



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 _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: Dance Studio
2. Address of Subject Property: No address assigned
3. Parcel ID Number(s): 34-3S-16-02461-516
4. Future Land Use Map Designation: Residential - Moderate Density
5. Zoning Designation: Residential Office
6. Acreage: 0.46 AC
7. Existing Use of Property: Unimproved
8. Proposed use of Property: Dance Studio
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description):
1) 4.10.7 YARD REQUIREMENTS: FRONT YARD REQ. IS 30 FT. FRONT GIVEN IS 23 FT. (7 FT SHORT); REAR YARD REQ. IS 20 FT. REAR YARD GIVEN IS 15 FT (5 FT SHORT)
2) 4.2.15.2-2 OFFSTREET PARKING PAVEMENT OF 1" MINIMUM. DUE TO HIGH MATERIAL COST, APPLICANT REQUEST THE RIGHT TO UTILIZE GRASS PARKING UNTIL MATERIAL MARKET COST REDUCE. HANDICAP PARKING AND TURNOUT WILL BE PAVED PER PLANS.

B. APPLICANT INFORMATION

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

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Dalita Diaz de Arce
Mailing Address: 1446 SW Cougar Glen Apt. 102A
City: Lake City State: Florida Zip: 32025
Telephone: () Fax: () Email: dalita.dsdr@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CP _____
Rezoning Amendment: ☐ Yes _____ ☒ No _____
Rezoning Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☒ Yes _____ ☐ No _____
Variance Application No. unknown at time of application
Special Exception: ☒ Yes _____ ☐ No _____
Special Exception Application No. unknown at time of application

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
 - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - 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).

4. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

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

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

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

Twelve (12) copies of a site plan must accompany an application for a Variance.

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

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

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

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

Brian Pitman, P.E.

Applicant/Agent Name (Type or Print)

Brian Pitman

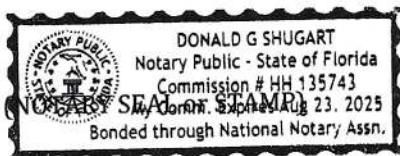
Applicant/Agent Signature

11/23/21

Date

STATE OF FLORIDA
COUNTY OF Columbia

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



Donald G Shugart

Signature of Notary

DONALD G SHUGART

Printed Name of Notary

Personally Known _____ OR Produced Identification ☒
Type of Identification Produced FLDL

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



PITMAN ENGINEERING

VARIANCE APPLICATION – SECTION D – DANCE STUDIO

1. Analysis of Section 11.3 of the Land Development Regulations
 - a. Lot is irregular in shape.
 - b. Lot is irregular in shape.
 - c. No special privilege is being given. Same variance(s) are allowed to be applied for by neighboring parcels.
 - d. Agreed.
 - e. Agreed.
 - f. Agreed.
 - g. Understood.



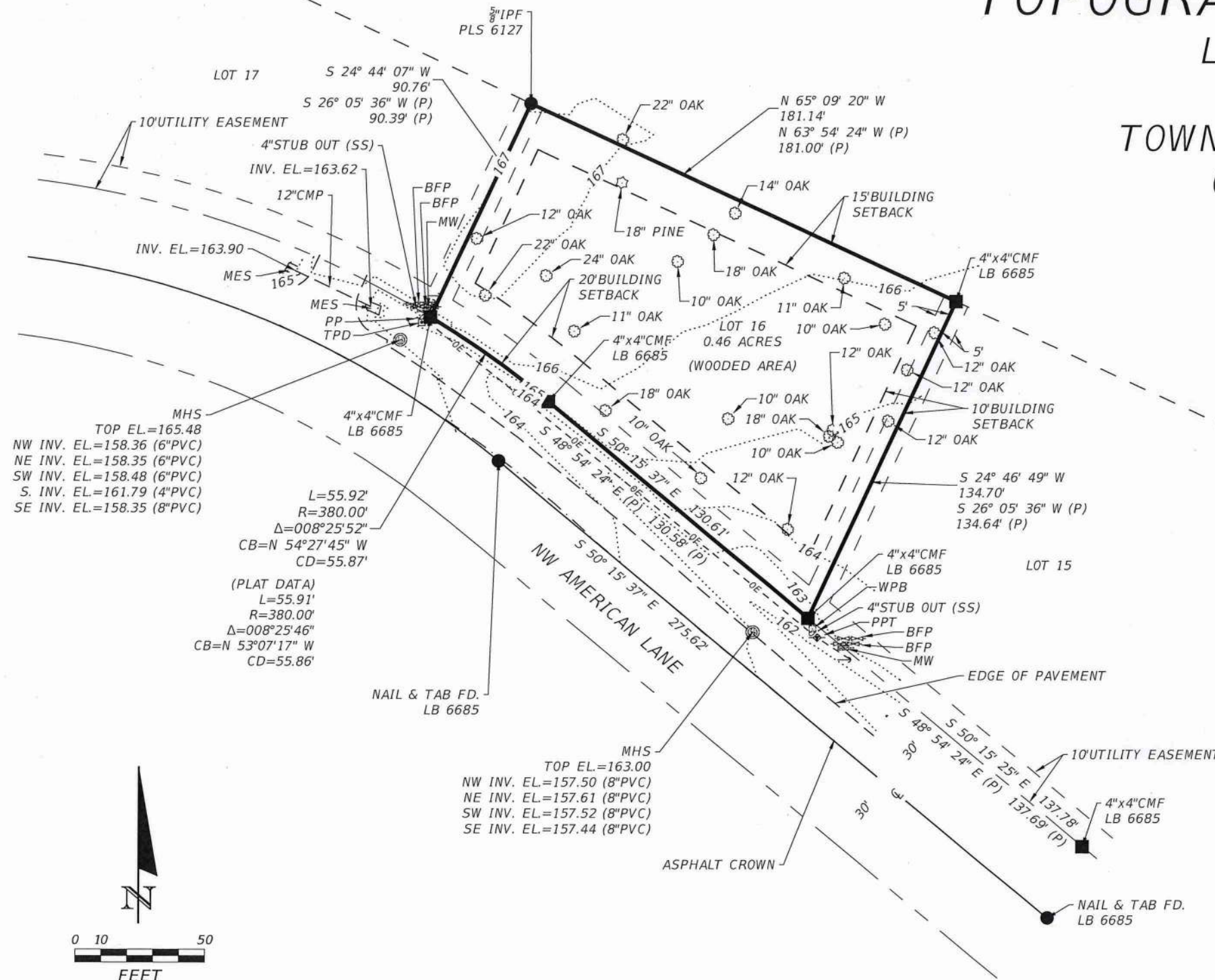
TOPOGRAPHY & BOUNDARY SURVEY

LOT 16, PLANTATION VILLAGE

IN SECTION 34

TOWNSHIP 3 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA



LEGEND

CMF=CONCRETE MONUMENT FOUND
OE=OVERHEAD ELECTRIC LINE
PLS=PROFESSIONAL LAND SURVEYOR
NE=NORTHEAST
NW=NORTHWEST
C=CENTER LINE
SW=SOUTHWEST
SE=SOUTHEAST
PP=POWER POLE
LB=LICENSED BUSINESS
TPD=TELEPHONE PEDESTAL
Δ=DELTA ANGLE, CENTRAL ANGLE
R=RADIUS OF CURVE
FD=FOUND
L=LENGTH OF CURVE
CB=CHORD BEARING
CD=CHORD DISTANCE
MES=MITERED END SECTION
CMP=CORRUGATED METAL PIPE
EL=ELEVATION
BM=BENCHMARK
WPB=WIRE PULL BOX
BFP=BACKFLOW PREVENTOR
SS=SANITARY SEWER
MW=METER, WATER
PPT=POWER POLE WITH TRANSFORMER
(P)=PLAT MEASUREMENT
INV.=INVERT
IPF=IRON PIPE FOUND

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on monumentation found in place, and prior survey and subdivision by Bailey, Bishop & Lane.
- 3.) Bearings based on State Plane Coordinates.
- 4.) Interior improvements shown were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: May 19, 2021.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0290C).

