



## 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: 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. 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 3200 SF
  - ☐ Relocation of an existing structure: Total square footage \_\_\_\_\_

## 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

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

### C. ADDITIONAL INFORMATION

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

### D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
  - vii. Number of proposed parking spaces.
  - viii. Street layout.
  - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
    - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
    - b. Proposed finished elevation of each building site and first floor level.
    - c. Existing and proposed stormwater management facilities with size and grades.
    - d. Proposed orderly disposal of surface water runoff.
    - e. Centerline elevations along adjacent streets.
    - f. Water management district surface water management permit.
  4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
  5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
  6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
  7. Legal Description with Tax Parcel Number (In Word Format).
  8. Proof of Ownership (i.e. deed).
  9. Agent Authorization Form (signed and notarized).
  10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
  11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

## NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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

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

Brian Pitman, P.E.

Applicant/Agent Name (Type or Print)

Brian Pitman

Applicant/Agent Signature

11/23/21

Date

Applicant/Agent Name (Type or Print)

\_\_\_\_\_

Applicant/Agent Signature

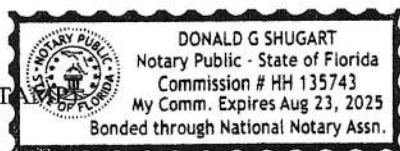
\_\_\_\_\_

Date

STATE OF FLORIDA  
COUNTY OF CLAY

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

(NOTARY SEAL or STATE)



Donald G. Shugart

Signature of Notary

DONALD G SHUGART

Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification ☒  
Type of Identification Produced FL DL

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



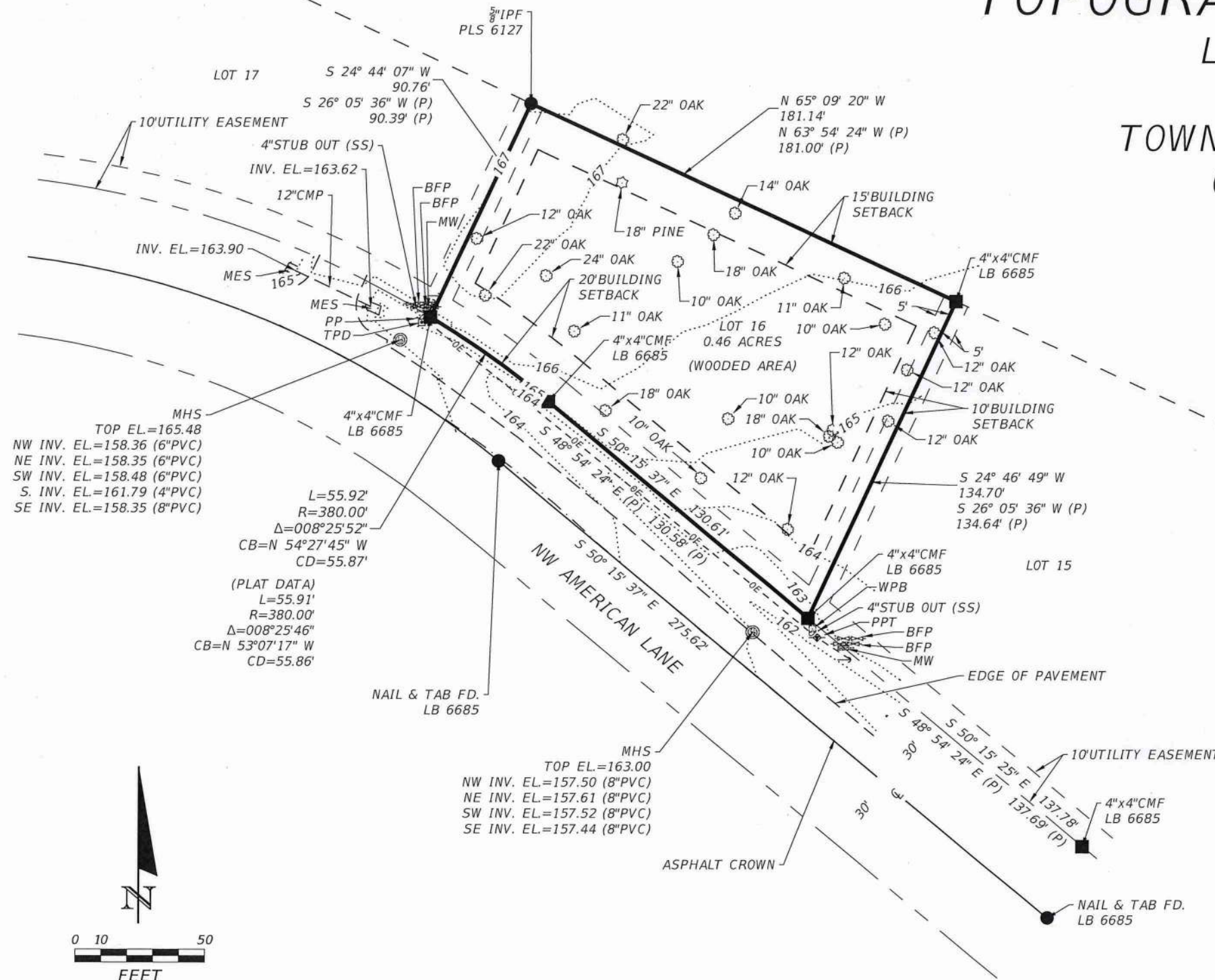
# TOPOGRAPHY & BOUNDARY SURVEY

LOT 16, PLANTATION VILLAGE

IN SECTION 34

TOWNSHIP 3 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA



## LEGEND

CMF=CONCRETE MONUMENT FOUND  
OE=OVERHEAD ELECTRIC LINE  
PLS=PROFESSIONAL LAND SURVEYOR  
NE=NORTHEAST  
NW=NORTHWEST  
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:

- Monumentation is as shown and designated on the face of the plat.
- Boundary based on monumentation found in place, and prior survey and subdivision by Bailey, Bishop & Lane.
- Bearings based on State Plane Coordinates.
- Interior improvements shown were located by field ties.
- Underground encroachments, if present, were not located with this survey.
- 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.
- Date of field survey completion: May 19, 2021.
- 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.

