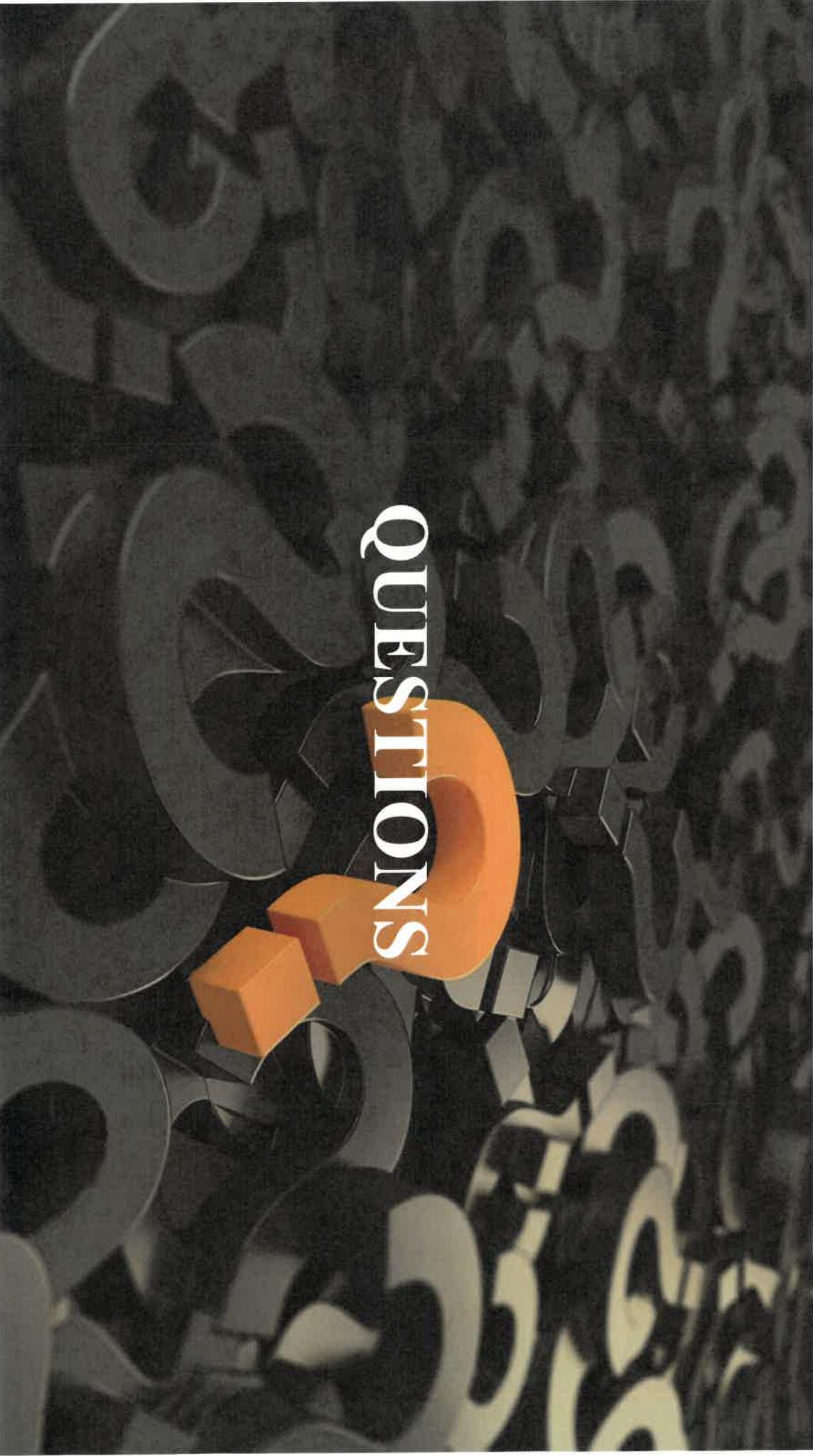


KEY TEXT

- Maximum residential density of forty (40) dwelling units per acre.
- Minimum single family lot size of 3,600 square feet.
- Minimum residential non-single family lot size of 7,200 square feet.
- Alcoholic beverage establishments permitted in MU-1 and MU-2.
- Truck and bus maintenance facilities permitted in MU-2.

KEY TAKEAWAYS

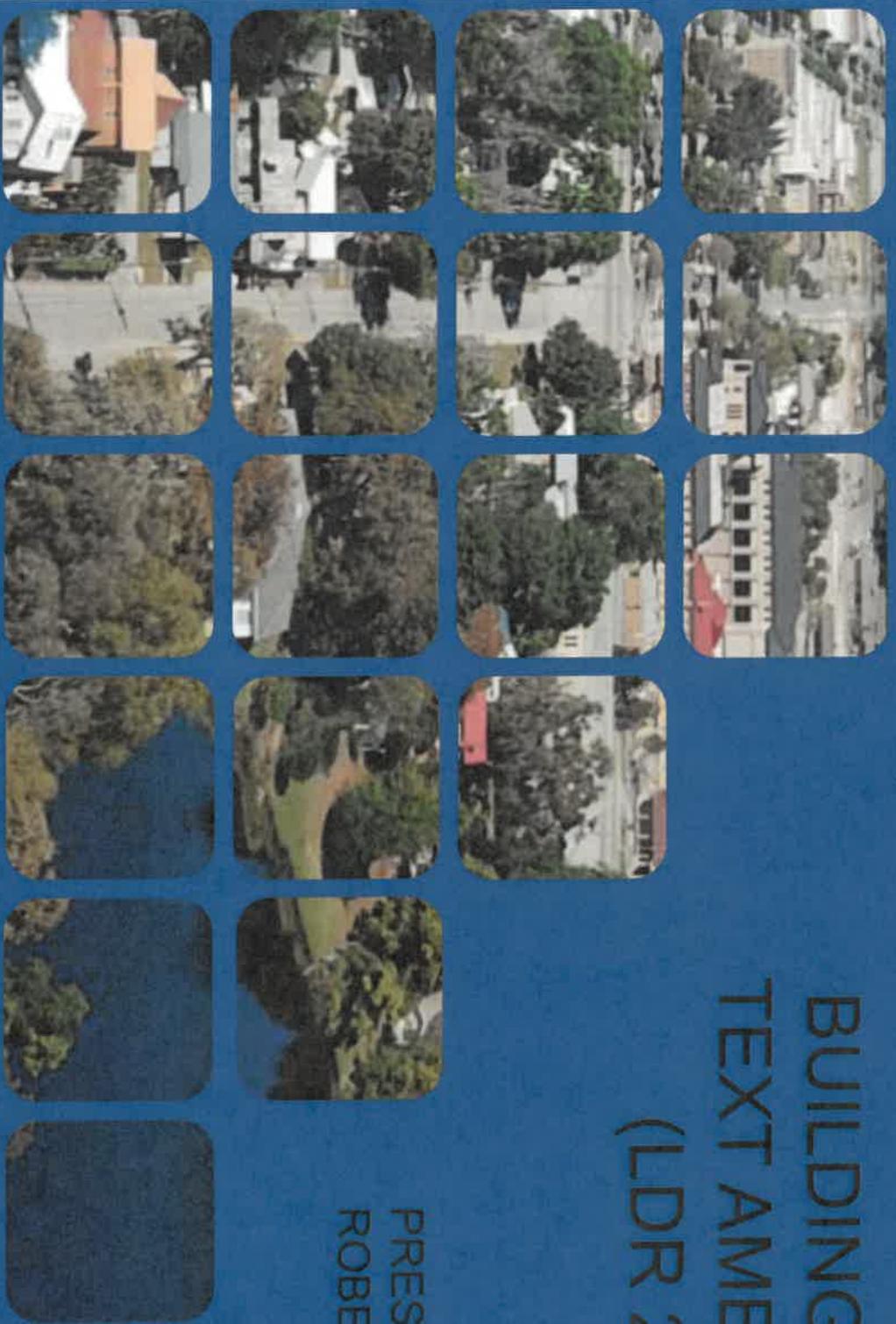
- There are two types of mixed-use, horizontal mixed-use and vertical mixed-use.
- Mixed-use developments do not encourage urban sprawl.
- Mixed-use development typically require less infrastructure than Euclidean Zoning.
- Mixed-use developments create an economic benefit by allowing residential uses within the same area as commercial or industrial areas.
- Transportation in a mixed-use development should consider moving people not just vehicles.
- Mixed-use developments create communities within communities.
- Mixed-use developments are typically more walkable.

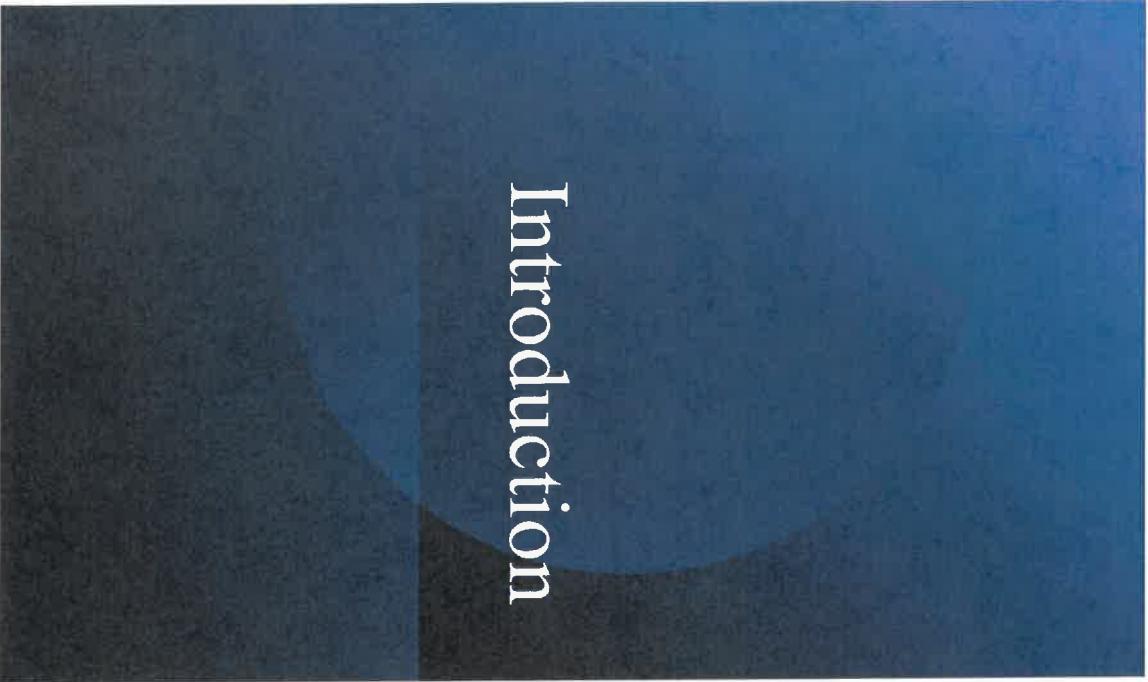


QUESTIONS

BUILDING HEIGHT TEXT AMENDMENT (LDR 25-04)

PRESENTED BY
ROBERT ANGELO



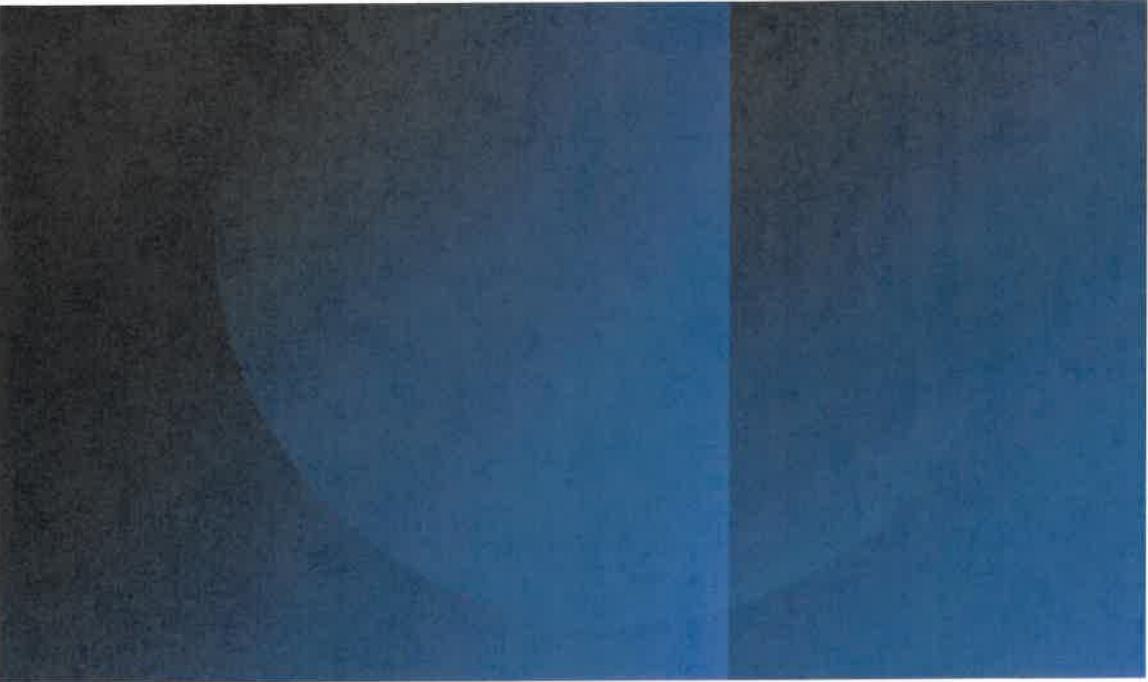


Introduction

Current building height for all residential and commercial districts is 35 feet. This was adopted in 2008.

Key Changes

- We worked with the Building Official and Fire Chief to see what height the fire department can safely operate at with current equipment.
- In the RMF, RO, and C-CBD zoning districts recommend 85 feet unless a development is contiguous to a residential single family zoning district. If they are contiguous to a residential single family zoning district then will not be able to exceed 35 feet without providing screening or buffer approved by the LDR Administrator.
- In CG, CI, CHI, ILW, and I we are recommending 85 feet.



WHY IS THIS IMPORTANT TO LAKE CITY- There are numerous buildings in Lake City that exceed this height and are currently non-conforming. We want to update our LDR to be consistent with other jurisdictions and to try to make as many of our structures conforming.