DESCRIPTION:

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

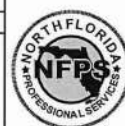


NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

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

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

JOB NO. L210518PIT
CA# 29011

PITMAN ENGINEERING

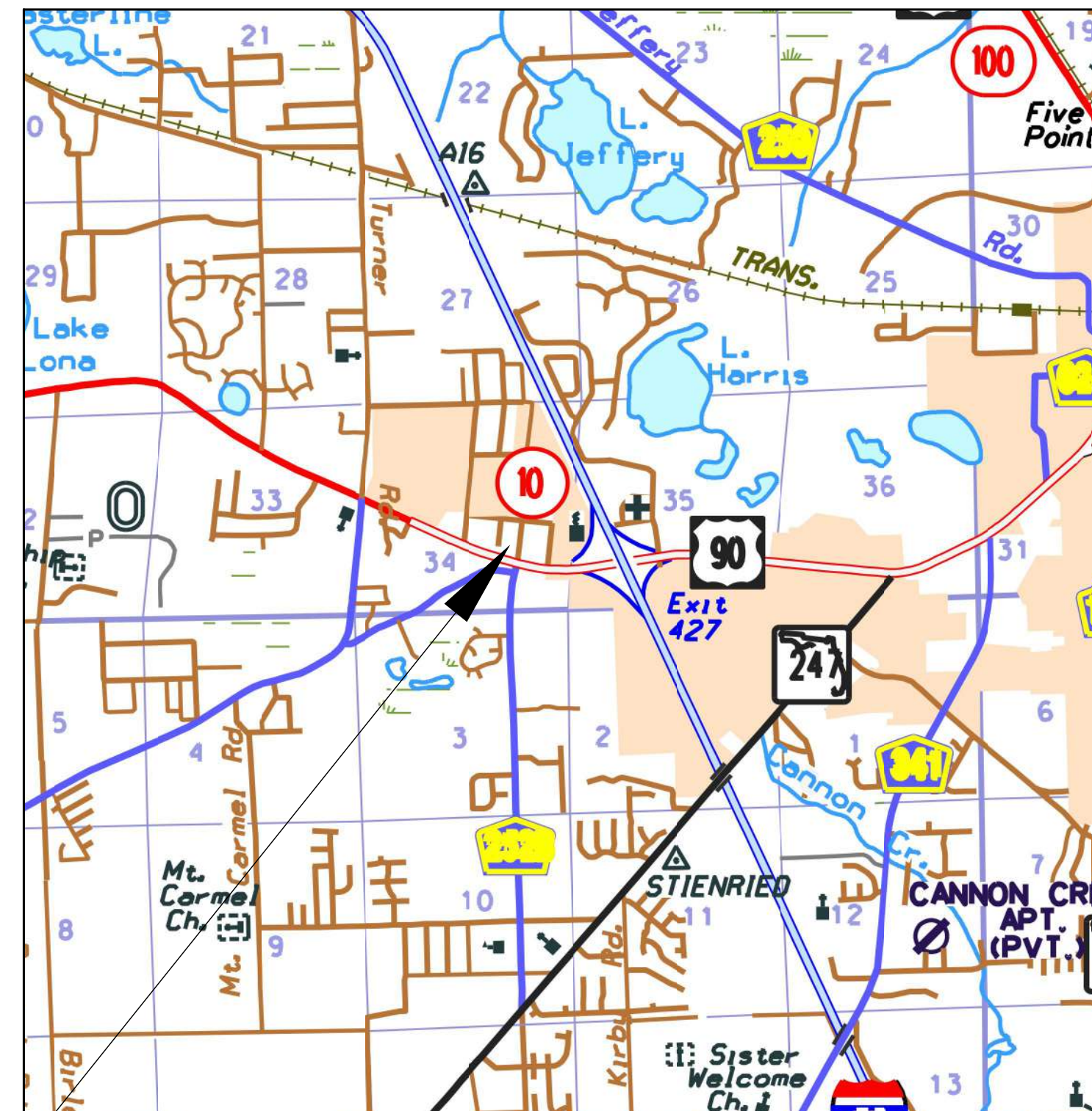
SHEET
NO.

1

DANCE STUDIO

PLANTATION VILLAGE SUBDIVISION

LAKE CITY, FLORIDA



PROJECT LOCATION

SHEET INDEX

CIVIL SHEETS

COVER SHEET
NOTES
DEMOLITION PLAN
SITE PLAN
GRADING PLAN
DETAILS

C1
C2
C3
C4
C5
C6-C7

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

CITY OF LAKE CITY PERMIT
NOT FOR CONSTRUCTION

ENGINEER OF RECORD:
BRIAN JAMES PITMAN, P.E.
PE LICENSE NUMBER: 87495
BPITMAN@PITMANENGINEERING.COM
(386) 965-5919

FIRM NAME AND CONTACT INFORMATION:
PITMAN ENGINEERING
206 S MARION AVE
LAKE CITY, FL 32024
(386) 965-5919
PITMANENGINEERING.COM
DPR REGISTRY #: 3013

PROJECT NAME AND SITE ADDRESS
DANCE STUDIO
PLANTATION VILLAGE SUBDIVISION
LAKE CITY, FLORIDA

SHEET NAME
COVER SHEET
DATE
06/21
PROJECT NUMBER
2021-10PEU
SHEET #
C1

GENERAL

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

PRIOR TO START OF CONSTRUCTION

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

SURVEY/EXISTING CONDITIONS NOTES

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

DURING CONSTRUCTION

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

EROSION CONTROL PLAN & NOTES

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

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

POST-CONSTRUCTION

1. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY WHICH INCLUDES HORIZONTAL AND VERTICAL DIMENSIONAL DATA SO THAT IMPROVEMENTS ARE LOCATED AND DELINEATED RELATIVE TO THE BOUNDARY. PROVIDE SUFFICIENT DETAILED DATA TO DETERMINE WHETHER THE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. A COPY OF THE AS-BUILT SURVEY (IN PAPER AND DIGITAL AUTOCAD FORMAT) MUST BE SUBMITTED TO THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) AND THE ENGINEER.

SHEET NAME

SHEET NAME
NOTES

DATE 05/01

2021-10PEU

PROJECT NAME AND SITE ADDRESS

DANCE STUDIO

PLANTATION VILLAGE SUBDIVISION

LAKE CITY, FLORIDA

FIRM NAME AND CONTACT INFORMATION:



PITMAN ENGINEERING
206 S MARION AVE

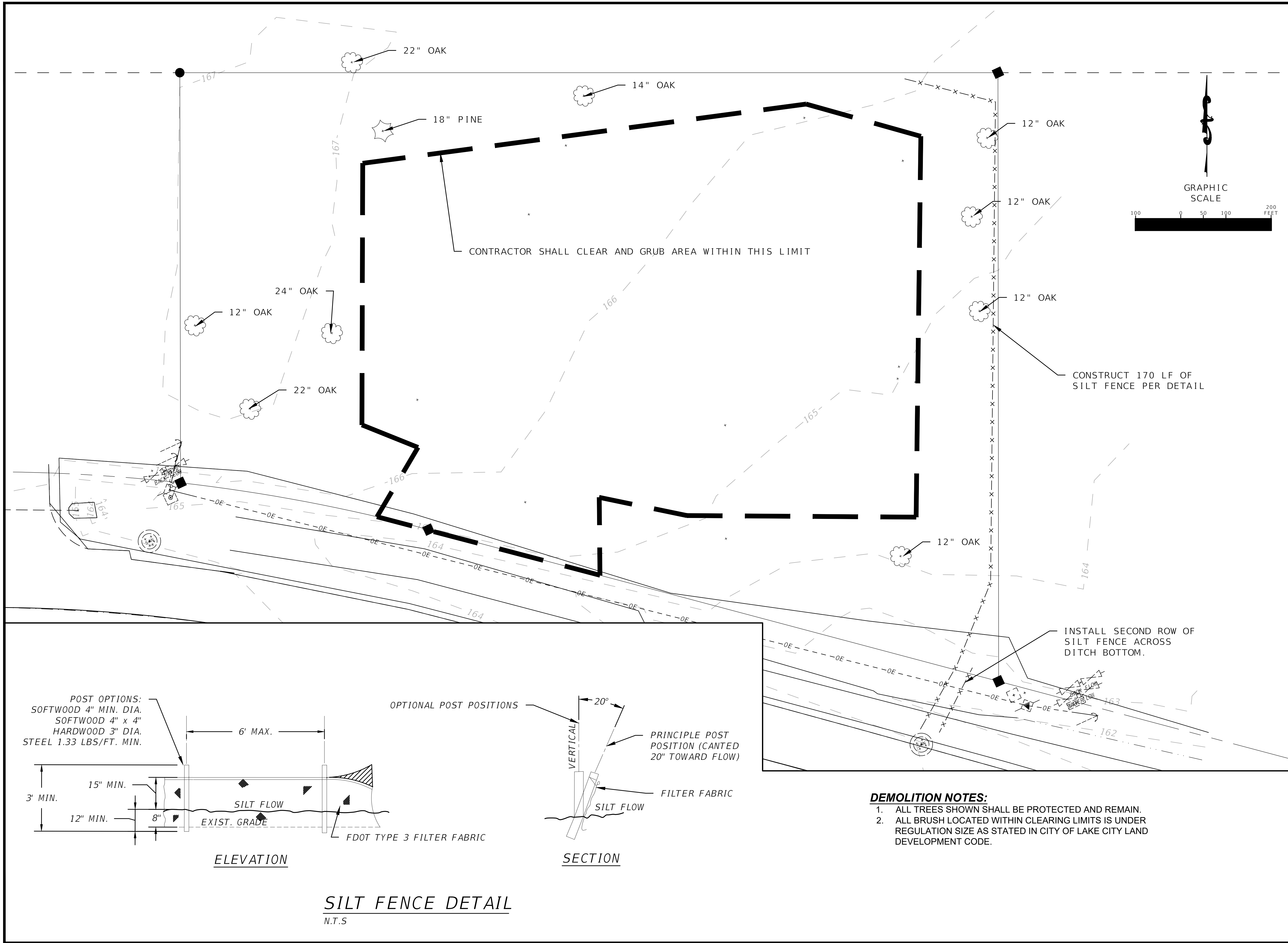
LAKE CITY, FL 32024
(386) 965-5919

DBPR REGISTRY #: 35013

ENGINEER OF RECORD:

BRIAN JAMES PITMAN, P.E.

PE LICENSE NUMBER: 8/495

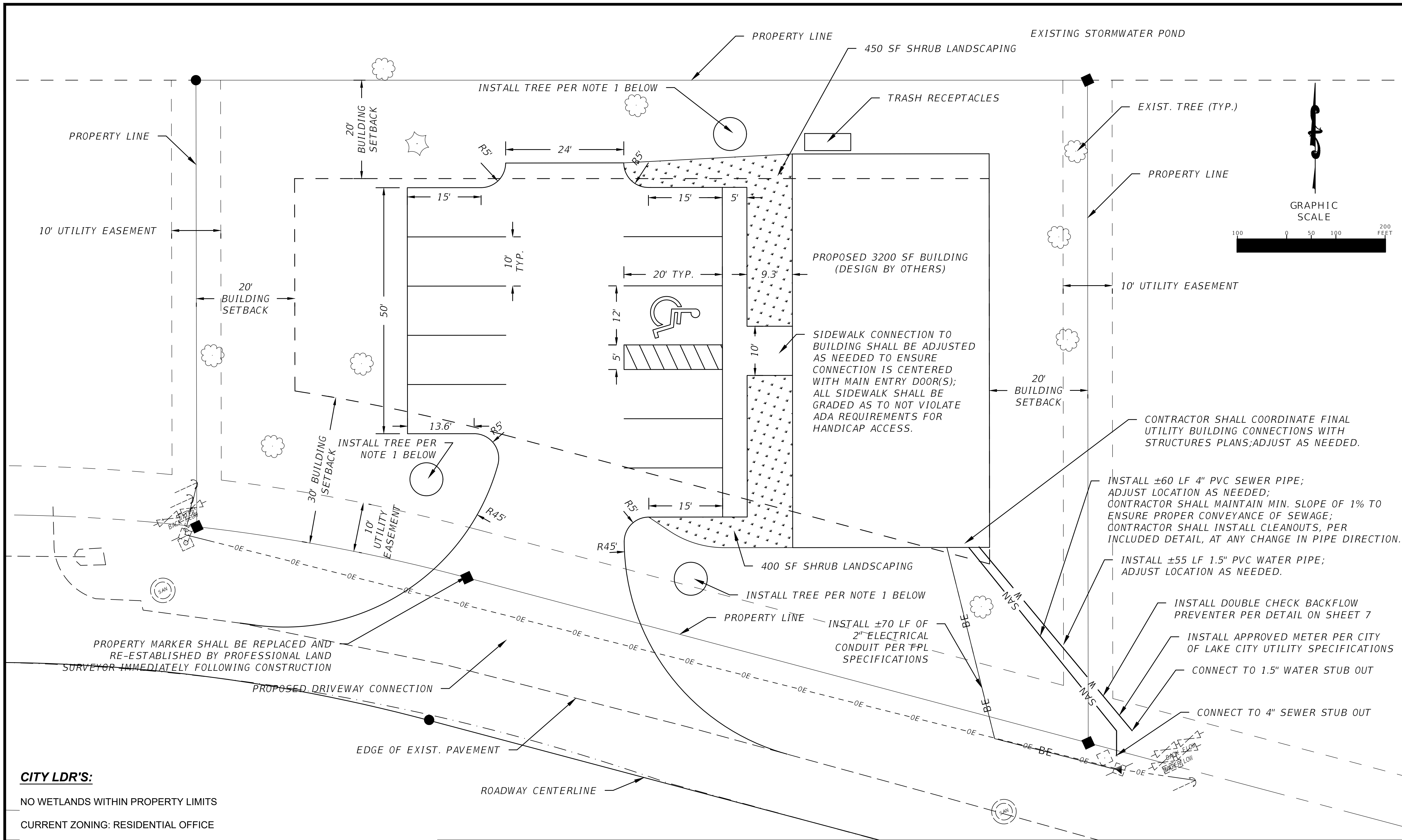


ENGINEER OF RECORD:
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PE LICENSE NUMBER: 87495
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FIRM NAME AND CONTACT INFORMATION:
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206 S MARION AVE
LAKE CITY, FL 32024
(386) 965-5919
BPITMAN@PITMANENGINEERING.COM
DPR REGISTRY #: 3013

PROJECT NAME AND SITE ADDRESS
DANCE STUDIO
PLANTATION VILLAGE SUBDIVISION
LAKE CITY, FLORIDA

SHEET NAME
DEMOLITION PLAN
DATE: 06/21
PROJECT NUMBER: 2021-10PEU
SHEET #
C3



CITY LDR'S:

NO WETLANDS WITHIN PROPERTY LIMITS

CURRENT ZONING: RESIDENTIAL OFFICE

TOTAL LOT SIZE: 0.46 AC
COLC LDR MAX BUILDING COVERAGE: 35%
MAX IMPERVIOUS LOT COVERAGE PER SRWMD PERMIT: 20%
PROPOSED LOT COVERAGE: 16%

OFF-STREET PARKING AREA: 5960 SF
LANDSCAPING REQUIREMENT : 5960 X 10% = 600 SF
TREE REQUIREMENT: 600/200 = 3 TREES

PARKING REQUIREMENT: 1 SPACE PER 350 SF OF FLOOR AREA = 3000/350 = 9 SPACES
PARKING SPACES PROVIDED: 9
HANDICAP SPACES REQUIRED: 1
HANDICAP SPACES PROVIDED: 1

LANDSCAPING NOTES:

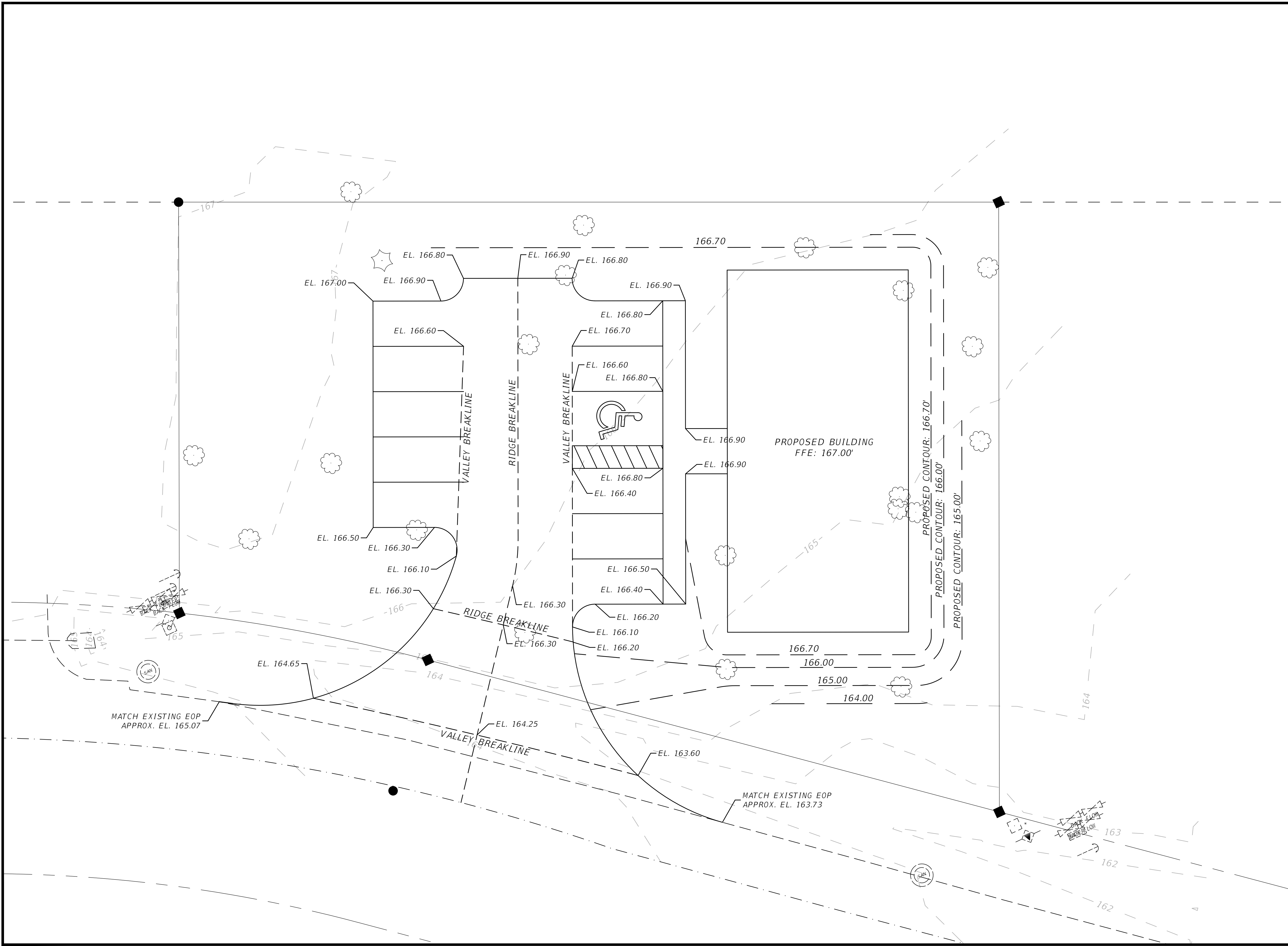
- TREES SHALL BE A MINIMUM OF FOUR (4) FEET OVERALL HEIGHT IMMEDIATELY AFTER PLANTING. TREES SHALL NOT BE PLANTED CLOSER THAN SIX (6) FEET TO ANY PUBLIC STREET OR OTHER PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR DIMENSIONS SHALL BE FIVE (5) FEET SQUARE AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE FOUR (4) INCH THICK CONCRETE REINFORCED WITH #6 ROAD MESH (6 X 6 X 6) OR EQUIVALENT
- PROPOSED TREE TYPE SHALL BE CHOSEN BY CLIENT FROM THE FOLLOWING CITY OF LAKE CITY'S APPROVED TREE LIST:
 - Live Oak, Laurel Oak, Shumard Oak, Magnolia, Allee Elm, Drake Elm, American Holly or similar cultivars, Sweet Gum, Red Maple, Florida Maple, Winged Elm, Green Ash, Foster's Holly or similar cultivars.
- CLIENT SHALL PROVIDE DESIRED SHRUB TYPE TO CONTRACTOR FOR INSTALLATION WITHIN DESIGNATED SHRUB LANDSCAPING AREA.
- LANDSCAPING SHOWN IS MINIMUM REQUIRED PER CITY OF LAKE CITY LAND DEVELOPMENT CODE. ADDITIONAL LANDSCAPING CAN BE ADDED AT THE CLIENT'S REQUEST. CLIENT SHALL COORDINATE ADDITIONALLY DESIRED LANDSCAPING WITH CONTRACTOR.

ENGINEER OF RECORD:
BRIAN JAMES PITMAN, P.E.
PE LICENSE NUMBER: 87495
BPITMAN@PITMANENGINEERING.COM
(386) 965-5919

FIRM NAME AND CONTACT INFORMATION:
PITMAN ENGINEERING
206 S MARION AVE
LAKE CITY, FL 32024
(386) 965-5919
BPITMAN@PITMANENGINEERING.COM
DPR REGISTRY #: 3013