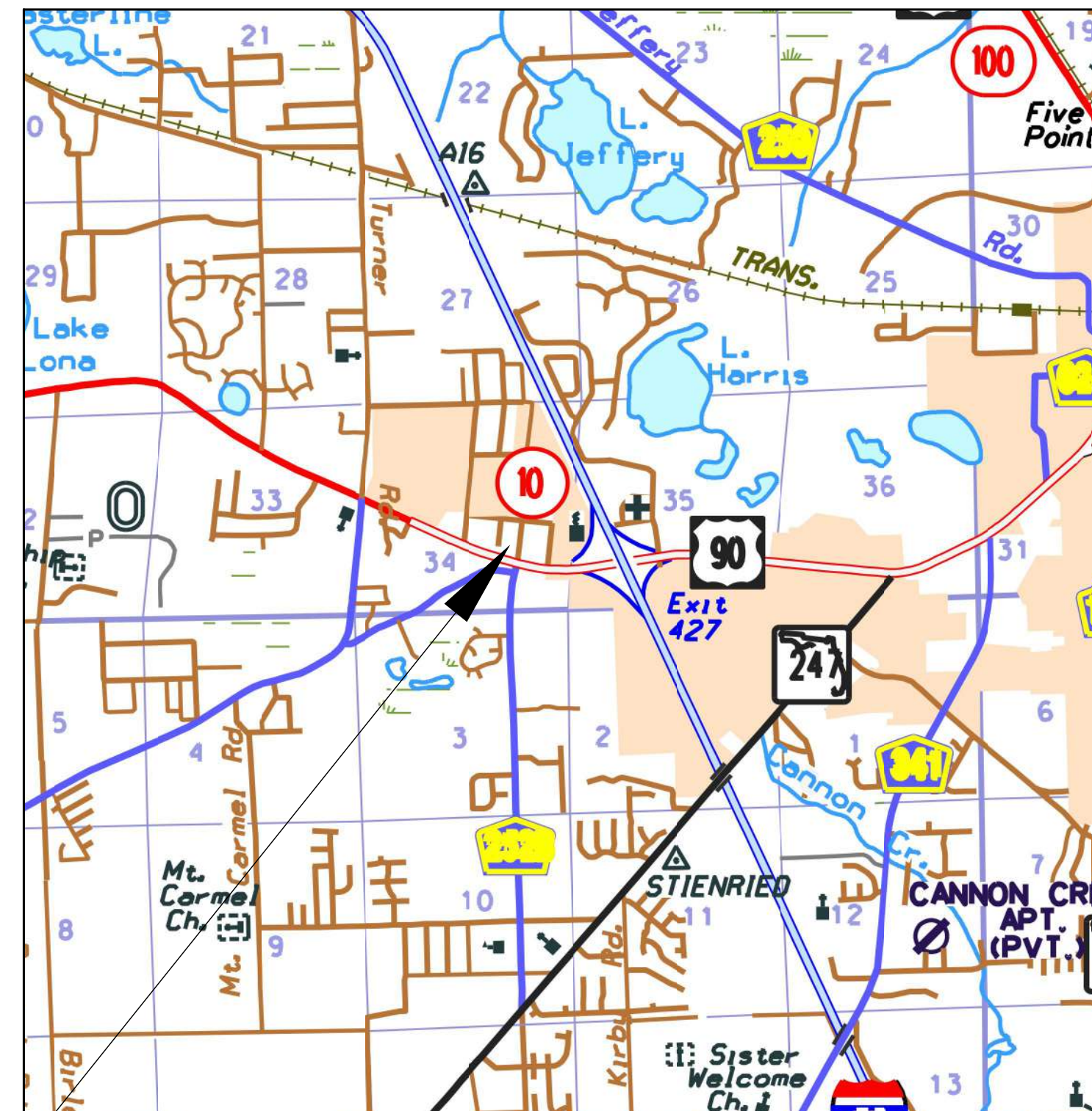
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# DANCE STUDIO