Other Jurisdictions building height

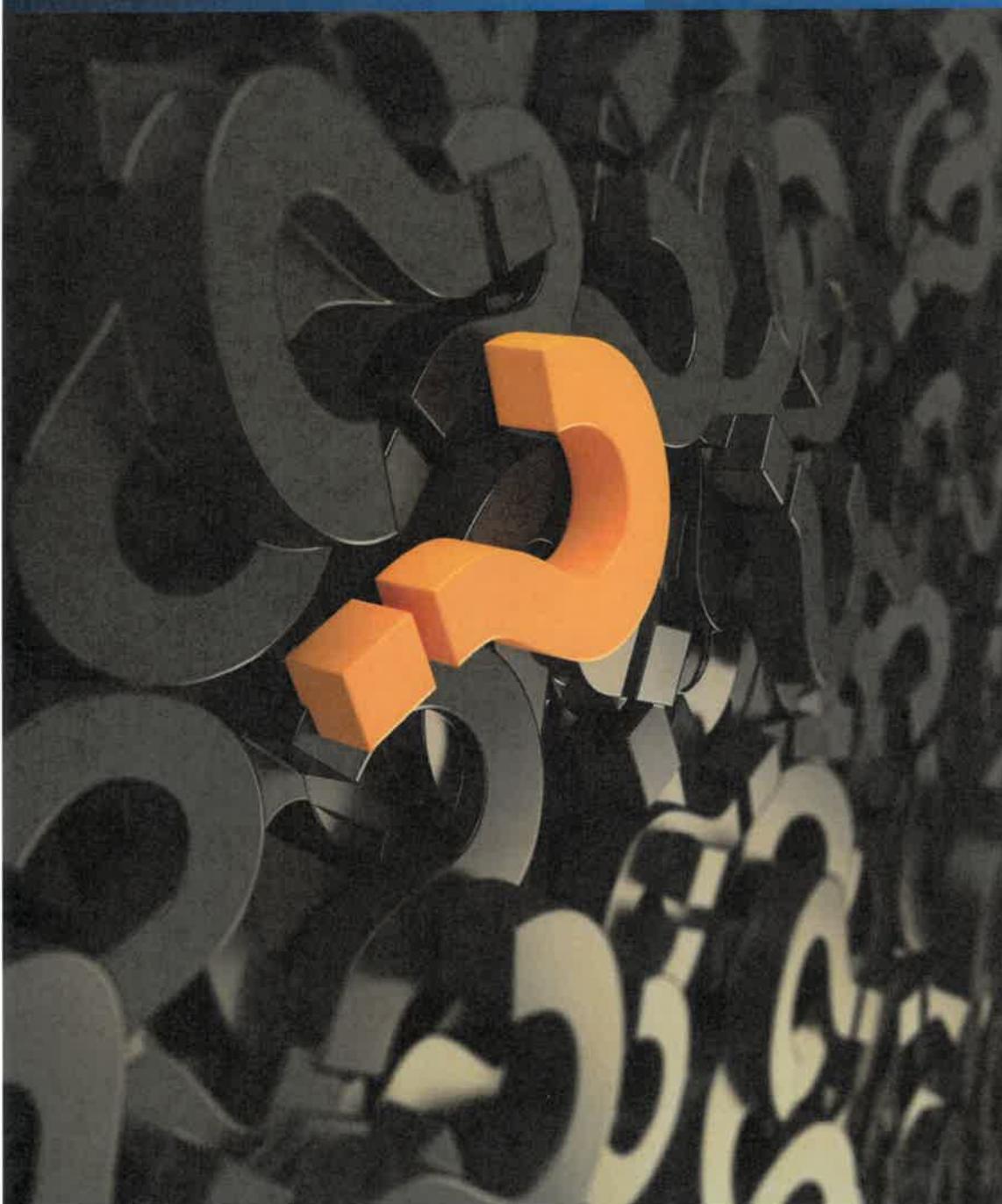
Columbia County- 70 feet.

Gainesville- 14 stories in special districts. 8 stories in all other non-residential areas.
St Augustine- 60 feet.



- Staff's recommendation is to approve LDR 25-04.

QUESTIONS?



File Attachments for Item:

iii. LDR 25-02, an application by the City Council of Lake City to amend the text in Definitions, Article 2, 3, and 13 of the Land Development Regulations adding provisions for an administrative approval process.

***** LDR 25-02 was tabled at the December 09, 2025 meeting.**

TEXT AMENDMENT

AMEND THE TEXT IN ARTICLE 2, 3 AND 13 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 2,3, AND 13 OF THE LAND DEVELOPMENT REGULATIONS BY ADDING PROVISION FOR AN ADMINITRATIVE APPROVAL PROCESS.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS **BOLDED AND STRUCK THROUGH** HAVE BEEN DELETED

DEFINITIONS

ADMINISTRATIVE APPROVAL PROCESS- is a process for minor site plans and affordable housing initiatives as defined by State Statute where the Land Development Regulations Administrator reviews and approves application without having to be heard in a public hearing. The applications reviewed and approved by this process shall be reviewed by the development review staff and approved, approved with conditions, or denied by the land development regulations administrator.

DEVELOPMENT REVIEW STAFF- The development review staff shall consist of the following city staff and outside agencies or their designee; Land Development Regulations Administrator, Director of Distribution and Collections, Director of Gas, Director of Public Works, Director of Waste Water, Director of Water Treatment, Utilities Coordinator, Police Chief, Fire Chief, School Board, County Engineer, Suwannee River Water Management District, and FDOT.

SECTION 3.3 ADMINISTRATIVE APPROVAL

ADMINISTRATIVE APPROVAL PROCESS- The administrative approval process shall be used for Affordable Housing Initiatives under Florida Statute or minor site and development plans.

1. Submittal Requirements-

Minor Site and Development Plans and Affordable Housing Initiatives: All submittals shall follow the requirements set forth in Section 13.11 of these Land Development Regulations for Site and Development Plan Approvals.

2. Review Process- The review process shall consist of the following steps: Completeness review, review by the Development Review Board.

- a. Completeness Review-The Land Development Regulations Administrator shall review the application to ensure the application is complete. If application is deemed insufficient, then the Land Development Regulations Administrator shall notify the applicant of all insufficiencies in writing. If application is deemed complete by the Land Development Regulations Administrator, then the Land Development Regulations Administrator shall forward the application to the Development Review Board.**
- b. Review by the Development Review Staff- The Land Development Regulations Administrator shall forward the application and all supporting documents to Development Review Staff for review. The Development Review Staff shall review the application within the times frames as stated in State Statute 166.033 and notify the applicant in writing of any concurrency issues or any other concerns found by the reviewing staff. Once the applicant has corrected all concurrency issues and has addressed all concerns of the reviewing staff, the Land Development Regulations Administrator shall approve, approve with conditions, or deny the application.**

SECTION 13.11.5

MINOR SITE AND DEVELOPMENT PLAN APPROVAL- Any development that requires site and development plan approval which meets the following criteria shall be subject to minor site and development review in accordance with this section:

- a. The proposed development is within a residential office or residential multi-family zoning district and is not contiguous to a residential single family zoning district;**
 - 1. If the development is contiguous to a residential single family zoning district then the development does not exceed 7,500 square feet of new or additional gross floor area; and**
 - 2. The proposed development does not exceed 20,000 square feet of new or additional impervious area.**

- b. The proposed development is within a commercial or mixed use zoning district and is not contiguous to a residential single family zoning district.**
 - 1. If the development is contiguous to a residential single family zoning district then the development does not exceed 7,500 square feet of new or additional gross floor area; and**
 - 2. The proposed development does not exceed 20,000 square feet of new or additional impervious area.**

1. Procedure: The Land Development Regulations ("LDR") Administrator shall have the authority to approve minor site and development plans. No building permit shall be issued for any development that requires minor site and development plan review until the LDR administrator has approved such plan. Minor site and development plan submittals shall be required to have the same contents as established in section 13.11.1. The LDR administrator shall not approve any minor site and development plan until such plan has been found to be in compliance with the requirements of these land development regulations ("LDRs").

2. Action of Minor Site and Development Plan: Minor site and development plans reviews shall consist of a completeness review of the application and review by the Development Review Staff. Once the Development Review Staff has reviewed the submittal and applicant has addressed all concerns of the Development Review Staff, then the Land Development Regulations Administrator shall approve, approve with conditions, or deny the submittal. A denial by the Land Development Regulations Administrator shall be in writing stating the reason for the denial and the date of the denial.

In reaching a decision as to whether or not a minor site and development plan as submitted be approved the Land Development Regulations Administrator shall be guided in its decision to approve, approve with conditions, or to deny by the standards set forth in Section 13.11.3.1-11 of these Land Development Regulations.

- 3. Issuance of building permits and minor changes- Issuance of a building permit and minor changes shall be in accordance with section 13.11.4 of these Land Development Regulations.**
- 4. All developments approved through the administrative approval process shall expire 12 months from the date of approval unless a building permit has been applied for or issued for at least one building in the development prior to the expiration date. For minor site and development plans approved for development without a building (i.e. impervious area), the minor site and development plan approval shall expire 12 months from the date**

of approval unless site construction has begun prior to the expiration date. Applicant may request one 12-month extension in writing stating why the extension is necessary. The Land Development Administrator may grant an extension if project still has adequate capacity as determined upon original submittal.

5. Appeals- Appeals to the decision of the LDR administrator shall be in accordance with Article 12 of these LDRs.

File Attachments for Item:

iv. SPR 25-12, an application by Carol Chadwick, PE as agent for Chad Strait, for a Site Plan Review for a retail commercial outlet for automobiles, Lake City Auto Source, in a Commercial Intensive County zoning district and located on parcels 02712-104 and 02712-105, which is regulated by the Land Development Regulations Section 4.13.



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

FOR PLANNING USE ONLY
Application # _____
Application Fee \$200.00
Receipt No. _____
Filing Date _____
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name:LAKE CITY AUTO SOURCE
2. Address of Subject Property:TBD SW REAL TERRACE, LAKE CITY, FL
3. Parcel ID Number(s):02-4S-16-02714-104 & 105
4. Future Land Use Map Designation:COMMERCIAL
5. Zoning Designation:CI
6. Acreage:1.93
7. Existing Use of Property:VACANT
8. Proposed use of Property:AUTO RETAIL
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 5200
 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: (307) 680.1772 Fax: (____) Email: ccpewyo@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):CHAD STRAIT
Mailing Address:124 SW BUTTERCUP DRIVE
City:LAKE CITY State:FL Zip:32024
Telephone: (386) 466.5883 Fax: (____) Email: arrowheadsalesllc@gmail.com

4. Mortgage or Lender Information: Yes No

Name of Mortgage or Lender: _____

Contact Name: _____ Telephone Number: _____

E-Mail Address: _____

If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.

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: NA
2. Has a previous application been made on all or part of the subject property? Yes No
3. 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. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

6. **Concurrency Impact Analysis:** Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. **Comprehensive Plan Consistency Analysis:** An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

8. **Legal Description with Tax Parcel Number** (In Word Format).

9. **Proof of Ownership** (i.e. deed).

10. **Agent Authorization Form** (signed and notarized).

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector's City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ◆ (386) 719-5750

Office).

12. **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
13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, The notification letters, and the envelopes to the proponent.

ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE

NOTICE TO APPLICANT

All eleven (13) attachments listed above 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 eight (2) 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)



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D463
B4E7500032FEE, cn=Carol Chadwick
Date: 2025.10.13 20:01:59 -04'00'

Date

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

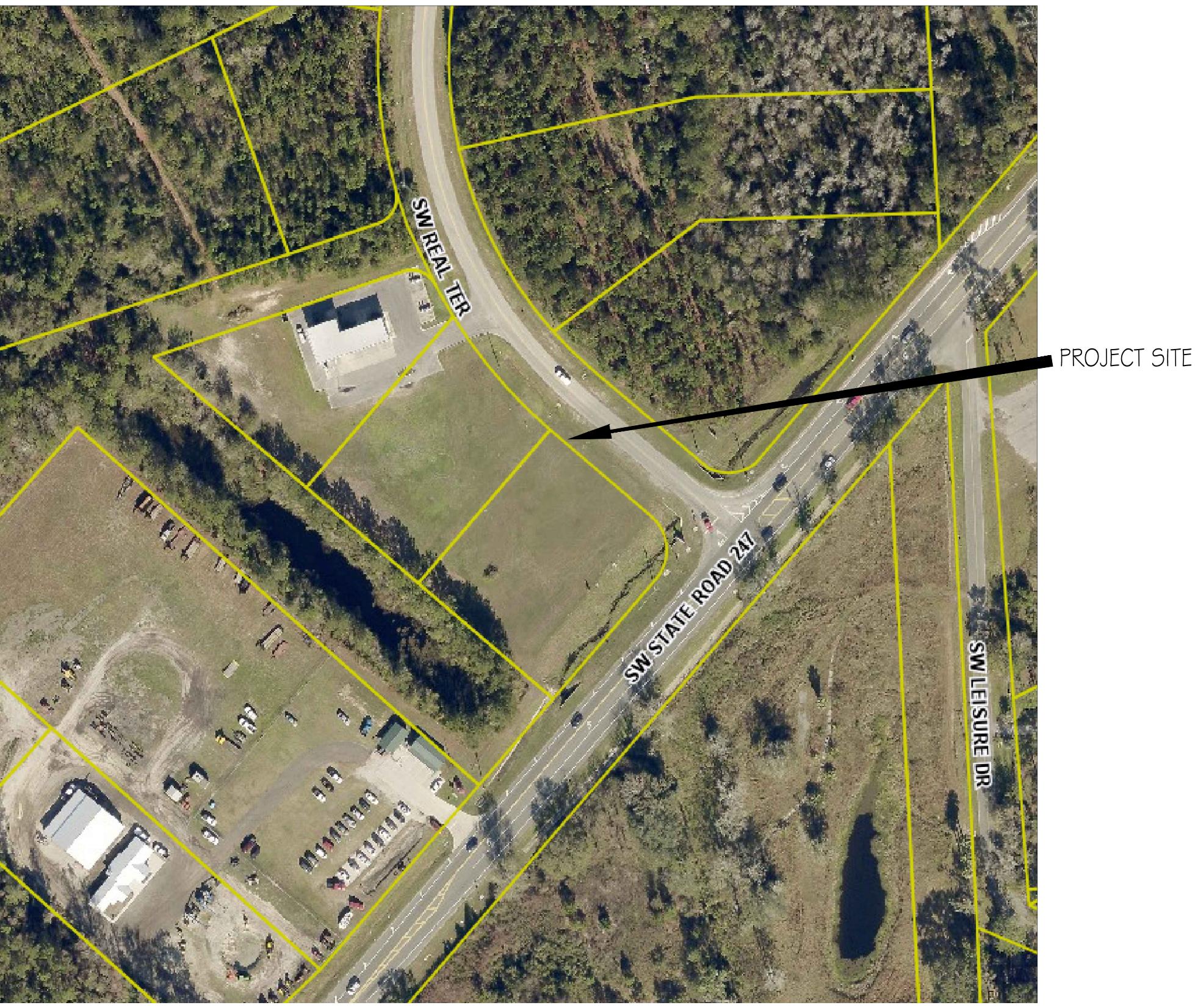
Personally, Known _____ OR Produced Identification _____ OR verified on-line virtually _____
Type of Identification Produced

SITE PLAN

LAKE CITY AUTO SALES

SECTION 02, TOWNSHIP 04 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
NEW OFFICE AND SHOP WITH ASSOCIATED UTILITIES AND PARKING FOR RETAIL CAR SALES			
PARCEL NUMBERS	02-45-16-02714-104 & 105		
ZONING	CI		
LAND USE	COMMERCIAL		
ADDRESS	TBD SW REAL TERRACE, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	84071	1.93	100
ON-SITE DISTURBANCE AREA	35725	0.82	42.49
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	35725	0.82	42.49
PROPOSED IMPERVIOUS AREA			
BUILDINGS	5440	0.12	6.47
ASPHALT PARKING & DRIVEWAYS	7653	0.18	9.10
RECYCLED ASPHALT PAVEMENT	9497	0.22	11.30
TOTAL IMPERVIOUS AREA	22590	0.52	26.87
LANDSCAPING			
REQUIRED	PER SECTION 4.2.15.10, LAKE CITY L.D.R. LANDSCAPING: 10% OF OFF-STREET PARKING (7653 SF) 1 TREE PER 200 SF OF LANDSCAPING 765 S.F. LANDSCAPING & 4 TREES		
PROPOSED AREA	3020 S.F. & 4 TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4.2.15.16, LAKE CITY L.D.R. 1 PARKING SPACE PER 300 S.F. OF FLOOR AREA 1440 / 300 = 5 PARKING SPACES INCLUDING 1 HANDICAP SPACE		
PROPOSED SPACES	7 INCLUDING 1 HANDICAP SPACE		