PROJECT NAME AND SITE ADDRESS
DANCE STUDIO
PLANTATION VILLAGE SUBDIVISION
LAKE CITY, FLORIDA

SHEET NAME
SITE PLAN
DATE: 06/21
PROJECT NUMBER: 2021-10PEU
SHEET #
C4



Brian Pitman

8/9/2021 11:27:04 PM

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SHEET NAME
GRADING PLAN

DATE
06/21

PROJECT NUMBER
2021-10PEU

SHEET #

C5

PROJECT NAME AND SITE ADDRESS

DANCE STUDIO
PLANTATION VILLAGE SUBDIVISION
LAKE CITY, FLORIDA

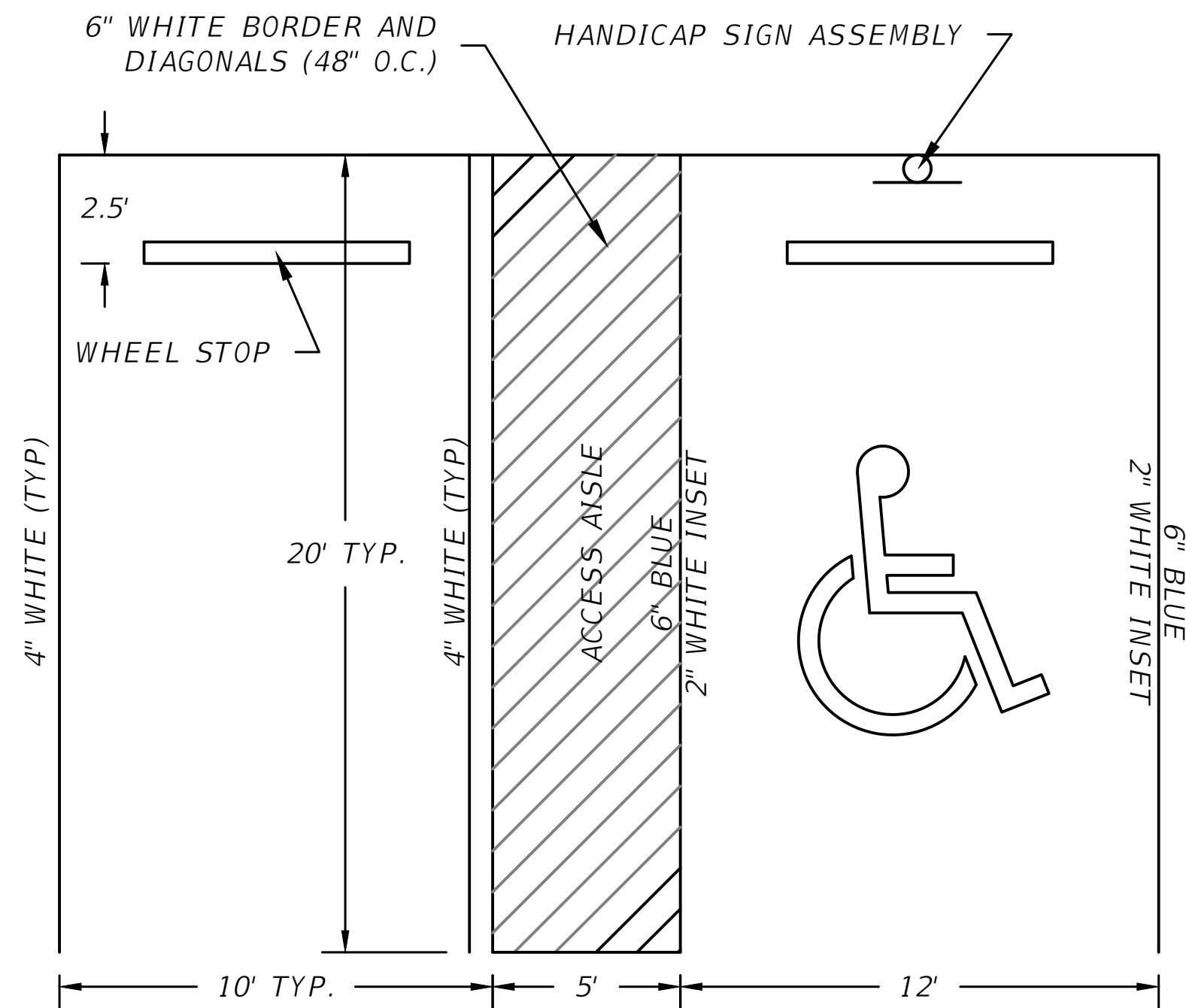
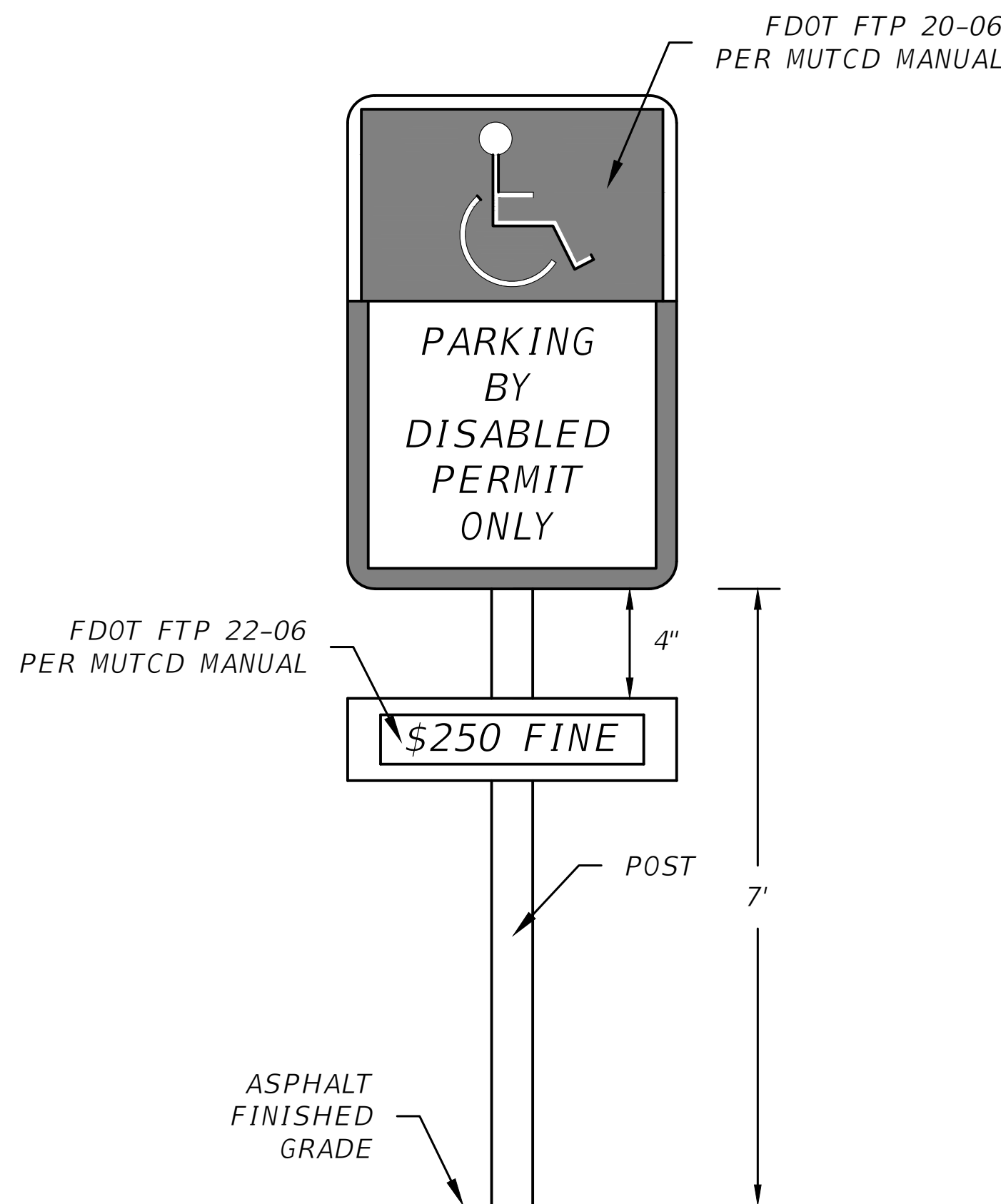
FIRM NAME AND CONTACT INFORMATION:

PITMAN ENGINEERING
206 S MARION AVE
LAKE CITY, FL 32024
(386) 965-5919
PITMANENGINEERING.COM
DPR REGISTRY #: 3013

ENGINEER OF RECORD:

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(386) 965-5919

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

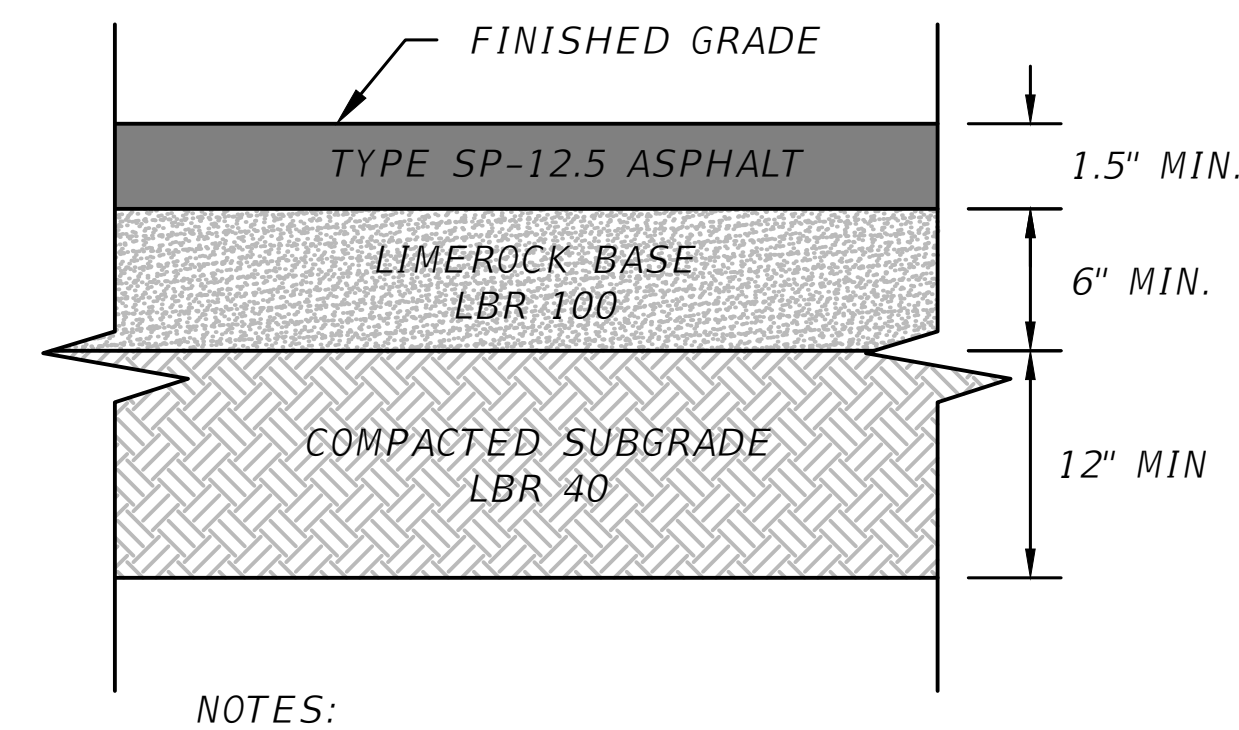


NOTES:

1. SIGN CONSTRUCTION AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUES.
2. SIGN SHALL BE PLACED IN FRONT OF ALL DESIGNATED HANDICAPPED SPACES. SIGN HEIGHT SHALL BE 7' FROM PAVEMENT TO BOTTOM OF SIGN.
3. HANDICAPPED PARKING SYMBOL SHALL BE 3 FT. HIGH MIN.
4. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.