## 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

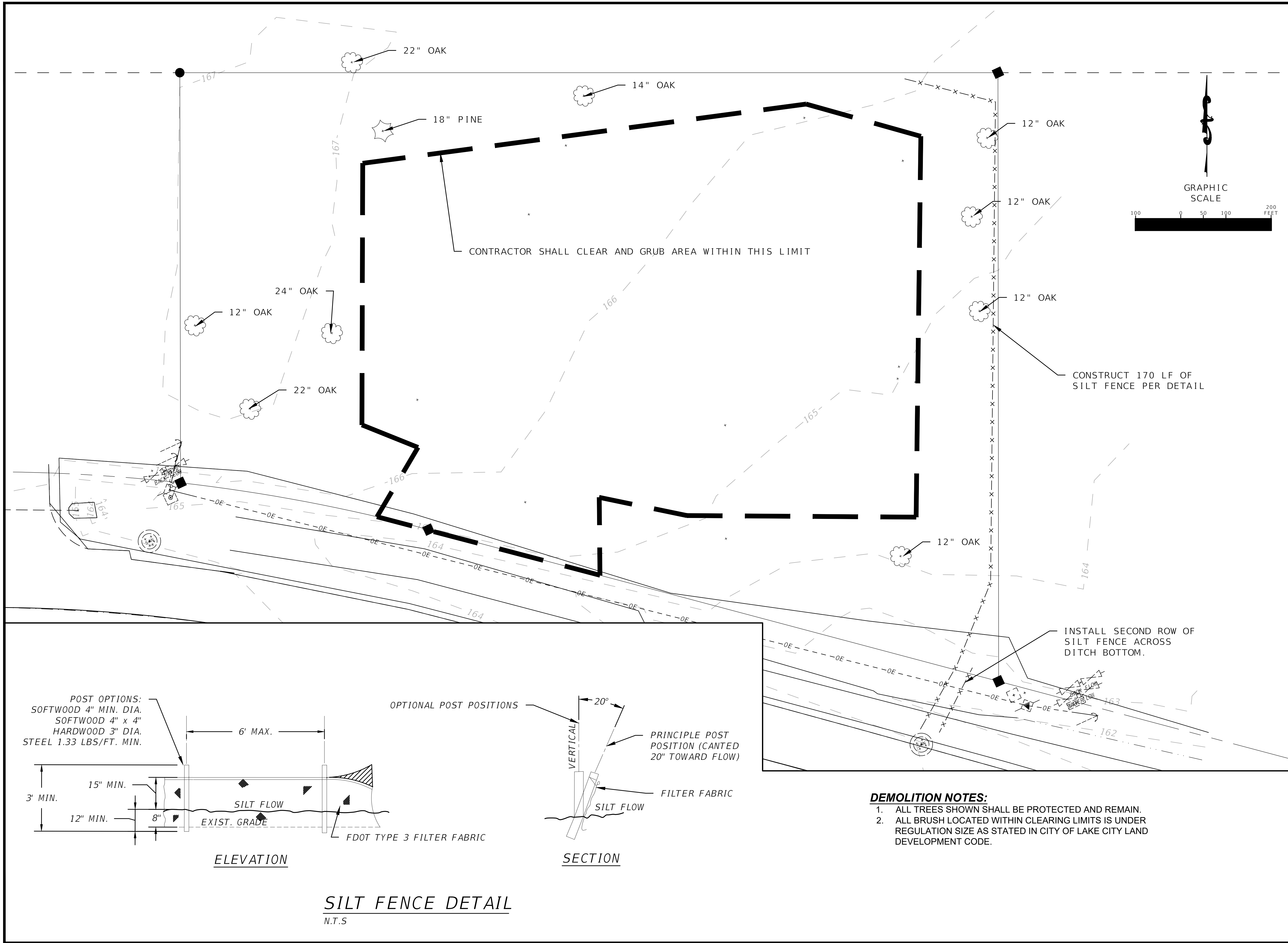
LAKE CITY, FL 32024  
(386) 965-5919

DBPR REGISTRY #: 35013

**ENGINEER OF RECORD:**

**BRIAN JAMES PITMAN, P.E.**

PE LICENSE NUMBER: 8/495  
BPITMAN@PITMANENGINEERING.COM  
(386) 965-5919



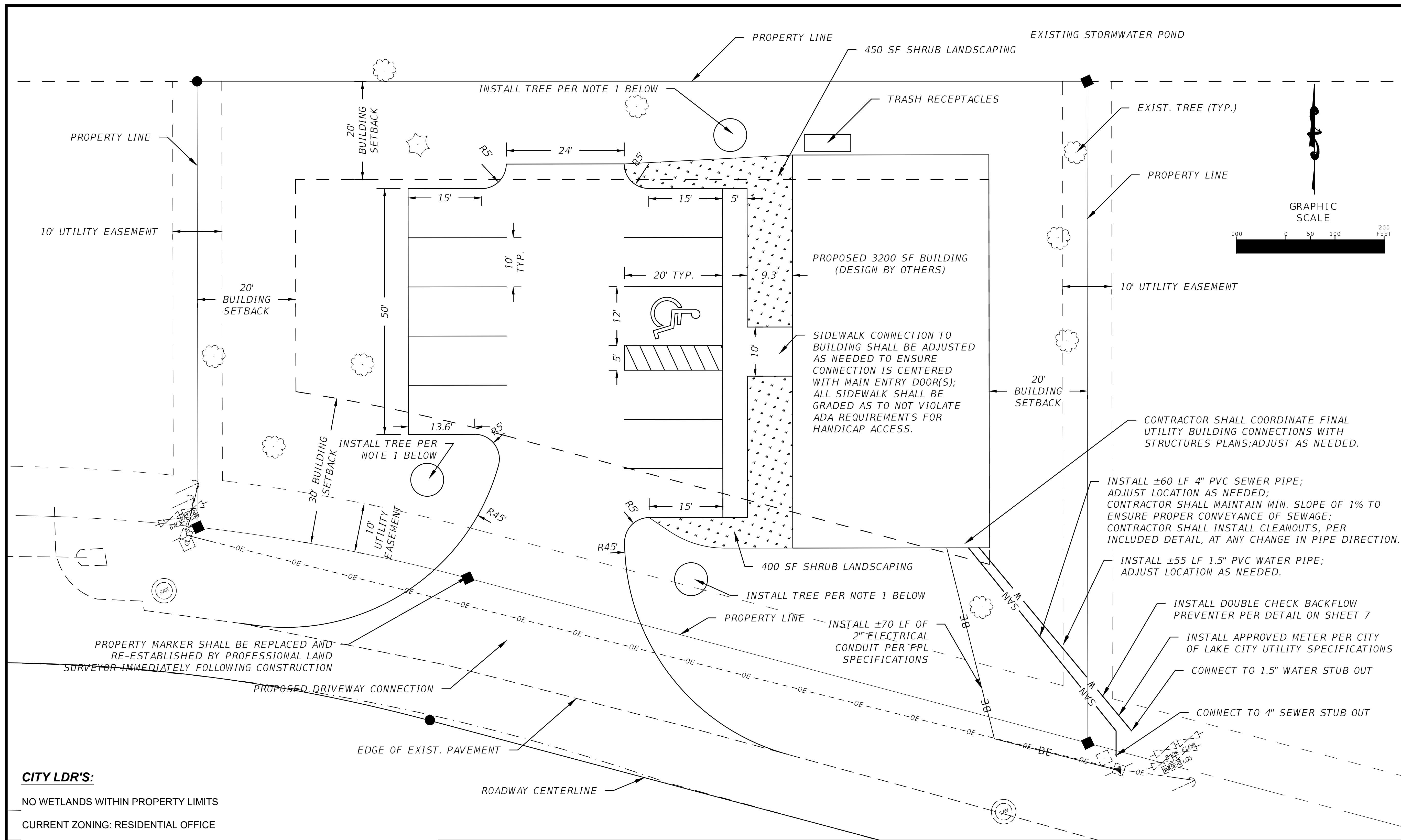
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DPR REGISTRY #: 3013