LOCATION MAP

NOTES

1. SITE PARCELS: 02-45-16-02714-104 § 105
2. FUTURE LAND USE: COMMERCIAL
3. ZONING: CI
4. SITE ADDRESS: TBD SW REAL TERRACE, LAKE CITY, FL

SCHEET INDEX

STREET INDEX
1 COVER SHEET
2 NOTES, LEGEND & DETAILS
3 SITE PLAN

NEER OF RECORD: CAROL CHADWICK, P.E.
NO.: 82560



EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS		PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS	
— SA —	SANITARY SEWER MAIN	○	ROOF DRAIN
— SS —	SANITARY SEWER SERVICE	○ BM	BENCHMARK
—	FORCE SEWER MAIN	★ ★	REFERENCE MONUMENT
— W — W —	WATER MAIN	CA	CABLE TV RISER
— WS —	WATER SERVICE	T	TELEPHONE RISER
— SW —	STORM SEWER	W	WATER METER PIT
— ... —	SWALE/FLOWLINE	WS	WATER SERVICE
— - - - -	CULVERT	SW	STORM SEWER
— OP —	OVERHEAD POWER	OP	OVERHEAD POWER
— UP —	UNDERGROUND POWER	UP	UNDERGROUND POWER
— GAS —	GAS LINE	GAS	GAS LINE
— FO —	PHONE LINE	T	PHONE LINE
— CA —	FIBER OPTIC	FO	FIBER OPTIC
— - - - -	CABLE TV	CA	CABLE TV
— - - - -	PROPERTY LINE	— - - - -	PROPERTY LINE
— - - - -	R.O.W.	9	STRIPPING
— - - - -	BUILDING SETBACK LINE	— - - - -	BUILDING SETBACK LINE
— - - - -	EASEMENT LINE	— - - - -	EASEMENT LINE
—	STRUCTURE	— - - - -	SIDWALK
██████████	EXISTING CONCRETE	— SF —	SILT FENCE
██████████	EXISTING ASPHALT	— — — — —	PROPOSED STRUCTURE
EROSION CONTROL NOTES		— FM —	SEWER FORCE MAIN
1.	EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"		
2.	THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.		
3.	THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.		
—	PROPOSED CONCRETE	— TB —	TOP OF BANK
—	PROPOSED ASPHALT	(LS)	LIFT STATION
██████████	PROPOSED GRAVEL SURFACE	—	GRASS

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

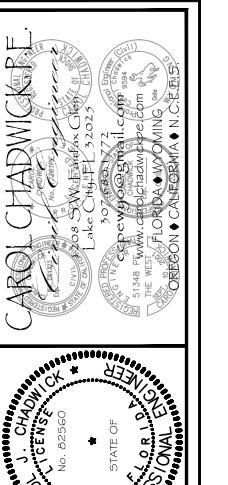
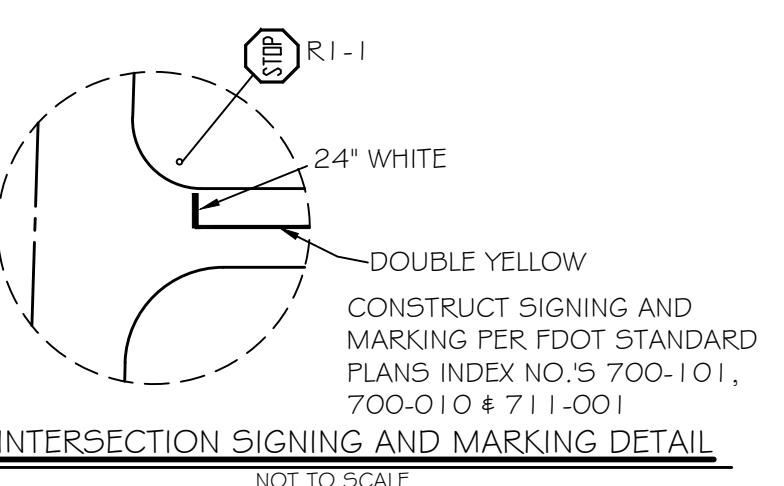
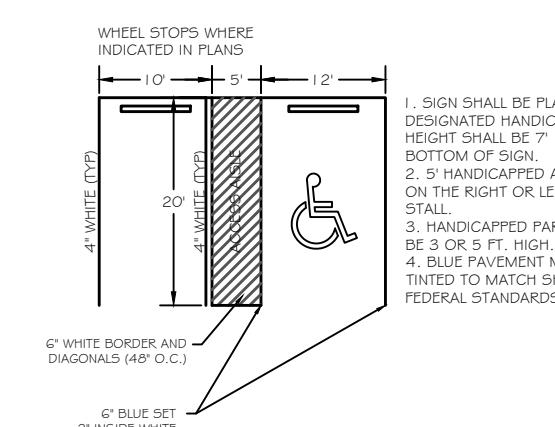
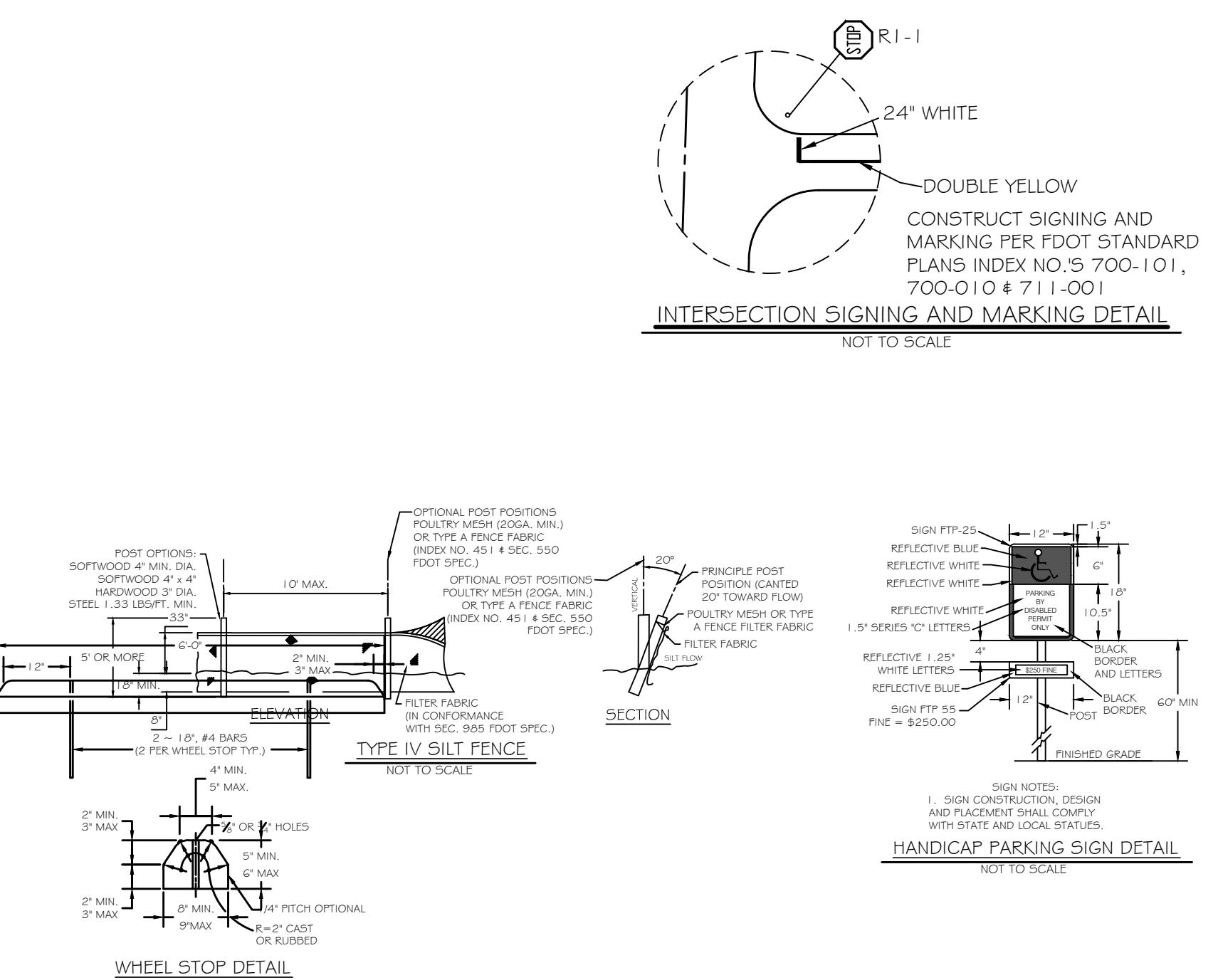
UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

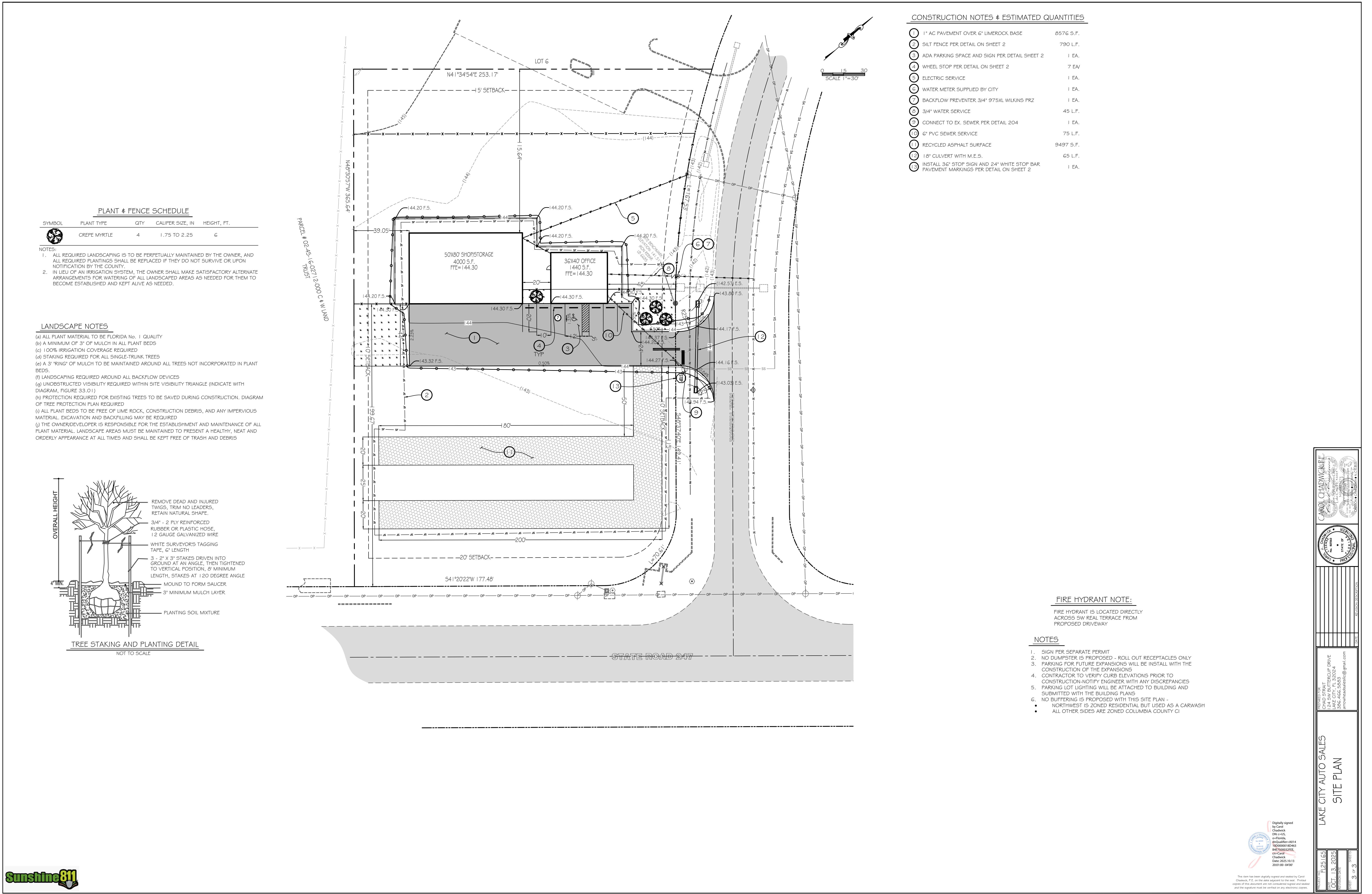
THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.



NOTE: ALL UTILITY PROVIDERS
MUST BE CONTACTED PRIOR
TO DIGGING IN ACCORDANCE
TO CHAPTER 556 "SUNSHINE
STATE ONE CALL"
CALL 811 48 HOURS PRIOR

TO DIGGING

Sunshine 811



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 13, 2025

re: Lake City Auto Source Stormwater Management Memo

Per ERP-00-0033, a 78.77 acre project was permitted to serve 19.94 acres of impervious surfacing. The majority of the original permitted area has not been constructed. Please refer to site plan for impervious area summary.

Lot total site size is 1.93 acres or 84,071 s.f. Total impervious surface is 22,350 s.f. or 26.6% of the entire site.

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,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25165



SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT

9225 CR 49
LIVE OAK, FLORIDA 32060
TELEPHONE: (904) 362-1001
TELEPHONE: 800-226-1066
FAX (904) 362-1056

Scanned

GENERAL PERMIT

PERMITTEE:
C & W LAND TRUST
4400 HIGHWAY 90 WEST
LAKE CITY, FL 32055

PERMIT NUMBER: ERP00-0033
DATE ISSUED: 11/13/2000
DATE EXPIRES: 11/13/2002
COUNTY: COLUMBIA
TRS: S2/T4S/R16E

PROJECT: C & W LAND TRUST

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

HOYLE CROWDER
COLUMBIA COUNTY ROAD DEPARTMENT
POST OFFICE BOX 969
LAKE CITY, FL 32056

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource general permit is in effect for the permitted activity description below:

Construction and operation of a surfacewater management system serving 19.94 acres of impervious surface on a total project area of 78.77 acres in a manner consistent with the application package submitted by Bailey Bishop & Lane Inc. certified on October 31, 2000.