HANDICAP PARKING STALL & SIGN DETAIL

N.T.S

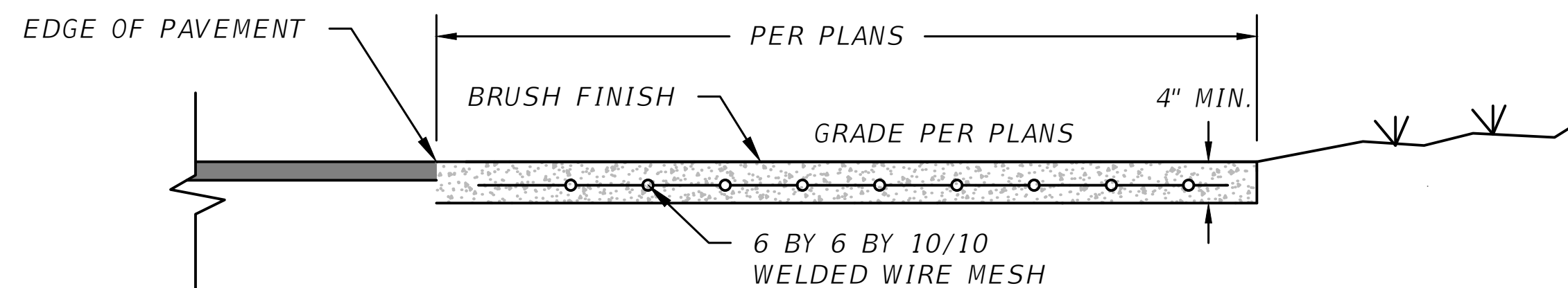


NOTES:

1. LIMEROCK BASE SHALL EXTEND 4\"/>

PAVEMENT PROFILE DETAIL

N.T.S

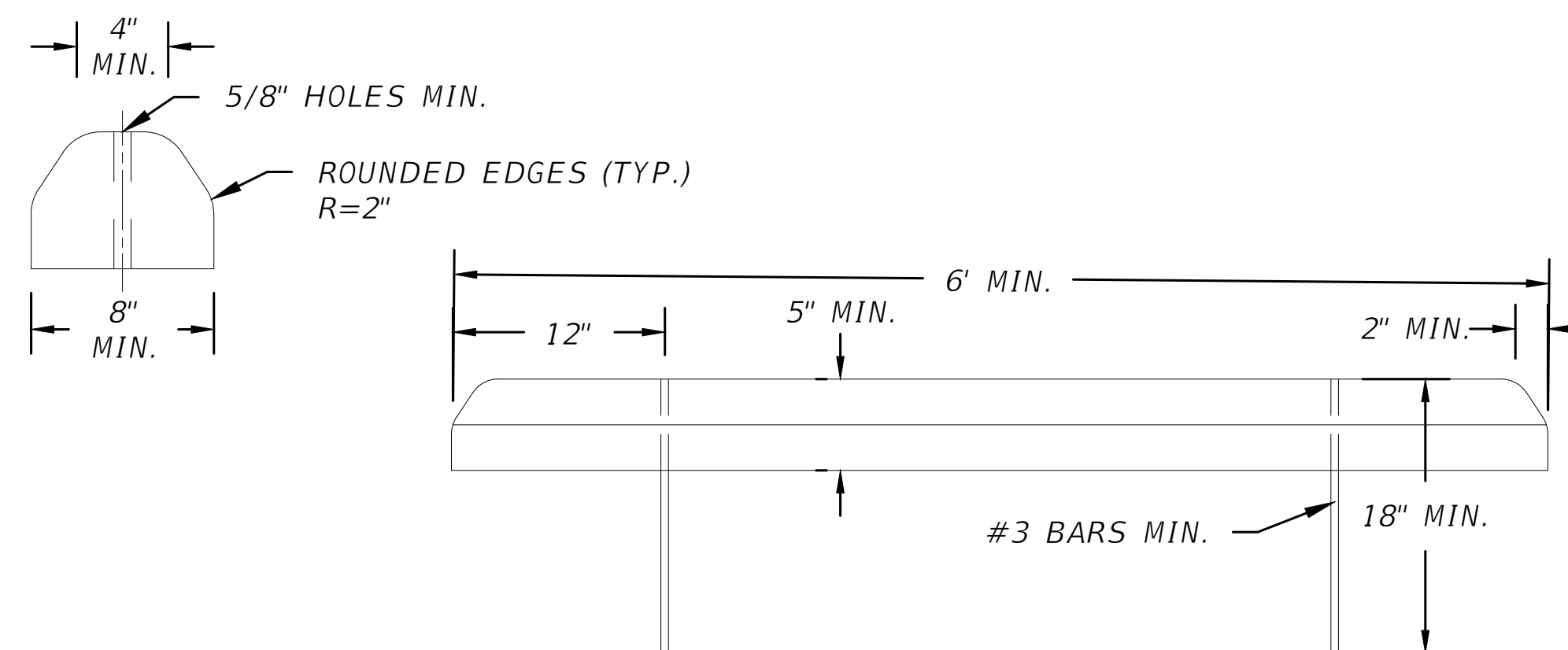


NOTES:

1. CONTRACTOR SHALL TROWEL OR SAW CUT 1/4\"/>

SIDEWALK DETAIL

N.T.S



WHEEL STOP DETAIL

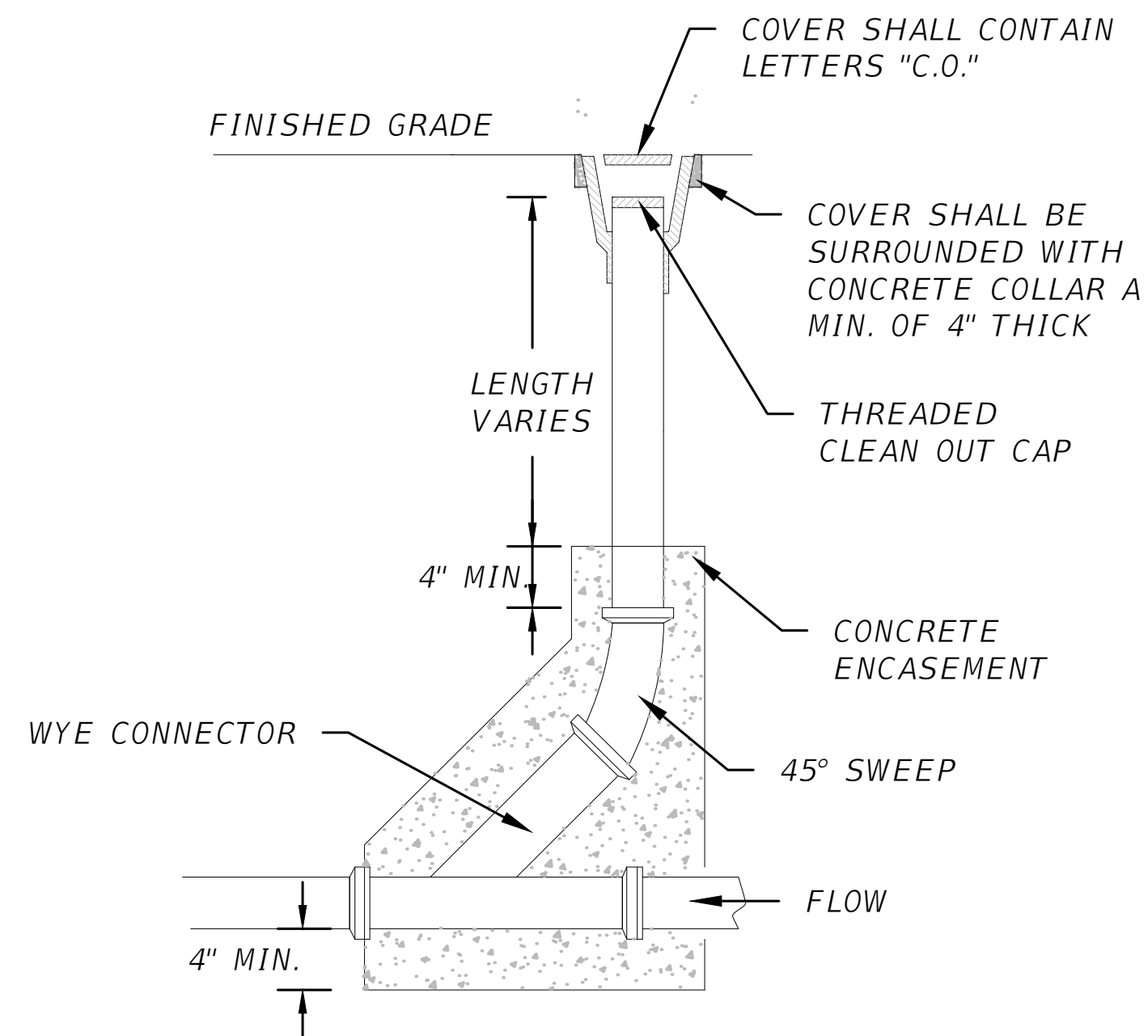
N.T.S

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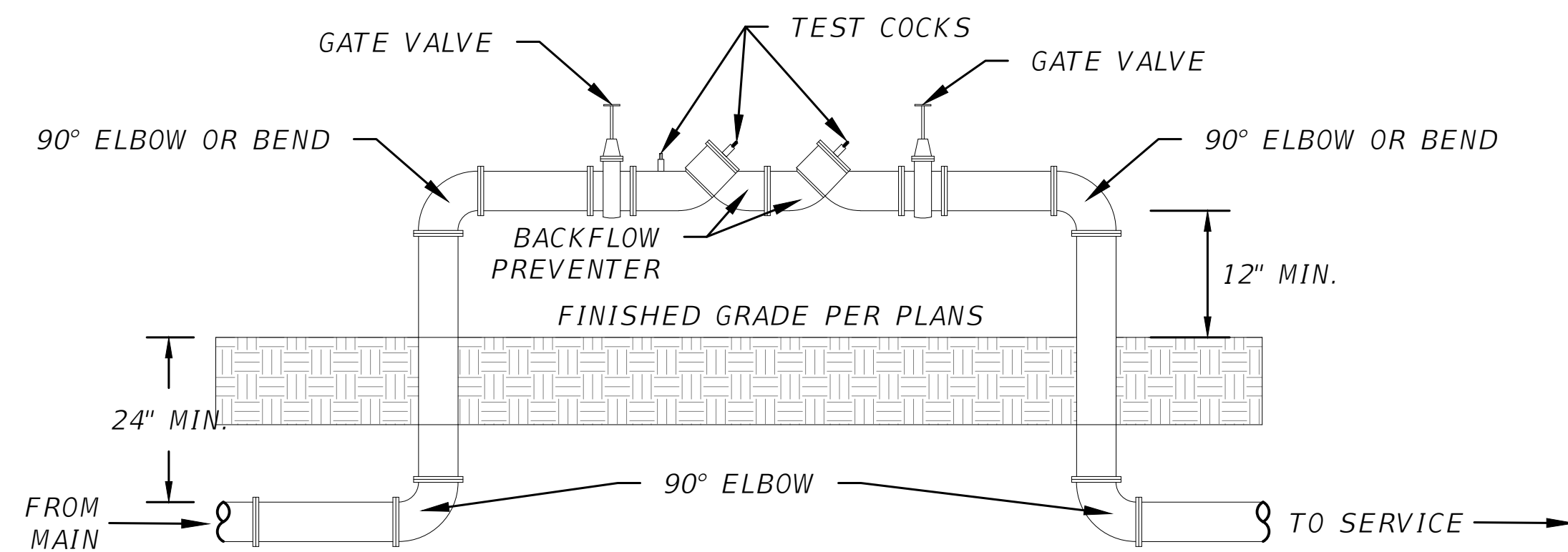
PROJECT NAME AND SITE ADDRESS
DANCE STUDIO
PLANTATION VILLAGE SUBDIVISION
LAKE CITY, FLORIDA

SHEET NAME
DETAILS
DATE
06/21
PROJECT NUMBER
2021-10PEU
SHEET #
C6



CLEANOUT DETAIL

N.T.S

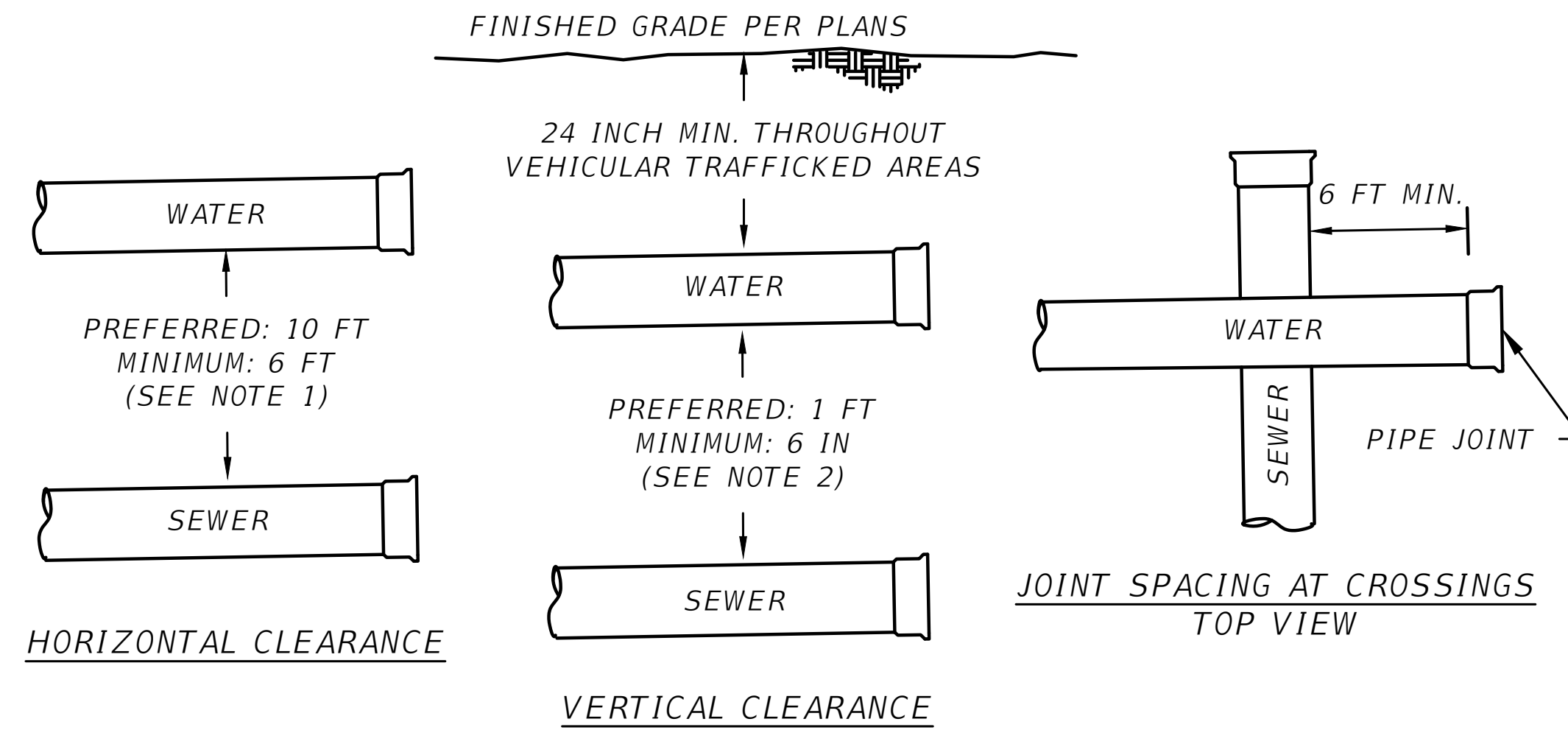


NOTES:

1. ALL PIPE USED FOR BACKFLOW PREVENTER SHALL BE DUCTILE IRON PIPE.
2. NO CONNECTION IS PERMITTED BETWEEN SERVICE METER AND BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL BE INSTALLED DOWNSTREAM OF METER.