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:**

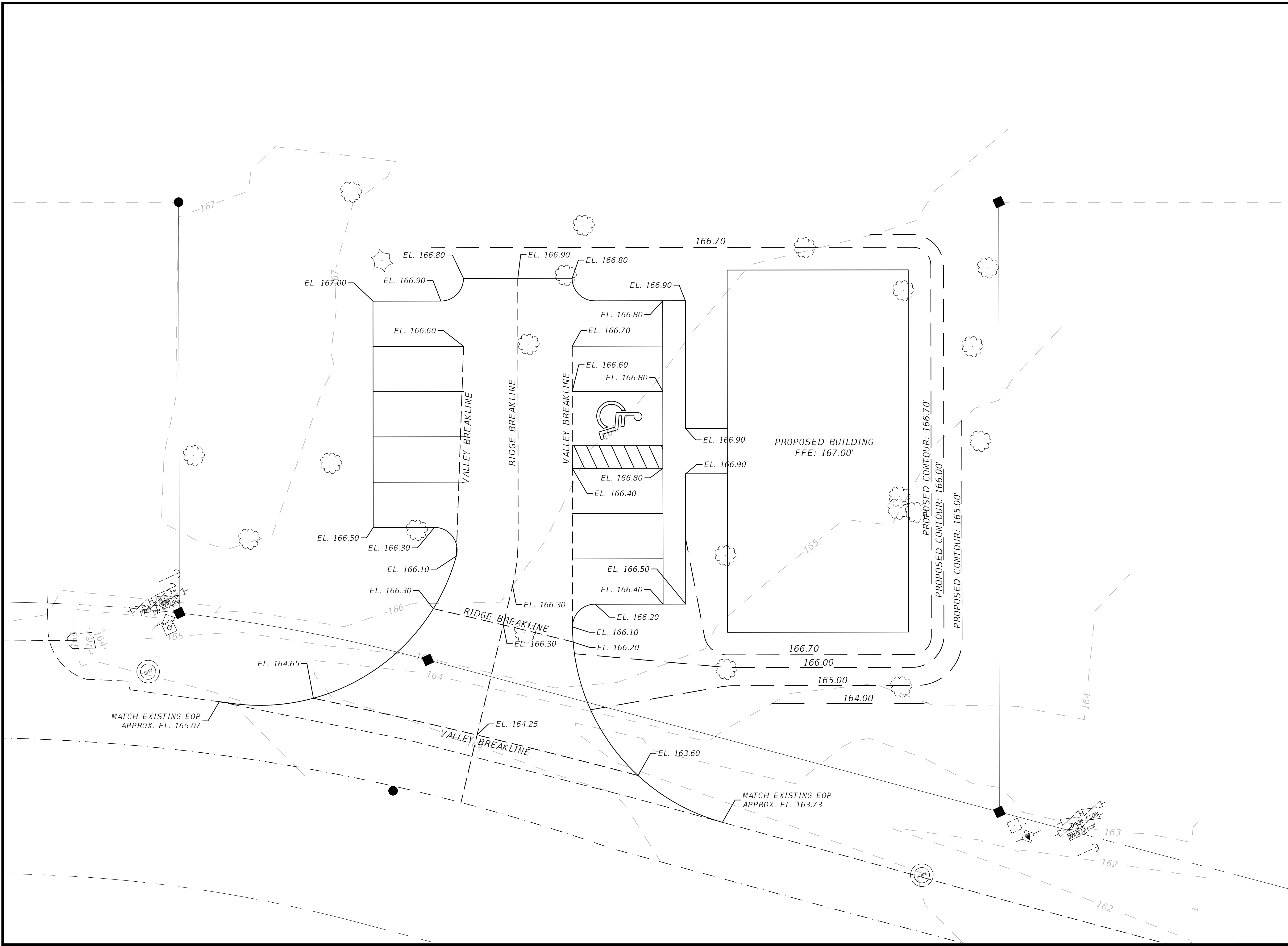
- TREES SHALL BE A MINIMUM OF FOUR (4) FEET OVERALL HEIGHT IMMEDIATELY AFTER PLANTING. TREES SHALL NOT BE PLANTED CLOSER THAN SIX (6) FEET TO ANY PUBLIC STREET OR OTHER PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR DIMENSIONS SHALL BE 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.

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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**