It is your responsibility to insure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57(1), Florida Statutes (F.S.), and s.40B-1.511, F.A.C., if they object to the District's actions. Failure to request a hearing within 14 days will constitute a waiver of your right to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the

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October 13, 2025

re: Lake City Auto Source Fire Flow Report

ISO: $NFF = (C) (O) [I + (X + P)] = 1000 * 0.85 [I + (O+O)] = 850 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: $C=1000$

(O) = Occupancy factor: $C-2=0.85$

$(X + P)$ = Exposures and communication (openings) factor: O

$C = 18F\sqrt{A} = 18 * 0.6 * \sqrt{5200} = 778 \rightarrow 1000$

Where:

F = the coefficient related to the construction type = 0.6

A = the effective building area = 5200 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/07/25, the water flow is 2748 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
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o=Florida,
dnQualifier=A0141
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cn=Carol Chadwick
Date: 2025.10.13
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Carol Chadwick, P.E.

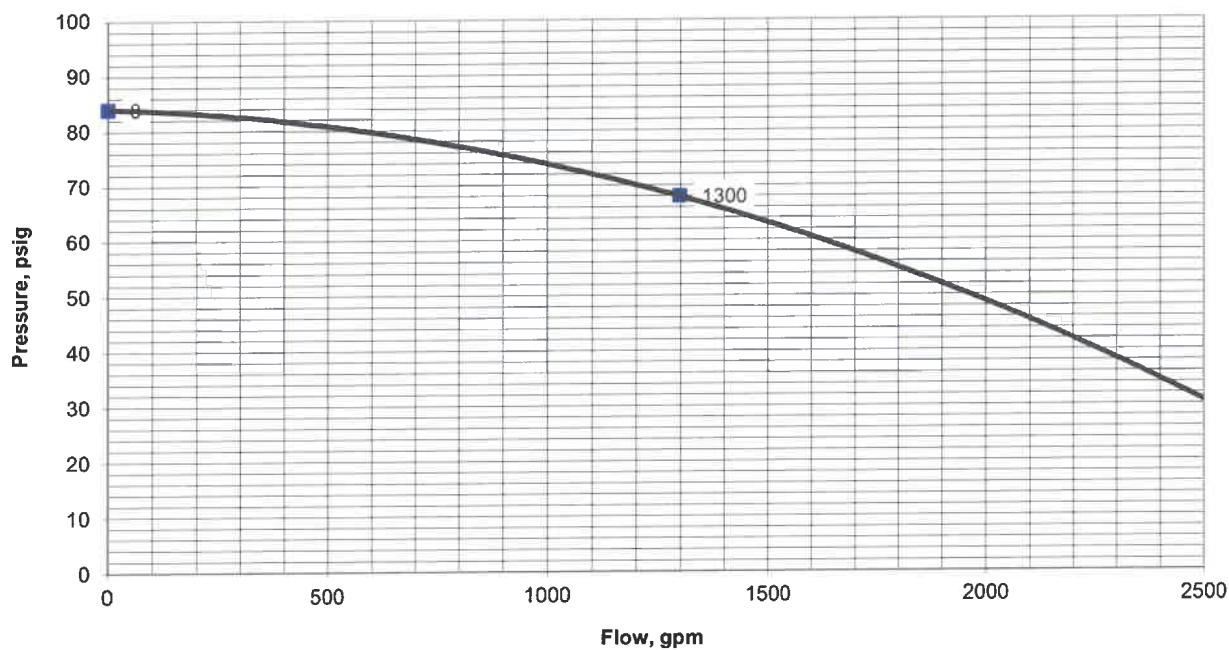
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CC Job #FL25165

City of Lake City

Water flow report

HYDRANT # & LOCATION	SW Real Ter & state Rd 247			DATE:	5/23/2025
TEST BY:	Daniel/John	Day	Friday	Time	11.04
				Minutes	2
WATER SUPPLIED BY:	Municipal				
PURPOSE OF TEST:	request				
DATA					
FLOW HYDRANT(S)	A1	A2	A3		
SIZE OPENING:	2.5	2.5	2.5		
COEFFICIENT:	0.9				
PITOT READING:	60				
GPM:	1300	0	0		
TOTAL FLOW DURING TEST:	1300 GPM				
STATIC READING:	84	PSI	RESIDUAL:	68	PSI
RESULTS: AT 20 PSI RESIDUAL	2748	GPM	AT 0 PSI	3182	GPM
ESTIMATED CONSUMPTION:	2599	GAL.			
REMARKS:					



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October 13, 2025

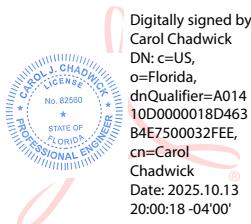
re: Lake City Auto Source Mobility Plan

The site doesn't have sidewalk in the right-of-way to connect to.

The site shall have one ADA space.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
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o=Florida,
dnQualifier=A014
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cn=Carol
Chadwick
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Carol Chadwick, P.E.

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October 13, 2025

re: Lake City Auto Source Comprehensive Plan Consistency Analysis

The Lake City Auto Source proposed site plan consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - 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 I.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 will be used for auto retail sales which is a permitted use in CI zoning. The surrounding properties are currently used as commercial and/or zoned commercial.

- Policy I.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 surrounding properties in use are currently commercial. The site has direct access to a collector road, SW Real Terrace.

- Policy I.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 subject property will be used for auto retail sales.

- Policy I.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 reasonably expected to develop by the year 2026.

Consistency: The subject property will be used for auto retail sales and will be

- 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 the current zoning and land use and will not have any adverse environmental impacts on the existing land uses.

- Policy 1.1.5 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 zoning or land use change of the subject property.

- Policy 1.1.6 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,



Carol Chadwick, P.E.

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CC Job #FL25165

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	EMPLOYEES	Total ADT	Total PM Peak
841	Auto Sales	21.14	0.96	2.00	42.28	1.92

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)
------------------------------	---	---	-------------------------

Auto Sales Office Building	15	2	30
-------------------------------	----	---	----

* 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 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)
------------------------------	---	---	-------------------------

Auto Sales Office Building	15	2	30
-------------------------------	----	---	----

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Solid Waste Analysis

Use	Volume Pounds Per S.F. Per Month	S.F.	Total (c.y. per month)
Business	0.04	5200	25

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Civil Engineer

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October 13, 2025

re: Lake City Auto Source Comprehensive Plan Consistency Analysis

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Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
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Chadwick
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Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25165

COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-104

Owners

STRAIT CHAD R
124 SW BUTTERCUP DR
LAKE CITY, FL 32024

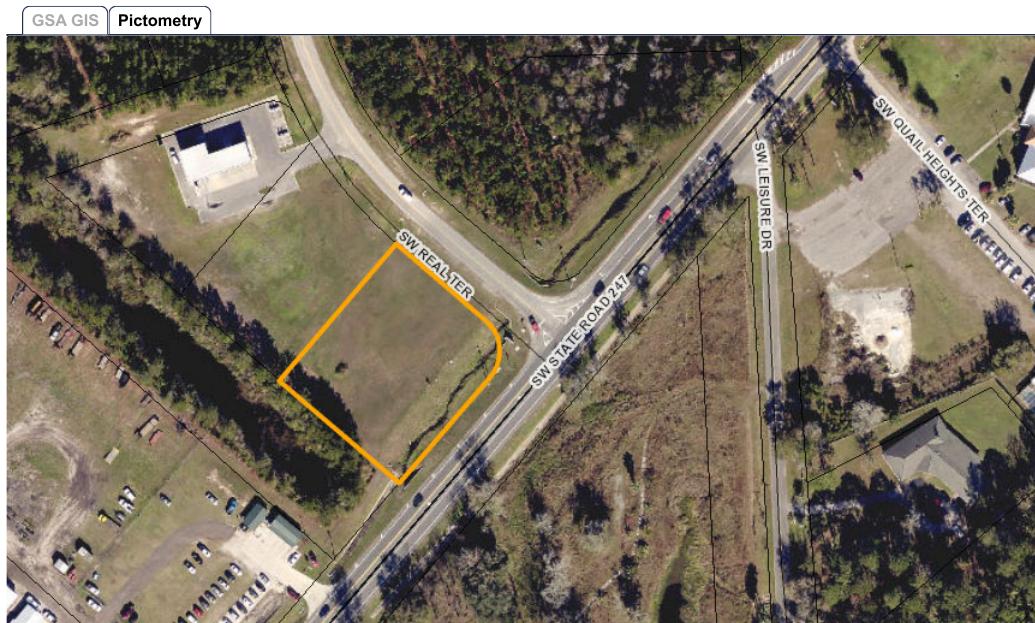
Parcel Summary

Location	
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	1.0290
Section	02
Township	4S
Range	16
Subdivision	DIST 2

Legal Description

LOT 4 C & W BUSINESS PARK S/D.

WD 1120-2302, QC 1153-1820, WD 1176-437,
WD 1532-816



30° 10' 09" N 82° 40' 35" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$100,948
Total Ag Land	\$0
Total Market	\$100,948
Total Assessed	\$100,948
Total Exempt	\$0
Total Taxable	\$100,948
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$100,948	\$100,948	\$100,948	\$100,948	\$100,948	\$100,948
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$100,948	\$100,948	\$100,948	\$100,948	\$100,948	\$100,948
Total Assessed	\$100,948	\$100,948	\$100,948	\$100,948	\$100,948	\$100,948
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$100,948	\$100,948	\$100,948	\$100,948	\$100,948	\$100,948
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1532/816	2025-01-30	Q	05	WARRANTY DEED	Vacant	\$237,500	Grantor: PREMIERE INVESTMENTS LLC Grantee: STRAIT CHAD R
WD 1176/0437	2009-06-08	U	11	WARRANTY DEED	Vacant	\$100	Grantor: DANIEL CRAPPS TRUSTEE Grantee: PREMIERE INVESTMENTS LLC
WD 1153/1820	2008-05-20	Q	01	WARRANTY DEED	Vacant	\$100	Grantor: DANIEL CRAPPS TRUSTEE Grantee: PREMIERE INVESTMENTS LLC

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	44,866.00	\$2.25/SF	1.03	1.00	\$100,948

Personal Property

None

COLUMBIA COUNTY Property Appraiser

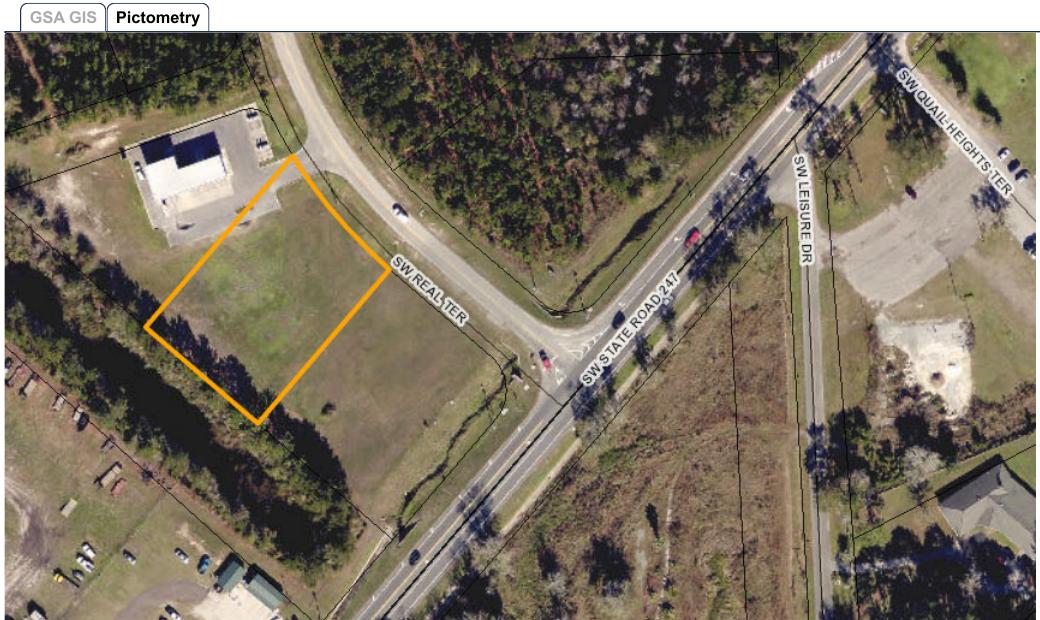
Parcel 02-4S-16-02712-105

Owners

STRAIT CHAD R
124 SW BUTTERCUP DR
LAKE CITY, FL 32024

Parcel Summary

Location	1000: VACANT COMMERCIAL
Use Code	1: CITY OF LAKE CITY
Acreage	.9000
Section	02
Township	4S
Range	16
Subdivision	DIST 2



30° 10' 09" N 82° 40' 36" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$88,209
Total Ag Land	\$0
Total Market	\$88,209
Total Assessed	\$88,209
Total Exempt	\$0
Total Taxable	\$88,209
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$88,209	\$88,209	\$88,209	\$88,209	\$88,209	\$88,209
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$88,209	\$88,209	\$88,209	\$88,209	\$88,209	\$88,209
Total Assessed	\$88,209	\$88,209	\$88,209	\$88,209	\$88,209	\$88,209
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$88,209	\$88,209	\$88,209	\$88,209	\$88,209	\$88,209
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1532/816	2025-01-30	Q	05	WARRANTY DEED	Vacant	\$237,500	Grantor: PREMIERE INVESTMENTS LLC Grantee: STRAIT CHAD R
WD 1176/0437	2009-06-08	U	11	WARRANTY DEED	Vacant	\$100	Grantor: DANIEL CRAPPS Grantee: PREMIERE INVESTMENTS LLC
QC 1153/1820	2008-05-20	Q	01	QUIT CLAIM DEED	Vacant	\$100	Grantor: DANIEL CRAPPS Grantee: PREMIERE INVESTMENTS LLC

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	39,204.00	\$2.25/SF	0.90	1.00	\$88,209

Personal Property

None

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2025-8511CW

Parcel Identification No 02-4S-16-02712-105, 02-4S-16-02712-104

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30 day of January, 2025 between **Premiere Investments, LLC, a Florida Limited Liability Company**, whose post office address is , of the County of Columbia, State of Florida, Grantor, to **Chad R. Strait, a single man**, whose post office address is **124 Southwest Buttercup Drive, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantee:

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

PARCEL 1:

Lot 5 of C & W Business Park, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 39-40 of the public records of Columbia County, Florida.

PARCEL 2:

Lot 4 of C & W Business Park, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 39-40 of the public records of Columbia County, Florida.

See Attached Exhibit "A"

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby

fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered
in our presence:*

Lisa Nichols

Witness

Print Witness Name and Address:

Lisa Nichols

291 NW Main Blvd
Lake City, FL 32055

Jessica D. Moore

Witness

Print Witness Name and Address:

Jessica D. Moore

426 SW Commerce Dr. #145

Lake City, FL 32025

Premiere Investments, LLC, a Florida Limited
Liability Company

By: Sylvester T. Nash
Sylvester T. Nash

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online
notarization, this 30 day of January, 2025 by Sylvester T. Nash of Premiere Investments, LLC, a FL limited
liability company, on behalf of the company, who is personally known to me or who has produced (type of
identification) as identification.

Jessica D. Moore

(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial number, if any)



Exhibit "A"

CERTIFICATE OF COMPANY RESOLUTION AUTHORIZING SALE OF PROPERTY

We, Christopher H. Dampier, John R. Muenchen, Managers of Premiere Investments, LLC, organized and existing under the laws of the State of Florida and having its principal place of business at 1140 SW Bascom Norris Rd, Lake City, FL 32025 hereby certify that the following is a true copy of a resolution adopted by the Board of Directors of the Company at a meeting convened and held on January 29th, 2025 at which a quorum was present and voting throughout and that such resolution is now in full force and effect and is in accordance with the provisions of the charter and by-laws of the Company.