DOUBLE CHECK BACKFLOW PREVENTER DETAIL

N.T.S

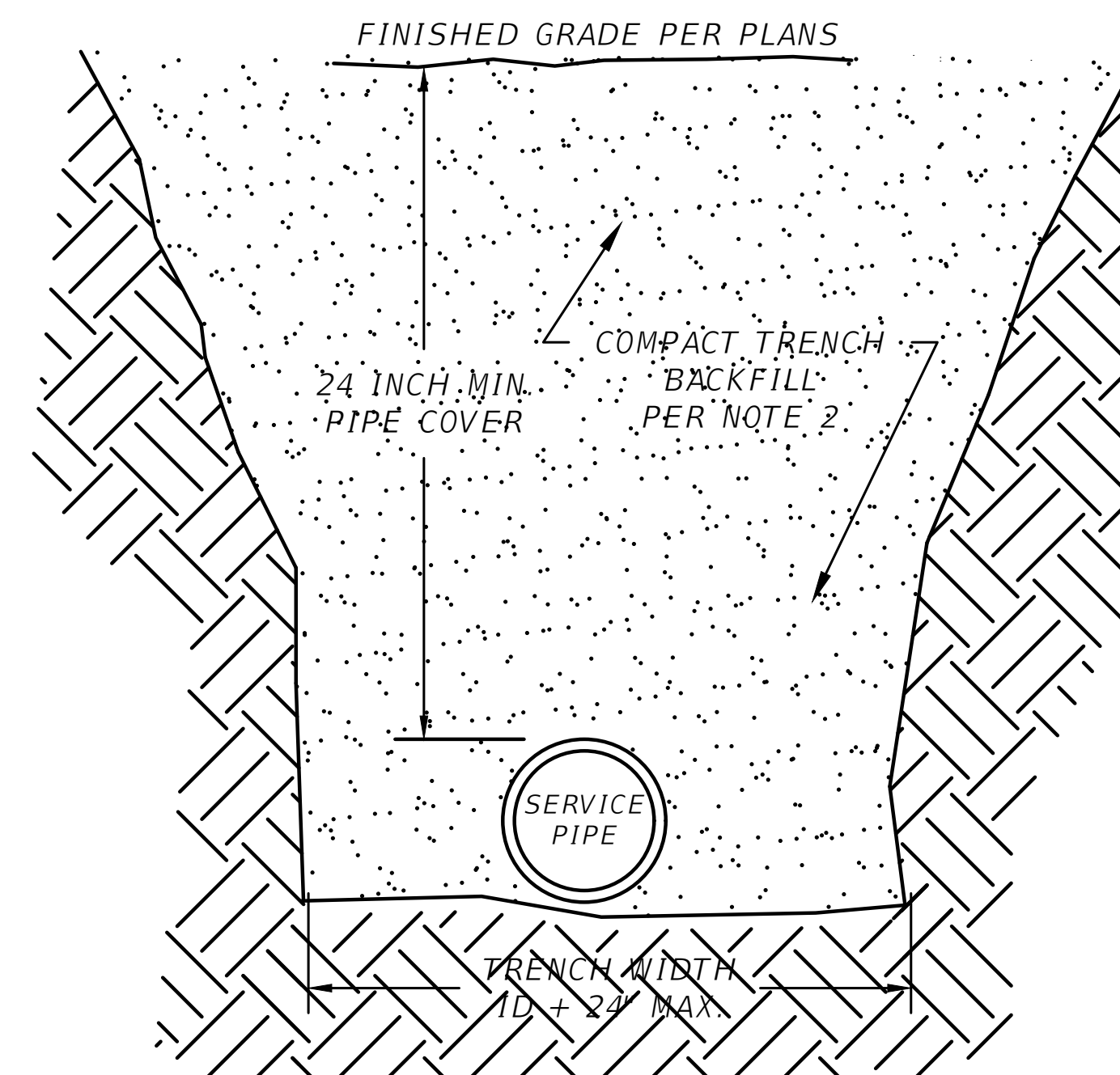


NOTES:

1. CONTRACTOR SHALL MAINTAIN 10 FT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES; A MIN. SEPARATION OF 6 FT CAN BE USED ONLY WHEN 10 FT IS NOT POSSIBLE.
2. CONTRACTOR SHALL MAINTAIN 24 INCH MIN. VERTICAL PIPE COVER THROUGHOUT VEHICULAR TRAFFICKED AREAS; ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT RECOMMENDED COVER IS NOT POSSIBLE.
3. CONTRACTOR SHALL MAINTAIN 1 FT VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES; A MIN. SEPARATION OF 6 IN CAN BE USED ONLY WHEN 1 FT IS NOT POSSIBLE.
4. WATER PIPE JOINTS SHALL BE A MINIMUM OF 6 FEET FROM NEAREST SEWER PIPE CROSSING.
5. PIPE BELL END SHALL BE INSTALLED ALWAYS FACING UPSTREAM OF PIPE FLOW.

WATER-SEWER SEPARATION DETAILS

N.T.S



NOTES:

1. BEDDING AND BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY.
2. BEDDING ROCK SHALL BE USED TO BACKFILL OVER-EXCAVATED AREAS.
3. PIPE BELL END SHALL BE INSTALLED ALWAYS FACING UPSTREAM OF PIPE FLOW.
4. CONTRACTOR SHALL MAINTAIN DITCH STABILIZATION AND WATER FREE USING BEST MANAGEMENT PRACTICES.

TRENCH CONSTRUCTION DETAIL

N.T.S

ENGINEER OF RECORD:
BRIAN JAMES PITMAN, P.E.
PE LICENSE NUMBER: 87495
BPITMAN@PITMANENGINEERING.COM
(386) 965-5919

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LAKE CITY, FL 32024
(386) 965-5919
PITMANENGINEERING.COM
DPR REGISTRY #: 38013

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DANCE STUDIO
PLANTATION VILLAGE SUBDIVISION
LAKE CITY, FLORIDA

SHEET NAME
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2021-10PEU
SHEET #
C7



PITMAN ENGINEERING

SITE PLAN APPLICATION ITEMS 4-7 - DANCE STUDIO

5. Concurrency Impact Analysis

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

- Water:

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

- Sewer:

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

- Transportation:

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

- Solid Waste:

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

6. Comprehensive Plan Consistency Analysis:

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

7. Legal Description with Parcel ID

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

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



Best Regards,

Brian Pitman

Brian Pitman, P.E.



Owner



PITMAN ENGINEERING

📍 206 S Marion Ave • Lake City, FL 32025

☎ 386-965-5919

✉ bpitman@pitmanengineering.com

🌐 pitmanengineering.com



Dance Studio

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

Legal Description:

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

Prepared by and return to:

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

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

[Space Above This Line For Recording Data]

WARRANTY DEED

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

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

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

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

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

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

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

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

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

*Signed, sealed and delivered
in our presence:*

WITNESS

PRINT NAME: Robert Stewart

Susan B. Weirich

WITNESS

PRINT NAME: Susan B Weirich

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

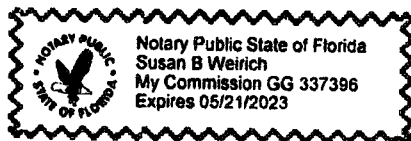
By: Rizwana Thanawala

Rizwana Thanawala, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 8th day of August, 2021, *Rizwana Thanawala, Manager of A to Z Enterprises, LLC, who is/are personally known to me or has/have produced _____ as identification.

Susan B Weirich
Signature of Notary Public



AUTHORIZED AGENT AFFIDAVIT PLANNING AND ZONING



Date of acceptance by Growth Management:

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

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

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

Dante Diaz de Arce
Signature of Owner(s)

Brian Pitman
Signature of Agent

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

Notary for Owner's Signature:

State of Florida County of Columbia

The foregoing was acknowledged before me this 13th
day of October, 2021, by Dante

Diaz de Arce, who is personally known to me, or who produced FL DL D236-16387-552-1 as identification and appeared by means of physical presence ☒ Or online notarization ☐

Therese Quinte Young
Notary Public Signature

Print, Type, or Stamp Name of Notary



Notary for Agent's Signature:

State of Florida County of Columbia

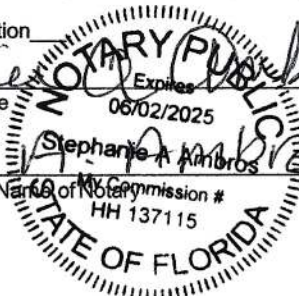
The foregoing was acknowledged before me this 26th
day of October, 2021, by Brian

Pitman who is personally known to me, or who produced _____ as

Identification and appeared by means of physical presence ☒ Or online notarization ☐

Stephanie A. Ambros
Notary Public Signature

Print, Type, or Stamp Name of Notary



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

Columbia County Tax Collector

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

Tax Record

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

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

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

3/31/2022

\$963.53

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

[Click Here To Pay Now](#)