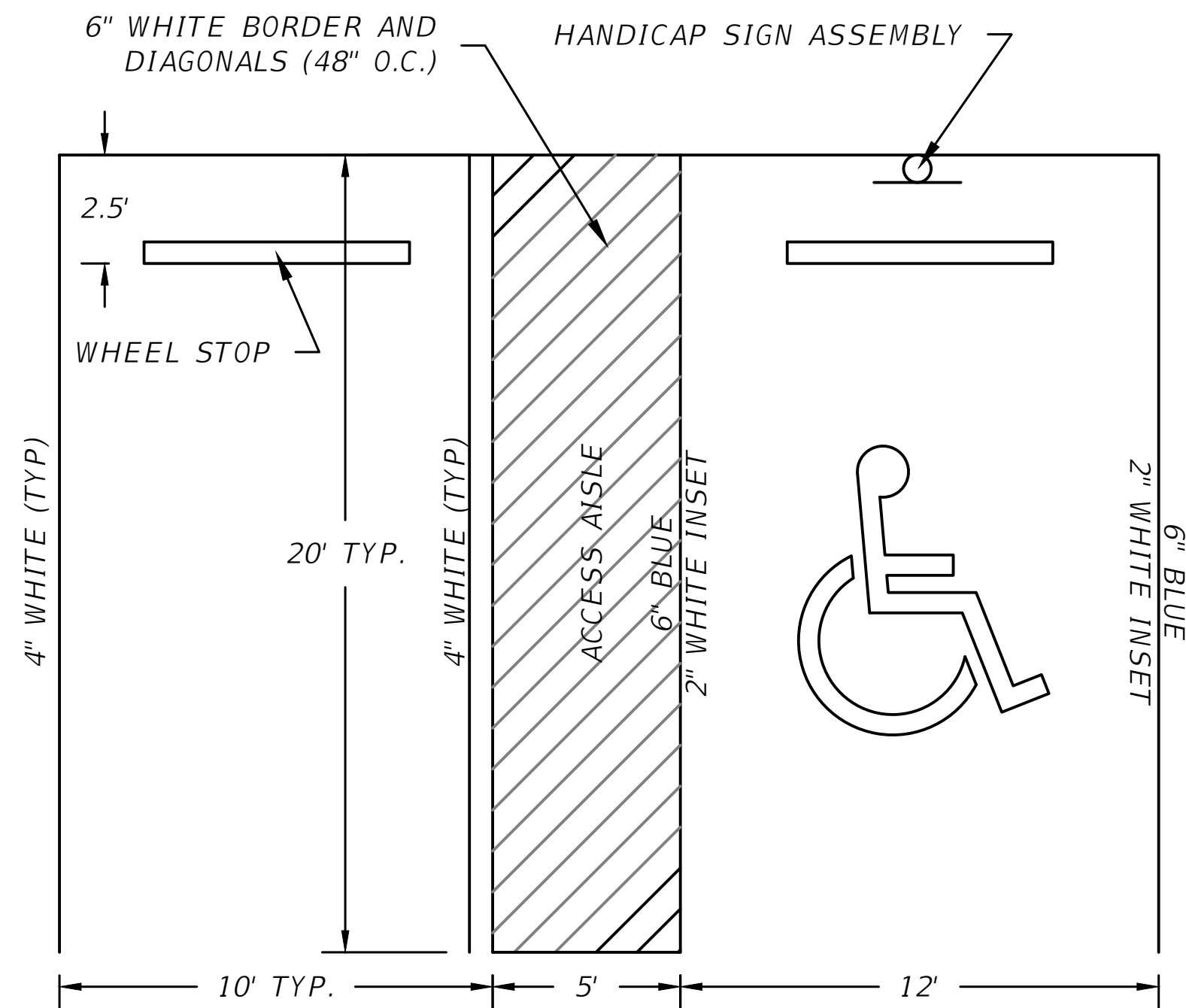
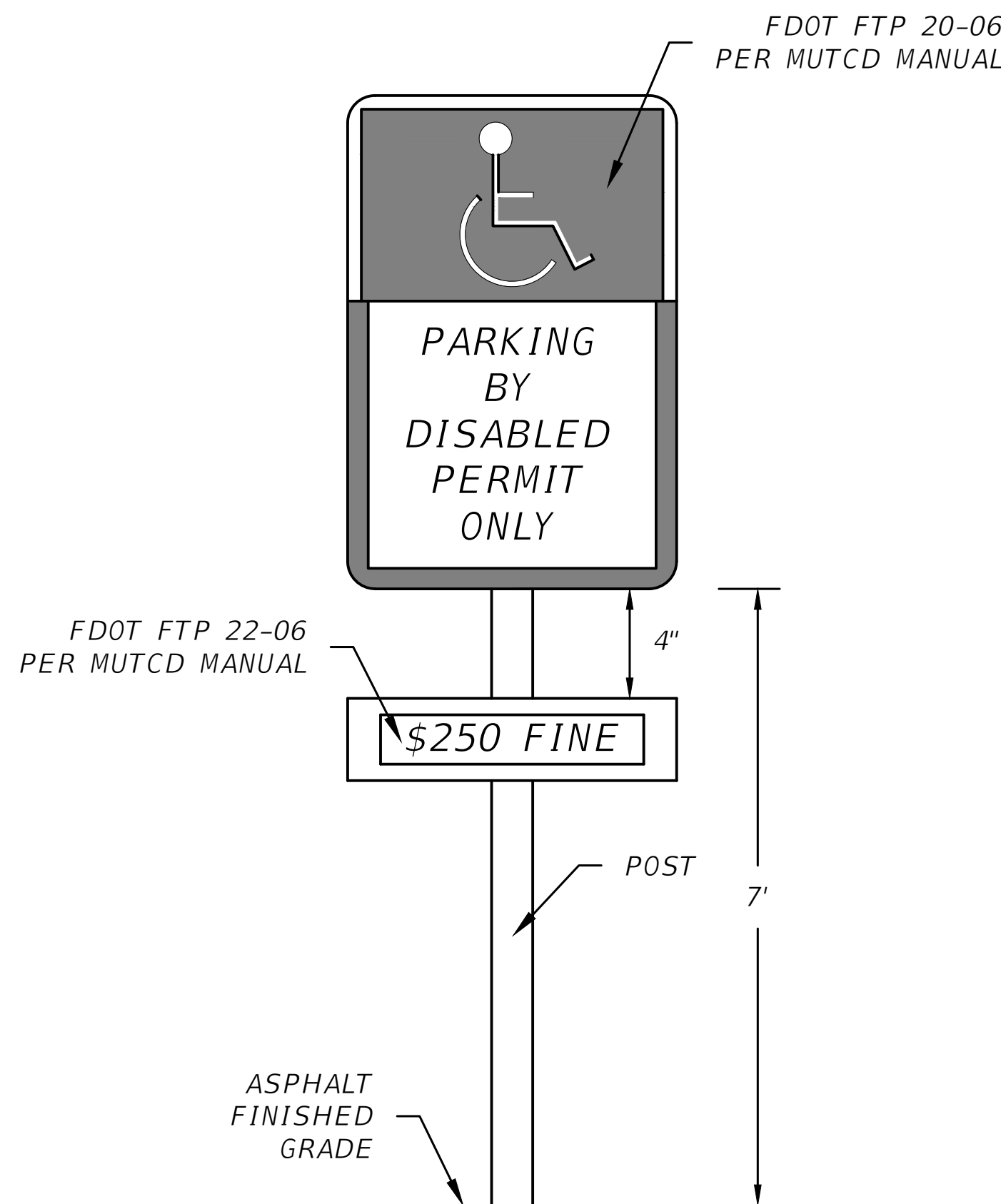
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FIRM NAME AND CONTACT INFORMATION:  
**PITMAN ENGINEERING**  
206 S MARION AVE  
LAKE CITY, FL 32024  
(386) 965-5919  
BPITMAN@PITMANENGINEERING.COM  
DPR REGISTRY #: 3013