PARCEL 1:

Lot 5 of C & W Business Park, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 39-40 of the public records of Columbia County, Florida.

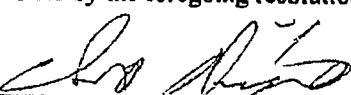
PARCEL 2:

Lot 4 of C & W Business Park, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 39-40 of the public records of Columbia County, Florida.

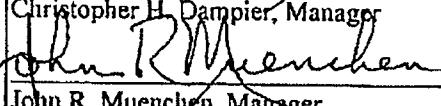
RESOLVED: That either Christopher H. Dampier, John R. Muenchen Managers of the Company and Sylvester T. Nash, is hereby authorized to sign solely on behalf of the Company any contracts, Notes, Mortgages, Deeds or any other documents necessary for the purchase, mortgage or sale of property located in the State of Florida;

RESOLVED FURTHER: That the Managers are hereby authorized and directed to certify to any interested party that this resolution has been duly adopted, is in full force and effect, and is in accordance with the provisions of the charter and by-laws of the Company.

I further certify that this Company is duly organized and existing, and has the power to take the action called for by the foregoing resolution.


Christopher H. Dampier, Manager

1/29/25
Date


John R. Muenchen, Manager

1/29/25
Date

Witness my hand seal of this company on this 29th day of January, 2025.



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

AGENT AUTHORIZATION FORM

I, Chad Strait

(owner name), owner of property parcel

number 02-4S-16-02714-104 & 105

(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
<u>1. Carol Chadwick, PE</u>	<u>1.</u> 
<u>2.</u>	<u>2.</u>
<u>3.</u>	<u>3.</u>
<u>4.</u>	<u>4.</u>
<u>5.</u>	<u>5.</u>

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.

Chad Strait
Owner Signature (Notarized)

7-17-2025
Date

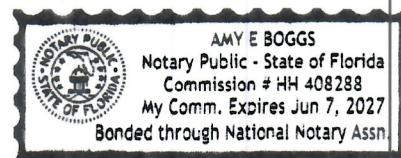
NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: Columbia

The above person, whose name is Chad Strait, personally appeared before me and is known by me or has produced identification (type of I.D.) known by me on this 17 day of July, 2025.

AMY E BOOGES
NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R02712-104

PREMIERE INVESTMENTS LLC

Year: 2024 Bill Number: 9502 Owner: PREMIERE
Tax District: 1 Property Type: INVESTMENTS LLC
Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
PREMIERE 0
INVESTMENTS LLC
1140 SW BASCOM
NORRIS DR
LAKE CITY FL 32025

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

- Bill 9502 -- No Amount Due
- Pay All Bills
- Print Bill / Receipt
- Register for E-Billing
- Property Appraiser

[Taxes](#) [Assessments](#) [Legal Description](#) [Payment History](#)

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$489.70	\$489.70	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$781.02	\$781.02	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$74.75	\$74.75	\$0.00
LOCAL	3.1430	\$314.11	\$314.11	\$0.00
CAPITAL OUTLAY	1.5000	\$149.91	\$149.91	\$0.00
Subtotal	5.3910	\$538.77	\$538.77	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$29.34	\$29.34	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$1,838.84	\$1,838.84	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$60.65	\$60.65	\$0.00
TOTAL	\$60.65	\$60.65	\$0.00

Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R02712-105

PREMIERE INVESTMENTS LLC

Year: 2024 Bill Number: 9503 Owner: PREMIERE
Tax District: 1 Property Type: INVESTMENTS LLC
Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
PREMIERE 0
INVESTMENTS LLC
1140 SW BASCOM
NORRIS DR
LAKE CITY FL 32025

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

- Bill 9503 -- No Amount Due
- Pay All Bills
- Print Bill / Receipt
- Register for E-Billing
- Property Appraiser

[Taxes](#) [Assessments](#) [Legal Description](#) [Payment History](#)

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$427.90	\$427.90	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$682.46	\$682.46	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$65.32	\$65.32	\$0.00
LOCAL	3.1430	\$274.47	\$274.47	\$0.00
CAPITAL OUTLAY	1.5000	\$130.98	\$130.98	\$0.00
Subtotal	5.3910	\$470.77	\$470.77	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$25.64	\$25.64	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$1,606.78	\$1,606.78	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$60.65	\$60.65	\$0.00
TOTAL	\$60.65	\$60.65	\$0.00



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: 10/22/2025

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

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

Project Number: SPR 25-12

Project Name: Lake City Auto Source

Project Address: TBD

Project Parcel Number: 02-4S-16-02714-104-105

Owner Name: Chad Strait

Owner Address: 124 SW Buttercup Drive, Lake City, FL 32024

Owner Contact Information: Telephone Number: 386-466-5883 Email: arrowheadsalesllc@gmail.com

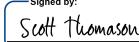
Owner Agent Name: Carol Chadwick, PE

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:  Signed by: Scott Thomason
7C2DC476A33B441... **Date:** 11/5/2025

No comments at this time

Planning and Zoning: Reviewed by:  Signed by: R. Teal
20F7C37C783B4D0... **Date:** 12/2/2025

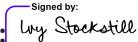
1. Identify off street loading area on plan 2. Site Plan legends appear to be missing covering types, recycled asphalt, location of grass shows only in one area, its unclear. Please identify the surface areas clearly, without discrepancies. 3. No Sign Plan or Lighting Plan submitted. 3. No irrigation plan for landscaping 4. No trash or dumpster illustrated on the plans 5. No illustration of how site will be serviced by refuse collection or emergency service.

Business License: Reviewed by:  Signed by: Marshall Sosa
E8B18D144D974CD... **Date:** 10/30/2025

Will need to apply for a business tax receipt

Code Enforcement: Reviewed by:  Signed by: Marshall Sosa
E8B18D144D974CD... **Date:** 10/30/2025

No liens, codes or violations on both parcels.

Permitting: Reviewed by:  Signed by: Lucy Stockstill
6546153A5E144C0... **Date:** 11/12/2025

No comments at this time.

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

Water Department: Reviewed by:

Signed by:

Date: 10/31/2025

Backflows will need to be installed

Sewer Department: Reviewed by:

Cody Pridgeon

Date: 10/31/2025

none at this time

Gas Department: Reviewed by:

Date:

Water Distribution/Collection: Reviewed by:

Signed by:

Date: 12/23/2025

just make sure they have locates

Customer Service: Reviewed by

—DocuSigned by:

Date: 11/3/2025

A tap application would need to be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment to, or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ Date: _____

Fire Department: Reviewed by:  Date: 10/30/2025

Nothing to comment at this time.

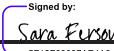
Police Department: Reviewed by:  Date: 10/30/2025

No concerns at this time

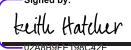
Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by:  **Date:** 10/30/2025
Signed by:
Sara Ferson
5F12F69097AE4A9...

This project is within a previously permitted industrial subdivision (ERP-023-207040-1) The permitted plans indicate a 20 foot wide drainage easement within these two properties. This area cannot be filled in. A permit determination application will need to be submitted to SRWMD to verify the project is in conformance with the previously permitted master system.

School Board: Reviewed by:  **Date:** 11/3/2025
Signed by:
Keith Hatchur
02A0B9FE190C42E...

Project Parcel Numbers are incorrect in the application.

County Engineer: Reviewed by:  **Date:** 12/1/2025
DocuSigned by:
Chad Williams
35A47263EA87416...

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations

County Planner: Reviewed by: _____ **Date:** _____



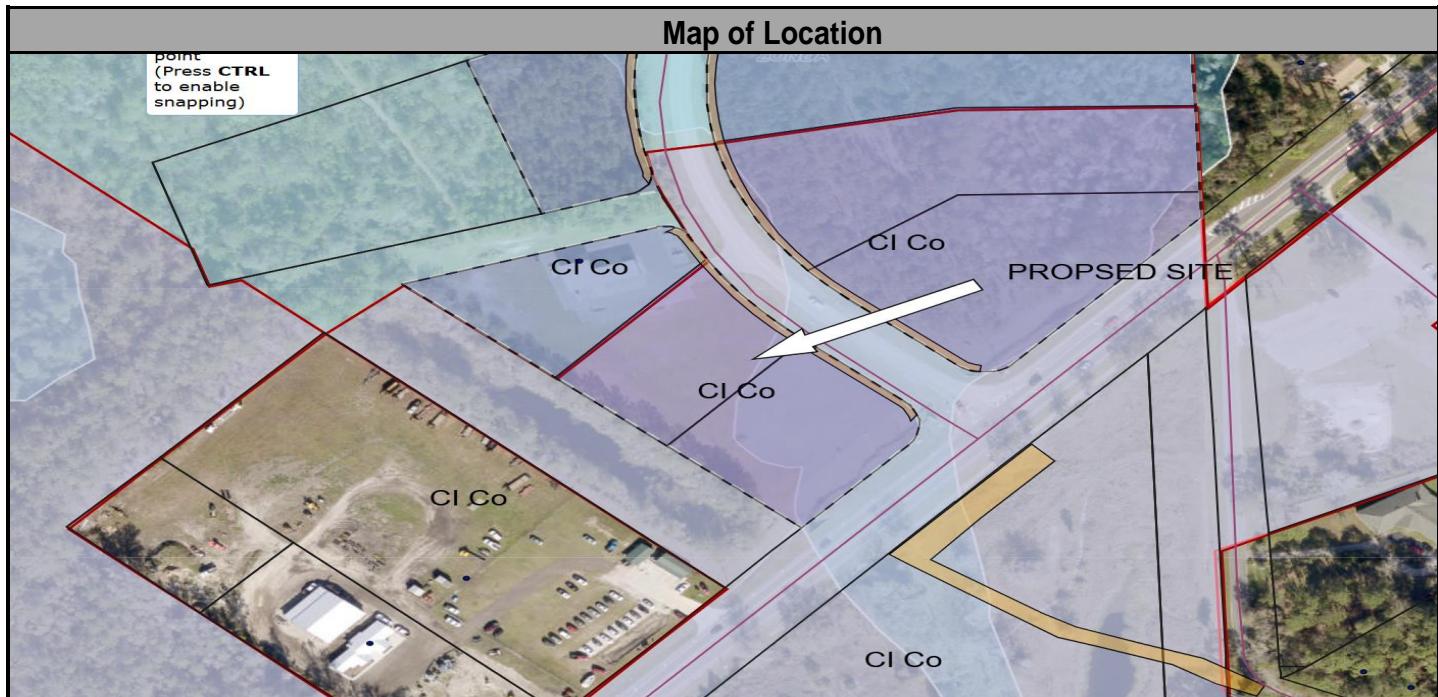
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Lake City Auto Source Site Plan Review SPR 25-12
Applicant	Carol Chadwick, PE, agent
Owner	Chad Strait
Requested Action	<ul style="list-style-type: none">Review a site plan for a new construction auto retailer.
Hearing Date	01-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 1.93 Acres
Location	TBD, Lake City, FL
Parcel Number	02-4S-16-02714-104 and 105
Future Land Use	Commercial County
Proposed Future Land Use	Commercial County
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive County
Flood Zone-BFE	Flood Zone X and Flood Zone A, Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial County	CI Co	Car Wash	
E	Commercial County	CI Co	Vacant	
S	Commercial County	CI Co	Vacant	
W	Commercial County	CI Co	Auto Retail and Equipment Rental	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.14.6.1	1.93
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.14.7.1 Front 20 Side 0 Rear 15	Meets required setbacks.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.14.7	No wetland
Max height of signs.	35-foot/ 4.2.20.7.3	NA
Max square footage of signs.	1.5 times lot frontage/ 4.2.22.7.8	NA
Lot coverage of all buildings.	1.0/ 4.14.9	6.4 % coverage.
Minimum landscape requirements.	30 foot if abutting a residential district or none if not/ 4.15.10	Meets requirements.
Minimum number of parking spaces.	5 spaces/ 4.14.11	7 spaces
Minimum number of ADA parking spaces.	1 space	1 space
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



Map of Location



Flood and Wetland Map

National Flood Hazard Layer FIRMette



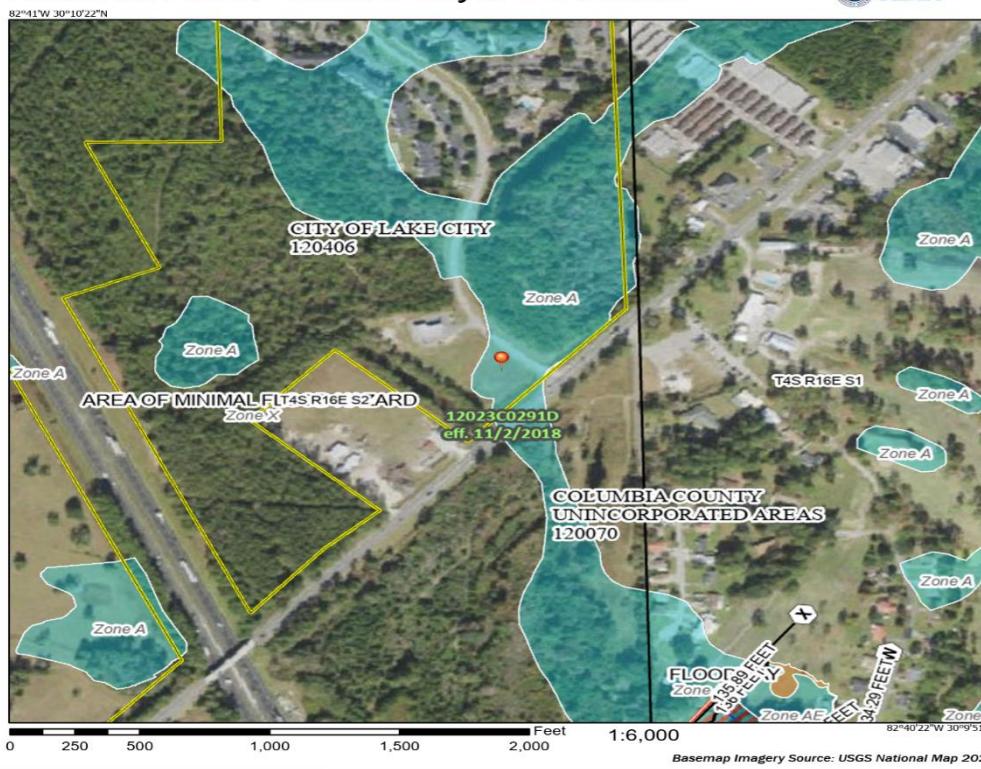
Legend

SEE FIR REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
SPECIAL FLOOD HAZARD AREAS	 Zone X - AAPP With BFE or Depth Zone AC, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS	 Future Conditions 3% Annual Chance Flood Hazard, Zone X Area with Flood Risk due to Levee, See Notes, Zone X Area with Flood Risk due to Levee, Zone D
GENERAL STRUCTURES	 Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
OTHER FEATURES	 20.2 Cross Section with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	 Digital Data Available No Digital Data Available Unmapped

This map complies with FEMA's standards for the use of digital map products if it is not void as described below. The basemap shall be compiled with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFH web services provided by FEMA. This map was exported on 12/23/2022 at 4:36 PM and does not reflect changes made to the map subsequent to this date and time. The NFH and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Summary of Staff Analysis

Parking

Applicant is required to have 5 parking spaces and is proposing 7 parking spaces.

Setbacks

The Commercial Intensive zoning district requires the following setbacks, front- 20 feet, side- none, unless providing a side yard, then 10 feet, and rear- 15 feet. This property is contiguous to roadway on two sides; these sides will require a 20 feet setback. This needs to be noted on the site plan.

Signage

There is no proposed signage for this site plan.

Landscaping

The property is surrounded on all sides by commercial uses; therefore, no landscape buffer is required.

Land Use

The property is surrounded on all sides by commercial uses.

Lot Coverage of All Building

The Commercial Intensive zoning district has a maximum floor area ratio of 1.0. The proposed site plan shows that the lot coverage of all buildings will be 6.47%.

Wetland and Flood Zone

There are no known wetlands for this site, per Suwannee River Water Management Flood Mapping. The site is in flood zone X and A, per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

v. **SPR 26-01**, an application by Carol Chadwick, PE as agent for Lake Shore Hospital, for a Site Plan Review for medical clinic facility, Palms Medical, in a Residential Office zoning district and located on parcels 12113-000 and 12112-001 which is regulated by the Land Development Regulations Section 4.13.



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

FOR PLANNING USE ONLY
Application # _____
Application Fee \$200.00
Receipt No. _____
Filing Date _____
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name:PALMS MEDICAL GROUP
2. Address of Subject Property:422 NE LAKE SHORE TERRACE, LAKE CITY, FL
3. Parcel ID Number(s):00-00-00-12113-000 & 00-00-00-12112-001
4. Future Land Use Map Designation:RESIDENTIAL - MEDIUM
5. Zoning Designation:RO
6. Acreage:0.95
7. Existing Use of Property:EXISTING VACANT MEDICAL OFFICE BUILDING
8. Proposed use of Property:MEDICAL OFFICE BUILDING
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 _____
 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: (307) 680.1772 Fax: (____) Email: ccpewyo@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):LAKE SHORE HOSPITAL
Mailing Address:1259 NE FRANKLIN STREET
City:LAKE CITY State:FL Zip:32055
Telephone: (____) Fax: (____) Email: _____

4. Mortgage or Lender Information: Yes No

Name of Mortgage or Lender: _____
Contact Name: _____ Telephone Number: _____
E-Mail Address: _____

If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.

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: NA
2. Has a previous application been made on all or part of the subject property? Yes No
3. 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. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

6. **Concurrency Impact Analysis:** Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. **Comprehensive Plan Consistency Analysis:** An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

8. **Legal Description with Tax Parcel Number** (In Word Format).

9. **Proof of Ownership** (i.e. deed).

10. **Agent Authorization Form** (signed and notarized).

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector's
City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ◆ (386) 719-5750

Office).

12. **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
13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, The notification letters, and the envelopes to the proponent.

ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE

NOTICE TO APPLICANT

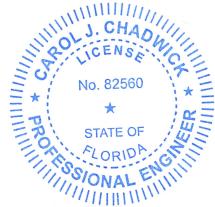
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in 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 eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Date

Applicant/Agent Name (Type or Print)

Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018
D463B4E7500032FEE,
cn=Carol Chadwick
Date: 2025.12.10 19:58:56
-05'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

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

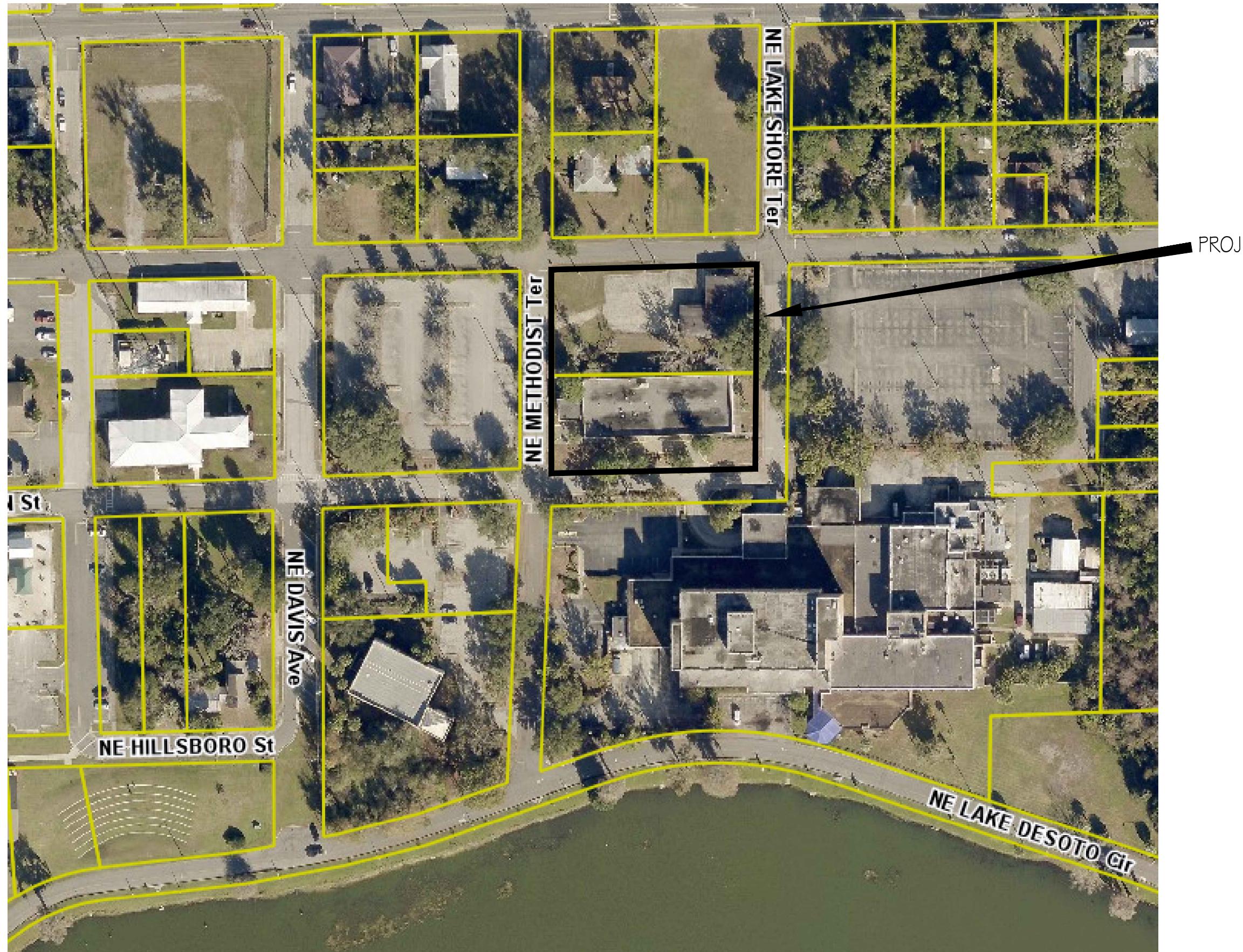
(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally, Known _____ OR Produced Identification _____ OR verified on-line virtually _____
Type of Identification Produced

SITE PLAN
PALMS MEDICAL GROUP
SECTION 02, TOWNSHIP 04 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



DEVELOPMENT INFORMATION			
RENOVATION OF EXISTING BUILDING FOR MEDICAL CLINIC WITH NEW PARKING			
PARCEL NUMBERS	00-00-00-12113-000 \$ 00-00-00-12112-001		
ZONING	RO		
LAND USE	RESIDENTIAL - MEDIUM		
ADDRESS	422 NE LAKE SHORE TERRACE, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	41303	0.95	100
ON-SITE DISTURBANCE AREA	22500	0.52	54.48
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	22500	0.52	54.48
IMPERVIOUS AREA			
BUILDINGS PREVIOUSLY REMOVED	-2791	-0.06	-6.76
PAVEMENT/CONCRETE PREVIOUSLY REMOVED	-5725	-0.13	-13.86
EXISTING BUILDING TO REMAIN	8637	0.20	20.91
EXISTING PAVEMENT TO REMAIN	804	0.02	1.95
EXISTING CONCRETE TO REMAIN	2987	0.07	7.23
EXISTING PAVEMENT/CONCRETE TBR	-2063	-0.05	-4.99
PROPOSED PAVEMENT	12591	0.29	30.48
PROPOSED CONCRETE	1840	0.04	4.45
TOTAL IMPERVIOUS AREA	16280	0.37	39.42
LANDSCAPING			
REQUIRED	<p>PER SECTION 4.2.15.10, LAKE CITY L.D.R. LANDSCAPING: 10% OF OFF-STREET PARKING (12591 SF) 1 TREE PER 200 SF OF LANDSCAPING 1259 S.F. LANDSCAPING & 6 TREES</p>		
PROPOSED AREA	11127 S.F. & 4 TREES		
PARKING			
REQUIRED SPACES	<p>PER SECTION 4.2.15.16, LAKE CITY L.D.R. 1 PARKING SPACE EACH EMPLOYEE & 2 SPACES PER EXAM ROOM 14 EXAM ROOMS = 28 SPACES</p>		
PROPOSED SPACES	28 INCLUDING 7 HANDICAP SPACE EMPLOYEES SHALL PARK IN THE LOT DIRECTLY WEST OF THIS SITE		



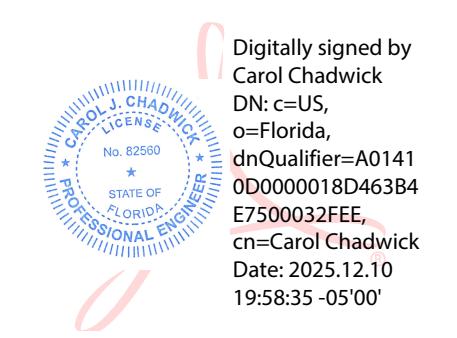
OWNER:
LAKE SHORE HOSPITAL AUTHORITY
259 NE FRANKLIN STREET
LAKE CITY, FL

PROJECT MANAGER:
PALMS MEDICAL GROUP
CONTACT: JIM MILLER
352.275.1407
jmiller@palmsmg.org

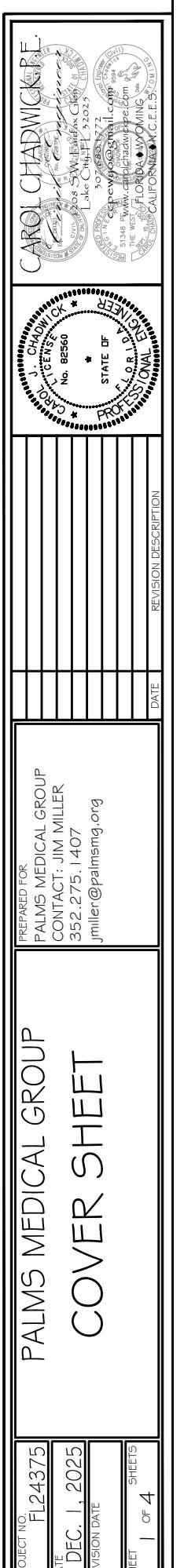
CIVIL ENGINEER:
CAROL CHADWICK, P.E.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.690.1772
ccpewyo@gmail.com

SURVEYOR:
BRITT SURVEYING & MAPPING, LLC
1438 SW MAIN BOULEVARD
LAKE CITY, FL 32025
386.752.7163
lsbritt@msn.com

SHEET INDEX
1 COVER SHEET
2 NOTES, LEGEND & DETAILS
3 DEMOLITION PLAN
4 SITE PLAN



ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560



EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

— SA —	SANITARY SEWER MAIN	○	ROOF DRAIN	SW	STORM SEWER MANHOLE
— SS —	SANITARY SEWER SERVICE	○ BM	BENCHMARK	SW	GRATED STORM INLET
— F —	FORCE SEWER MAIN	★	REFERENCE MONUMENT	SW	STORM INLET
— W — W —	WATER MAIN	CA	CABLE TV RISER	SA	SANITARY SEWER MANHOLE
— WS —	WATER SERVICE	T	TELEPHONE RISER	○	CLEAN OUT
— SW —	STORM SEWER	W	WATER METER PIT	SW	OVERHEAD POWER
— SWALE/FLOWLINE —	SWALE/FLOWLINE	○	FIRE HYDRANT	OP	UNDERGROUND POWER
— C —	CULVERT	×	GATE VALVE	UP	GAS LINE
— OP —	OVERHEAD POWER	○	STREET LIGHT	GAS	PHONE LINE
— UP —	UNDERGROUND POWER	○	GUY WIRE ANCHOR	T	FIBER OPTIC
— GAS —	GAS LINE	○	POWER POLE	FO	CABLE TV
— FO —	PHONE LINE	○	GAS MARKER	CA	PROPERTY LINE
— CA —	CABLE TV	○	ELECTRIC MARKER	9	STRIPING
— P —	PROPERTY LINE	○	TRANSFORMER SINGLE PHASE		BUILDING SETBACK LINE
— R.O.W. —	R.O.W.	○	TRANSFORMER 3 PHASE		EASEMENT LINE
— B —	BOREHOLE	○	ELECTRICAL VAULT		STRUCTURE
— M — W —	MONITORING WELL	○	ELECTRICAL METER		EXISTING CONCRETE
— T —	TRAFFIC SIGNAL	○	FIBER OPTIC PEDISTAL		CONCRETE TBR
— S —	STRUCTURE	○	FIBER OPTIC VAULT		SPRINKLER HEAD
— E —	EXISTING CONCRETE	○	SPRINKLER HEAD		IRRIGATION CONTROL
— A —	EXISTING ASPHALT	○	IRRIGATION CONTROL		PROPOSED STRUCTURE
		○			PROPOSED CONCRETE
		○			PROPOSED ASPHALT
		○			PROPOSED GRAVEL SURFACE
		○			GRASS

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

— SA —	SANITARY SEWER MAIN	○	CABLE TV RISER	SW	STORM SEWER MANHOLE
— SS —	SANITARY SEWER SERVICE	○ BM	TELEPHONE RISER	SW	GRATED STORM INLET
— F —	FORCE SEWER MAIN	★	WATER METER PIT	W	STORM INLET
— W —	WATER MAIN	○	FIRE HYDRANT	○	FIRE HYDRANT
— WS —	WATER SERVICE	○	GATE VALVE	○	CLEAN OUT
— SW —	STORM SEWER	○	OVERHEAD POWER	○	OVERHEAD POWER
— SWALE/FLOWLINE —	SWALE/FLOWLINE	○	UNDERGROUND POWER	○	UNDERGROUND POWER
— C —	CULVERT	○	GAS VALVE	○	GAS VALVE
— OP —	OVERHEAD POWER	○	STREET LIGHT	○	STREET LIGHT
— UP —	UNDERGROUND POWER	○	GUY WIRE ANCHOR	○	GUY WIRE ANCHOR
— GAS —	GAS LINE	○	POWER POLE	○	POWER POLE
— FO —	PHONE LINE	○	TRANSFORMER SINGLE PHASE	○	TRANSFORMER 3 PHASE
— CA —	CABLE TV	○	ELECTRICAL VAULT	○	ELECTRICAL METER
— P —	PROPERTY LINE	○	FIBER OPTIC PEDISTAL	○	FIBER OPTIC VAULT
— R.O.W. —	R.O.W.	○	SPRINKLER HEAD	○	SPRINKLER HEAD
— B —	BOREHOLE	○	IRRIGATION CONTROL	○	IRRIGATION CONTROL
— M — W —	MONITORING WELL	○	CONIFEROUS TREE	○	CONIFEROUS TREE
— T —	TRAFFIC SIGNAL	○	DECIDUOUS TREE	○	DECIDUOUS TREE
— S —	STRUCTURE	○	BUSH	○	BUSH
— E —	EXISTING CONCRETE	○	TRANSFORMER SINGLE PHASE	○	TRANSFORMER 3 PHASE
— A —	EXISTING ASPHALT	○	TRANSFORMER 3 PHASE	○	ELECTRICAL VAULT
		○	ELECTRICAL METER	○	FIBER OPTIC PEDISTAL
		○	FIBER OPTIC VAULT	○	SPRINKLER HEAD
		○	SPRINKLER HEAD	○	IRRIGATION CONTROL
		○	IRRIGATION CONTROL	○	CONIFEROUS TREE
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		○		○	TRANSFORMER SINGLE PHASE
		○		○	TRANSFORMER 3 PHASE
		○		○	ELECTRICAL VAULT

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 10, 2025

re: Palms Medical Group Stormwater Management Memo

Per the Site Plan, 9064 s.f. impervious surfacing constructed in 1952 and 1981 was removed. Existing impervious to remain is 12428 s.f. Total existing impervious surfacing was 20944 s.f. New impervious surfacing to be installed as part of this site plan is 14431 s.f. Total impervious surfacing on the site shall be 17795 s.f. The total impervious surfacing installed prior to 1986 and the proposed impervious surfacing is less than previously existing. No stormwater management is required per SRWMD regulations.