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

SHEET NAME  
**GRADING PLAN**  
DATE: 06/21  
PROJECT NUMBER: 2021-10PEU  
SHEET #  
**C5**



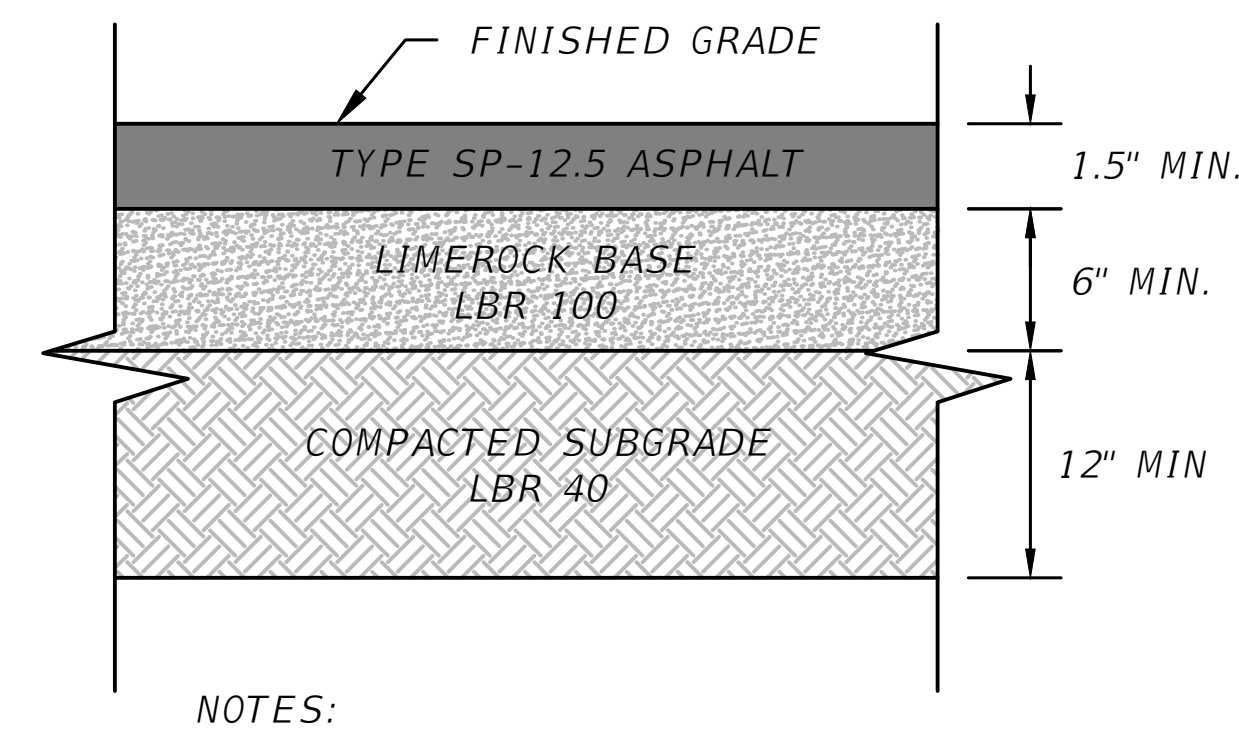


NOTES:

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

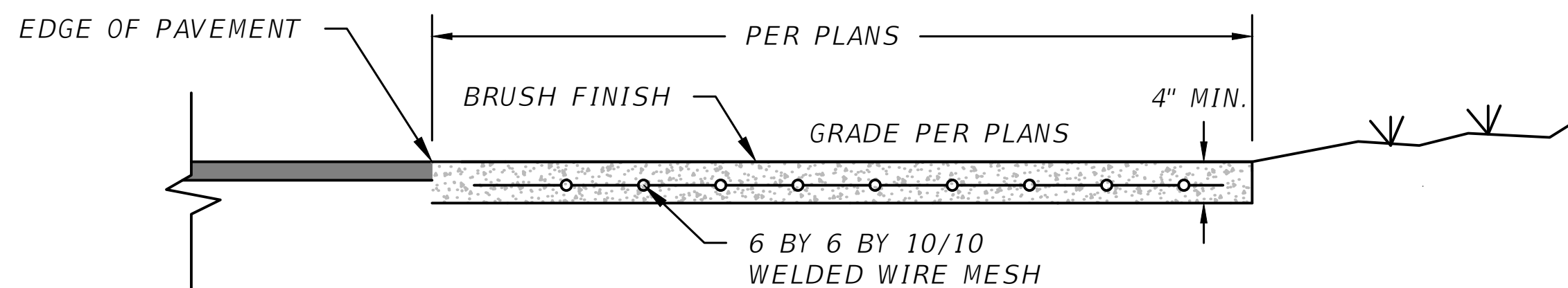


NOTES:

1. LIMEROCK BASE SHALL EXTEND 4" BEYOND EDGE OF ASPHALT

## PAVEMENT PROFILE DETAIL

N.T.S

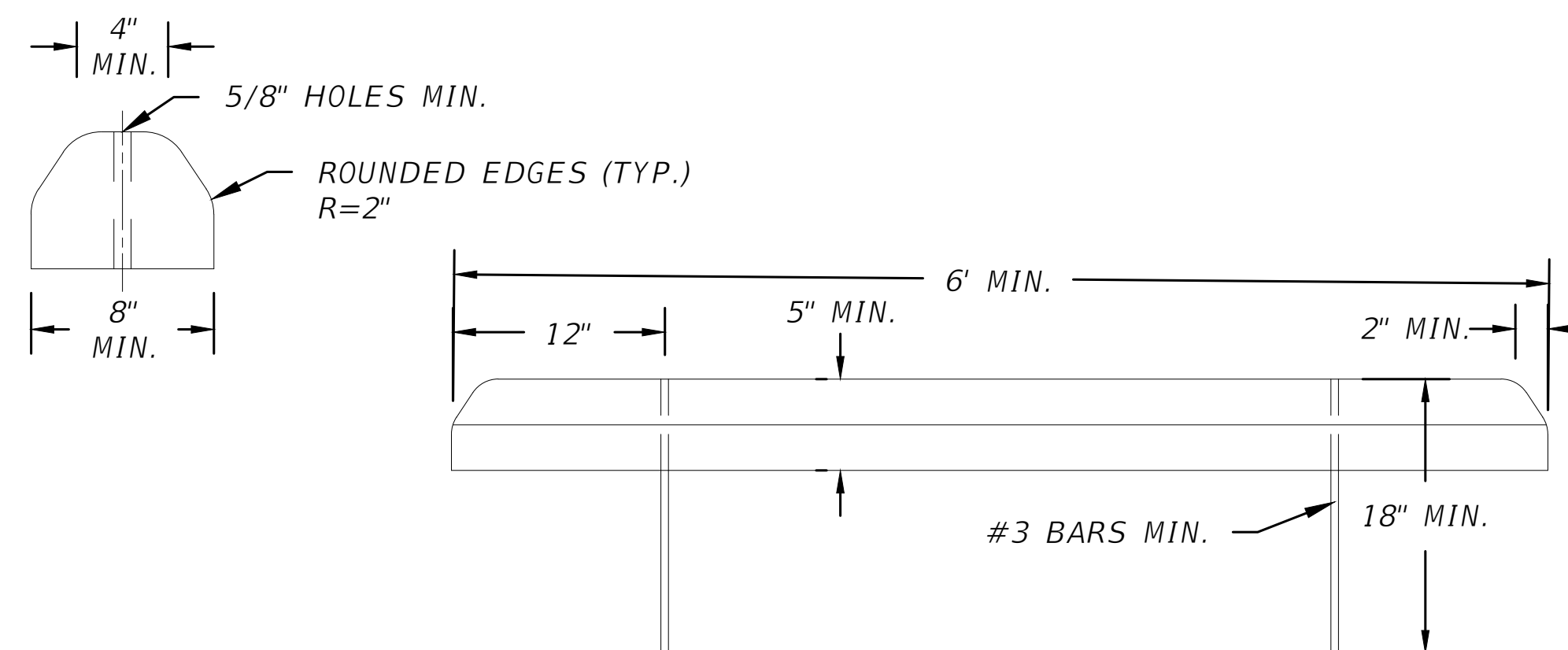


NOTES:

1. CONTRACTOR SHALL TROWEL OR SAW CUT 1/4" CONTRACTION JOINTS NO GREATER THAN 10 FEET APART, FROM CENTER OF JOINT TO CENTER OF JOINT; ALTERNATIVE CONTRACTION JOINT METHODS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