The runoff from this site has historically drained directly to Lake DeSoto. A pond for water quality treatment is proposed to treat the runoff from the site to prevent pollutants and sediments from entering DeSoto Lake.

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,

Carol Chadwick, P.E.



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.12.10
19:57:18 -05'00'

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL24375

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 10, 2025

re: Palms Medical Group Fire Flow Report

ISO: $NFF = (C)(O)[1 + (X + P)] = 1500 * 0.85[1 + (0+0)] = 1275 \rightarrow 1500 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: C=1000

(O) = Occupancy factor: C-2=0.85

(X + P) = Exposures and communication (openings) factor: O

$C = 18F\sqrt{A} = 18 * 0.8 * \sqrt{8637} = 1338 \rightarrow 1500$

Where:

F = the coefficient related to the construction type = 0.8

A = the effective building area = 8637 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 11/19/25, the water flow is 1597 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.12.10 19:57:05 -05'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24375

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 10, 2025

re: Palms Medical Group Mobility Plan

The site has existing sidewalks around the building connecting to the parking lot. An ADA sidewalk will be constructed at the southwest corner of the site to connect to the existing parking lot west of the building.

The site shall have seven ADA spaces. One ADA parking space shall accommodate vans.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.12.10
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This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24375

CAROL CHADWICK, P.E.

Civil Engineer

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Lake City, FL 32025

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ccpewyo@gmail.com

www.carolchadwickpe.com

December 10, 2025

re: Palms Medical Group Concurrency Impact Analysis

The subject property will be used as a medical office. The site utilizes the City of Lake City sewer and water systems. The building plans show 4 bathrooms.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 630
- 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: Commercial Generation Study, Palm Beach County 1993

Summary of analyses:

- Trip generation: 182 ADT & 45 Peak PM trips
- Potable Water: 485 gallons per day
- Potable Water: 485 gallons per day
- Solid Waste: 42 c.y. per month

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,
dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.12.10 19:56:40 -05'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24375

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
630	Clinic	21.14	5.18	8.60	181.80	44.55

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)
------------------------------	---	--------------------------------------	-------------------------

doctor office 10 & 15 250 & 15 485

* 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. (5 PROVIDERS & 10 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)
------------------------------	---	--------------------------------------	-------------------------

doctor office 10 & 15 250 & 15 485

* 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. (5 PROVIDERS & 10 EMPLOYEES)

Solid Waste Analysis

Use	Volume Pounds Per S.F. Per Month	S.F.	Total (c.y. per month)
Business	0.04	8637	42

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 10, 2025

re: Palms Medical Group Comprehensive Plan Consistency Analysis

The Palms Medical Group proposed site plan consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - 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 I.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 was previously a medical office and will be remodeled to accommodate a new medical office.

- Policy I.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 surrounding properties are currently zoned RO.

- Policy I.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 subject property will be used for a medical office.

- Policy I.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 reasonably expected to develop by the year 2026.

Consistency: The subject property will be used for a medical office.

- Policy I.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 the current zoning and land use and will not have any adverse environmental impacts on the existing land uses.

- Policy 1.1.5 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 zoning or land use change of the subject property.

- Policy 1.1.6 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
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE
cn=Carol Chadwick
Date: 2025.12.10
19:56:26 -05'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24375

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 7/25/2024

Parcel: <> 00-00-00-12113-000 (40689) >>

Owner & Property Info

Result: 1 of 0

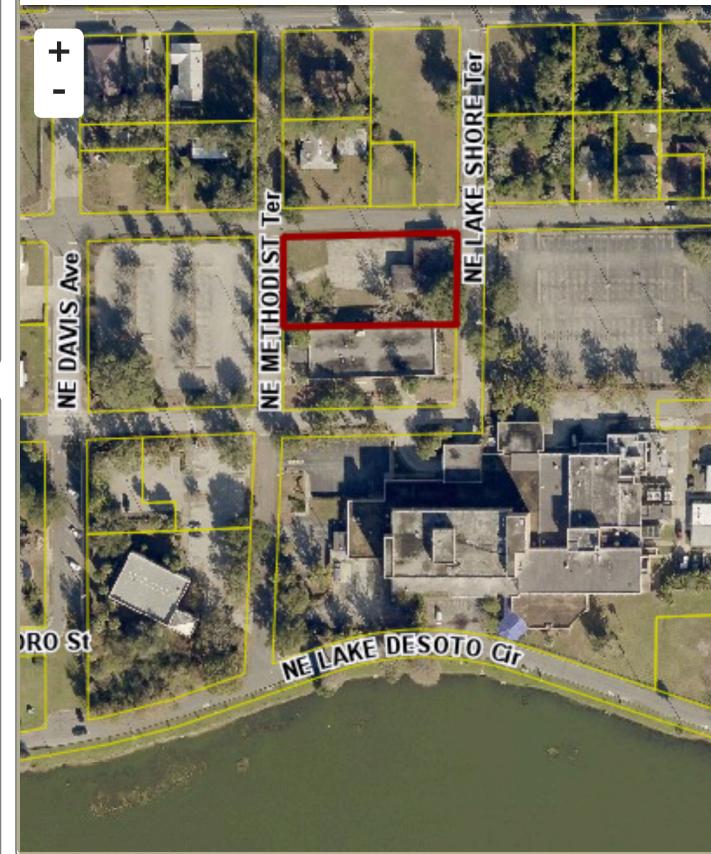
Owner	LAKE SHORE HOSPITAL AUTHORITY 259 NE FRANKLIN ST LAKE CITY, FL 32055		
Site	422 NE LAKE SHORE TER, LAKE CITY		
Description*	N DIV: N1/2 OF BLOCK 104. ORB 344-174, PROB# 93-229 CA, 779-510, 779-510, 782-2057, WD 1023-163 & 1197-1009 & 1197-1031,		
Area	0.506 AC	S/T/R	29-3S-17
Use Code**	PROFESS 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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$33,075	Mkt Land	\$33,075
Ag Land	\$0	Ag Land	\$0
Building	\$58,137	Building	\$59,751
XFOB	\$8,000	XFOB	\$8,000
Just	\$99,212	Just	\$100,826
Class	\$0	Class	\$0
Appraised	\$99,212	Appraised	\$100,826
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$99,212	Assessed	\$100,826
Exempt	20	Exempt	20
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/3/2004	\$240,100	1023 / 163	WD	I	U	06
11/23/1993	\$0	782 / 2057	WD	I	U	02 (Multi-Parcel Sale) - show
11/22/1993	\$35,000	782 / 2052	WD	I	U	10

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE MED (5200)	1952	2779	2791	\$59,751

*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC, PAVMT	0	\$8,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1910	MEDIC OFF (MKT)	22,050.000 SF (0.506 AC)	1.0000/1.0000 1.0000/1.5000000 /	\$2 /SF	\$33,075

Search Result: 1 of 0

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by: [GrizzlyLogic.com](#)

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 7/25/2024

Parcel: << 00-00-00-12112-001 (40688) >>

Owner & Property Info

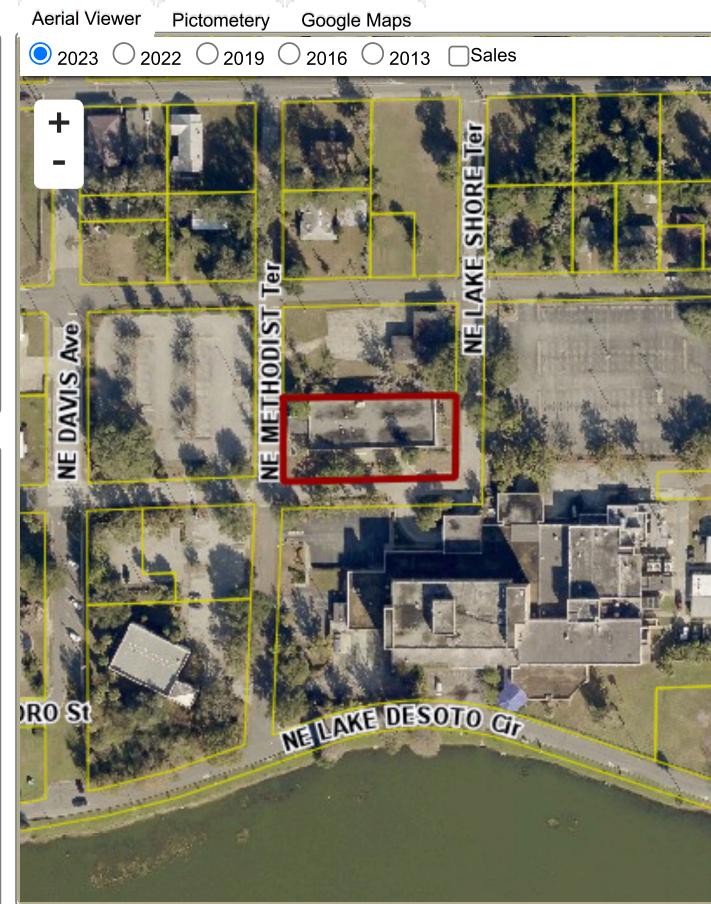
Owner	LAKE SHORE HOSPITAL AUTHORITY 259 NE FRANKLIN ST LAKE CITY, FL 32055		
Site	351 NE FRANKLIN ST, LAKE CITY		
Description*	N DIV: S1/2 OF BLOCK 104. ORB 458-684. (PHYSICIANS OFFICES & DIALYSIS CENTER) & ORB 1197-1009 & 1197-1031,		
Area	0.506 AC	S/T/R	29-3S-17
Use Code**	PROFESS SVC/BLD (1900)	Tax 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

2023 Certified Values		2024 Working Values	
Mkt Land	\$22,050	Mkt Land	\$22,050
Ag Land	\$0	Ag Land	\$0
Building	\$343,154	Building	\$352,710
XFOB	\$5,957	XFOB	\$5,957
Just	\$371,161	Just	\$380,717
Class	\$0	Class	\$0
Appraised	\$371,161	Appraised	\$380,717
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$371,161	Assessed	\$380,717
Exempt	20	Exempt	20
Total	county:\$0 city:\$0 other:\$0 school:\$0	Total	county:\$0 city:\$0 other:\$0 school:\$0
Taxable	\$371,161		\$380,717



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
N O N E						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE MED (5200)	1981	7774	9324	\$352,710

*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1993	\$4,607.00	3071.00	0 x 0
0260	PAVEMENT-ASPHALT	1993	\$1,350.00	1500.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1910	MEDIC OFF (MKT)	22,050.000 SF (0.506 AC)	1.0000/1.0000 1.0000//	\$1 /SF	\$22,050

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by: GrizzlyLogic.com

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

AGENT AUTHORIZATION FORM

I, DALE WILLIAMS, (owner name), owner of property parcel
EXEC. DIR., LAKE SHORE HOSPITAL AUTH. legal representative
number 00-00-00-12113-000 & 00-00-00-12112-001 (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. Carol Chadwick, PE	1. 
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.

Christy Wells
Owner Signature (Notarized)

Date 11/25/25

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Dale Williams,
personally appeared before me and is known by me or has produced identification
(type of I.D.) DL on this 25th day of November, 2025.

Christy Wells
NOTARY'S SIGNATURE

(Seal/Stamp)



CHRISTY WELLS
Notary Public
State of Florida
Comm# HH489451
Expires 2/5/2028

Tax Bill Detail

Payment Options

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Property Tax Account: R12112-001

LAKE SHORE HOSPITAL AUTHORITY

Year: 2025 **Bill Number:** **Owner:** LAKE SHORE
Tax District: 35451 **Hospital Authority**
1 **Property Type:** **Discount Period:** 4%
Real Estate

MAILING ADDRESS: LAKE SHORE
HOSPITAL
AUTHORITY
259 NE FRANKLIN ST
LAKE CITY FL 32055

PROPERTY ADDRESS: 351 FRANKLIN
LAKE CITY 32055

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

Bill 35451 -- No Amount Due
Pay All Bills
 Print Bill / Receipt
 Register for E-Billing
Property Appraiser

[Taxes](#) [Assessments](#) [Legal Description](#)

[Payment History](#)

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$0.00	\$0.00	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$0.00	\$0.00	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$0.00	\$0.00	\$0.00
LOCAL	3.1010	\$0.00	\$0.00	\$0.00
CAPITAL OUTLAY	1.5000	\$0.00	\$0.00	\$0.00
Subtotal	5.3490	\$0.00	\$0.00	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$0.00	\$0.00	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	18.3453	\$0.00	\$0.00	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$0.00	\$0.00	\$0.00
TOTAL	\$0.00	\$0.00	\$0.00

Tax Bill Detail

Payment Options

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Property Tax Account: R12113-000

LAKE SHORE HOSPITAL AUTHORITY

Year: 2025 **Bill Number:** **Owner:** LAKE SHORE
Tax District: 35452 **Hospital Authority**
1 **Property Type:** **Discount Period:** 4%
Real Estate

MAILING ADDRESS: LAKE SHORE
HOSPITAL
AUTHORITY
259 NE FRANKLIN ST
LAKE CITY FL 32055

PROPERTY ADDRESS: 422 LAKE SHORE
LAKE CITY 32055

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

Bill 35452 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

[Taxes](#) [Assessments](#) [Legal Description](#)

[Payment History](#)

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$0.00	\$0.00	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$0.00	\$0.00	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$0.00	\$0.00	\$0.00
LOCAL	3.1010	\$0.00	\$0.00	\$0.00
CAPITAL OUTLAY	1.5000	\$0.00	\$0.00	\$0.00
Subtotal	5.3490	\$0.00	\$0.00	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$0.00	\$0.00	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	18.3453	\$0.00	\$0.00	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$0.00	\$0.00	\$0.00
TOTAL	\$0.00	\$0.00	\$0.00



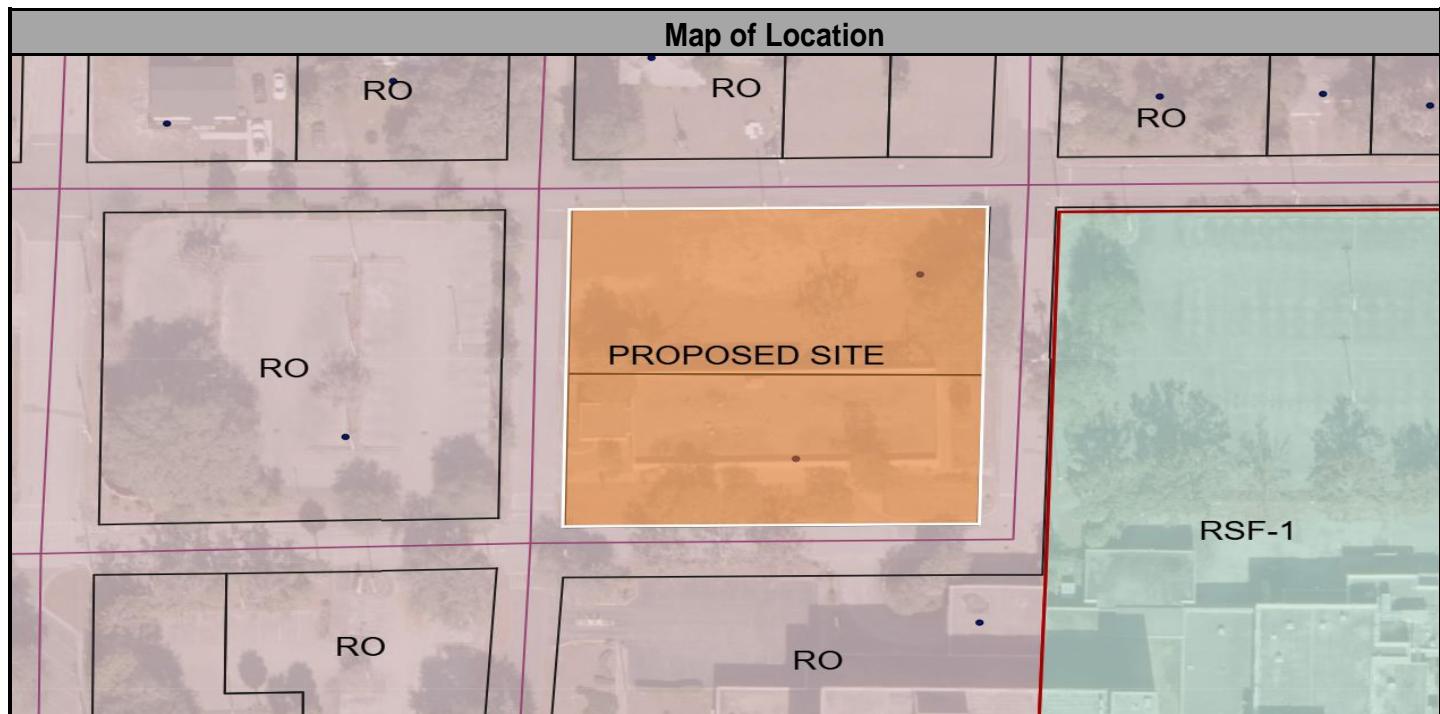
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Palms Medical Group Site Plan Review SPR 26-01
Applicant	Carol Chadwick, PE, agent
Owner	Lake Shore Hospital Authority
Requested Action	<ul style="list-style-type: none">Review a site plan for a medical clinic.
Hearing Date	01-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

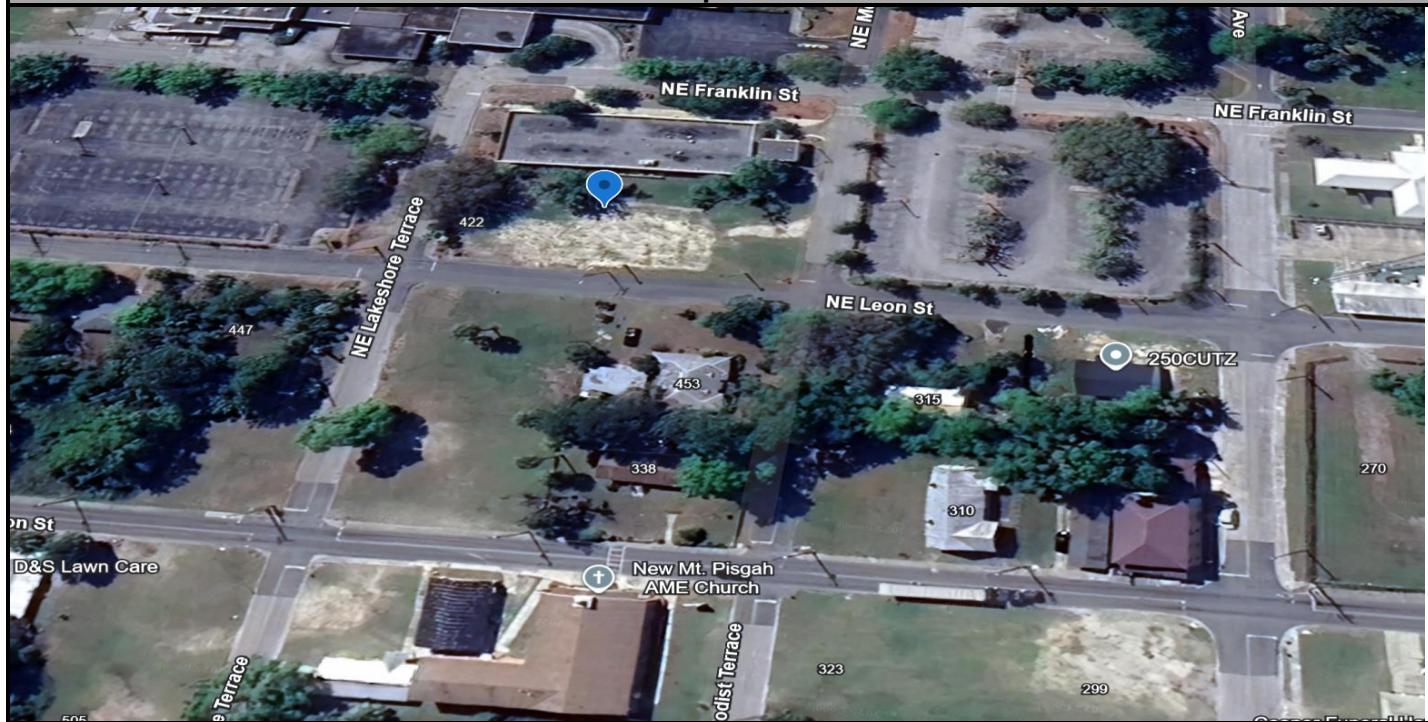
Subject Property Information		
Size	+/- 0.95 Acres	
Location	422 NE Lake Shore Terrace, Lake City, FL	
Parcel Number	12113-000 and 12112-001	
Future Land Use	Residential Medium	
Proposed Future Land Use	Residential Medium	
Current Zoning District	Residential Office	
Proposed Zoning	Residential Office	
Flood Zone-BFE	Flood Zone X	Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RO	Residential	
E	Public	RSF-1	Medical	
S	Public	RO	Medical	
W	Residential Medium	RO	Parking Lot	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ art. 4.10.6.4	0.95 ac
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.10.7.4 Front 30' Side 20' Rear 20'	Meets standards.
Are any structure within 35 feet of a wetland?	35-foot buffer/ art. 4.10.7	No wetland
Max height of signs.	18-foot/ 4.2.20.7.3	NA
Max square footage of signs.	1.5 times lot frontage/ art. 4.2.22.7.8	NA
Lot coverage of all buildings.	35%/ art. 4.10.9	18.96 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ art. 4.10.10	Meets requirements.
Minimum number of parking spaces.	28 spaces plus 1 space for each emp./ art. 4.2.15.16	28 spaces
Minimum number of ADA parking spaces.	2 spaces	7 space
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

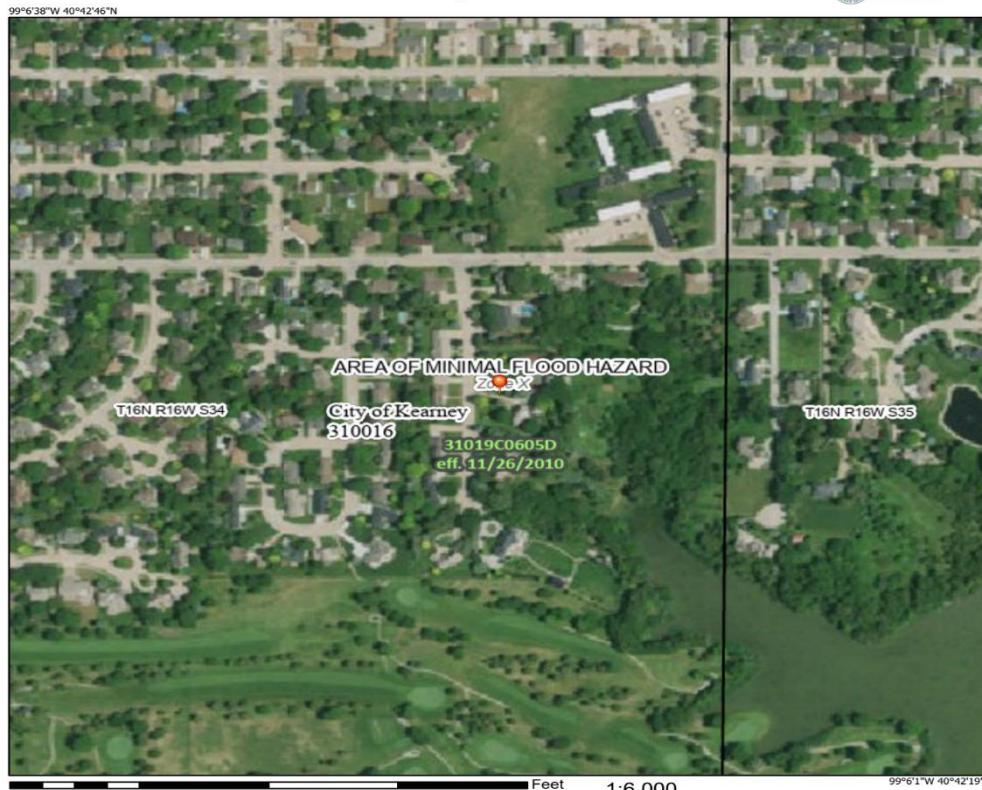
National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	
OTHER AREAS OF FLOOD HAZARD	
OTHER AREAS	
GENERAL STRUCTURES	
OTHER FEATURES	
MAP PANELS	



This pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the annual National Flood Insurance Services (NFIS) data. This map was exported on 12/23/2022 at 4:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Summary of Staff Analysis

Parking

Applicant has stated that the employees will park in the parking lot next- door. The lot is owned by Columbia County. The applicant stated on their application that they will have fourteen exam rooms, ten employees, and five professionals. They will need forty-three (43) parking spaces to meet the City parking standards. We will need a floor plan to confirm the number of exam rooms.

If the applicant is using the parking lot next-door then the applicant will need to provide a written agreement showing, they have permission to use the parking lot next door.

Setbacks

The Residential Office zoning district requires the following setbacks, front- 30 feet, side and rear 20 feet. This property is surrounded on all sides by a road; therefore, all sides will be considered a front yard and will require a 30 feet setback. This needs to be noted on the site plan.

Signage

There is no proposed signage for this site plan.

Landscaping

The site has residential use to the north and will require a ten (10) foot landscape buffer.

Land Use

The property is surrounded on the west, south and north by Residential Office zoning and on the east by Residential Single-Family 1 zoning. The property to the east and south is currently used by Lake Shore Hospital Authority and currently does not have a tenant. The property to the north is used for residential. The property to the west is used as parking.

Lot Coverage of All Building

The Residential Office zoning district requires maximum lot coverage of 35%. The proposed site plan shows that the lot coverage of all buildings will be 18%.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.



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: 12/11/2025

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

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

Project Number: SPR 26-01

Project Name: Palms Medical Group

Project Address: 422 NE Lake Shore Terrace

Project Parcel Number: 12113-000 and 12112-001

Owner Name: Lake Shore Hospital Authority

Owner Address: 259 NE Franklin St. Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

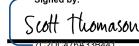
Owner Agent Name: Carol Chadwick, PE

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

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@lcfla.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

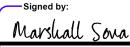
Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by:  Signed by: Scott Thomason
C2DC476A33B441... **Date:** 12/22/2025

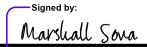
A demolition permit will be required, along with an asbestos report, prior to demolition of any buildings.

Planning and Zoning: Reviewed by:  Docusigned by: Robert Angelo
F0D1ED33B98E4BE... **Date:** 1/5/2026

-The proposed use, medical clinic, is a permitted use per section 4.10.2 of the City of Lake City Regulations.
-If the applicant is planning on using a neighboring parcel for parking, then a written agreement must be recording. This must be approved by the Board of Adjustments.
-There is no mention of signage on the plan. Signage will need to be permitted and reviewed by zoning.

Business License: Reviewed by:  Signed by: Marshall Sova
E8B18D144D974CD... **Date:** 12/12/2025

Will require a business tax receipt.

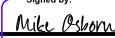
Code Enforcement: Reviewed by:  Signed by: Marshall Sova
E8B18D144D974CD... **Date:** 12/12/2025

No liens, codes or violations on the property.

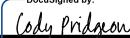
Permitting: Reviewed by:  Signed by: Lucy Stockstill
0549153A5E144C0... **Date:** 12/22/2025

No comments at this time.

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

Water Department: Reviewed by:  **Date:** 12/18/2025

No comments at this time

Sewer Department: Reviewed by:  **Date:** 12/18/2025

None at this time

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

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

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

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ Date: _____

Fire Department: Reviewed by: _____ Date: 12/15/2025

They will need a fire and life safety inspection before they open.

Police Department: Reviewed by: _____ Date: 12/12/2025

No concerns at this time

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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by:  **Signed by:** **Sara Person** **Date:** 12/15/2025

Signed by:
Sara Person
12/15/2025

A permit has not been obtained by SRWMD. A permit may be required if the total impervious area exceeds 9,000 sf. Owner should have pre-application meeting with SRWMD to verify if permit is required for this activity.

School Board: Reviewed by:  **Signed by:** **Robert Hartley** **Date:** 12/18/2025

Signed by:
Robert Hartley
12/18/2025

No concerns at this time.

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: _____ **Date:** _____