## SIDEWALK DETAIL

N.T.S



## WHEEL STOP DETAIL

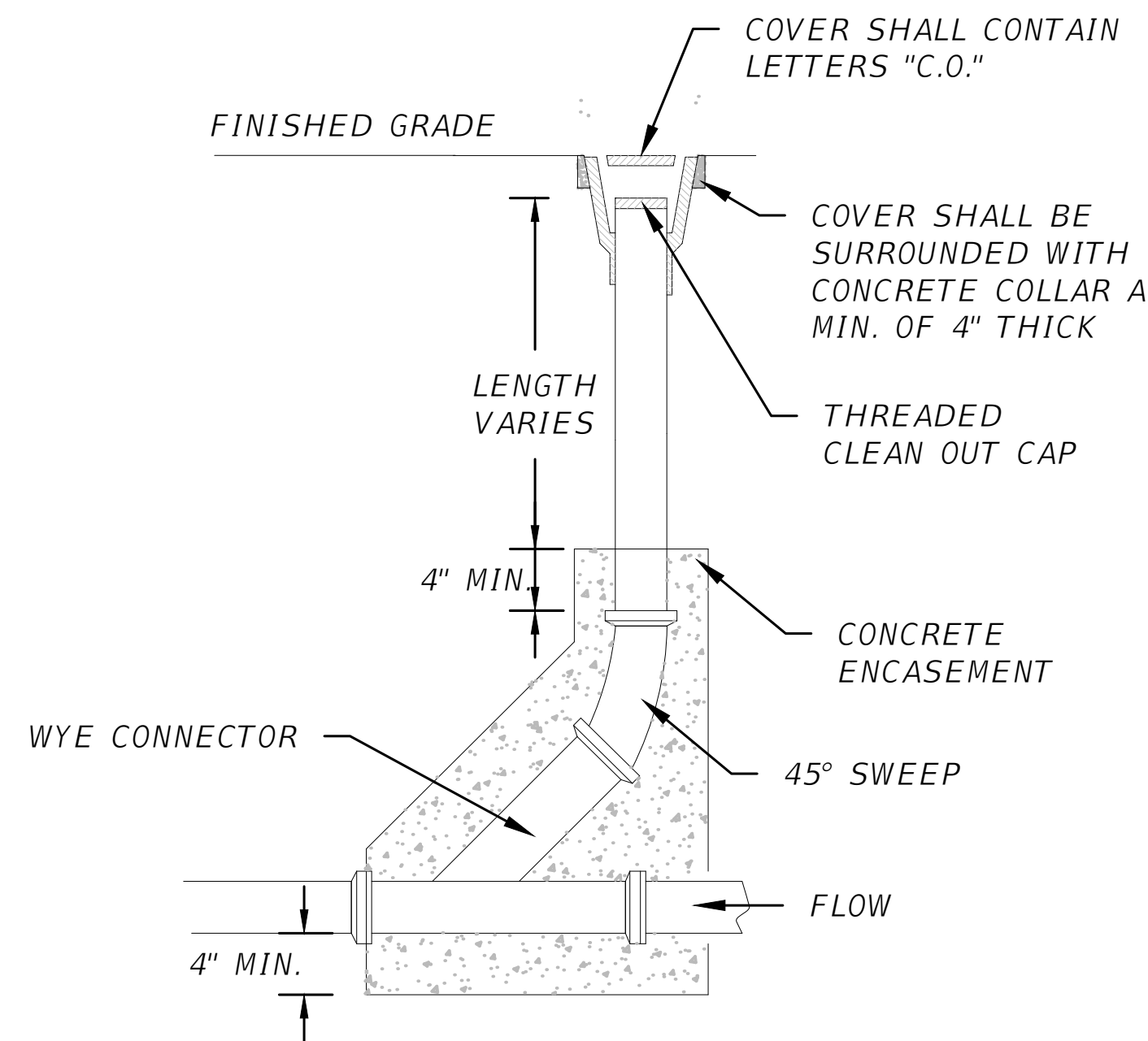
N.T.S

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

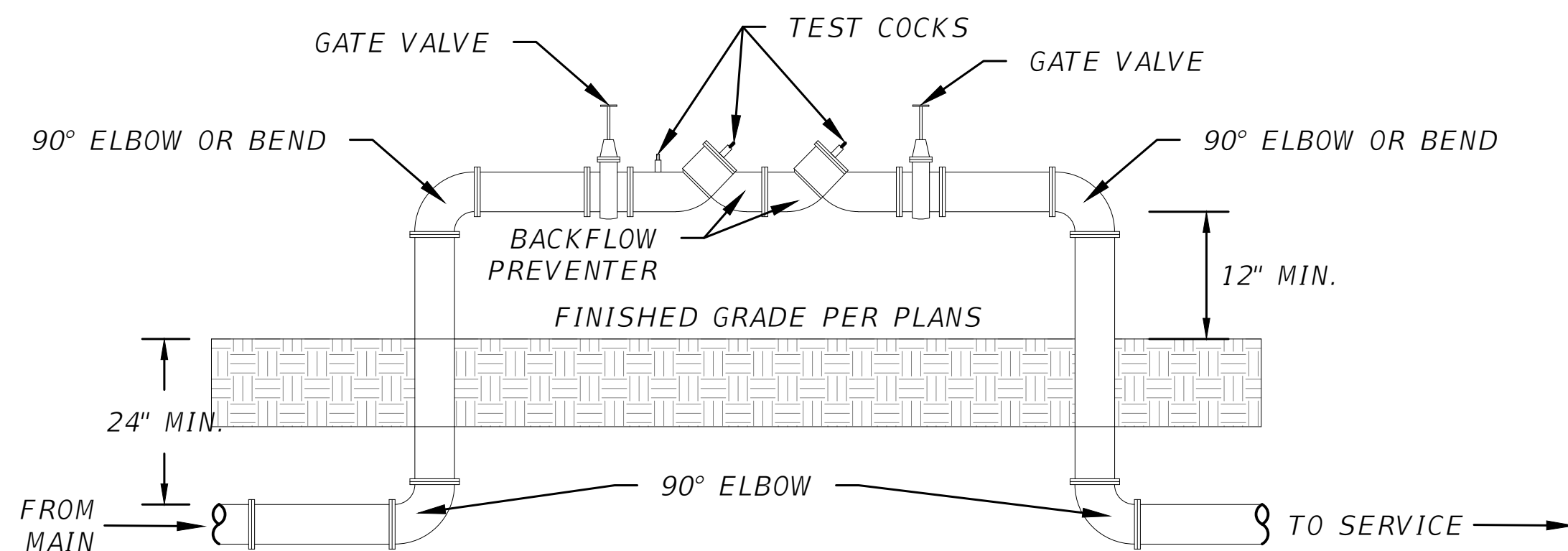
PROJECT NAME AND SITE ADDRESS  
DANCE STUDIO  
PLANTATION VILLAGE SUBDIVISION  
LAKE CITY, FLORIDA

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



### CLEANOUT DETAIL

N.T.S

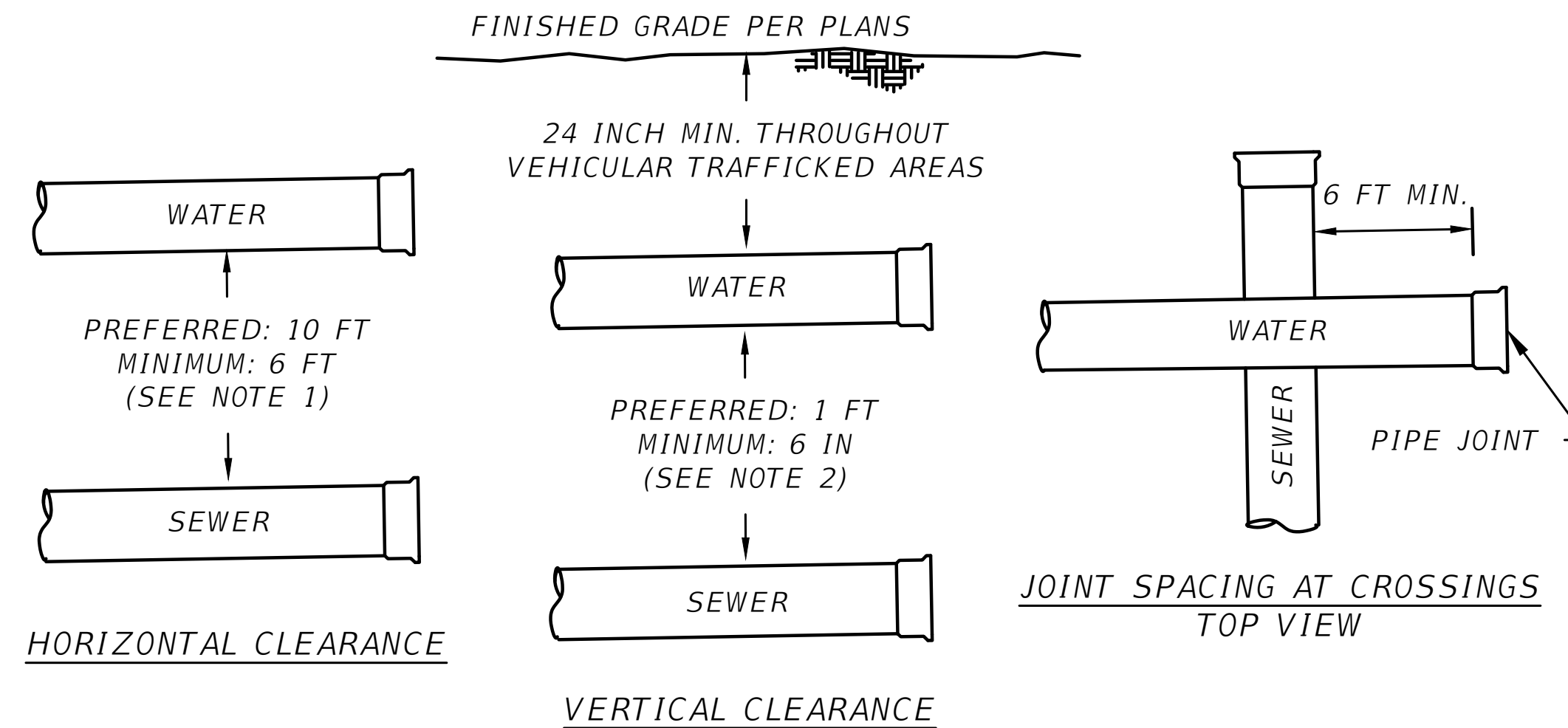


#### NOTES:

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

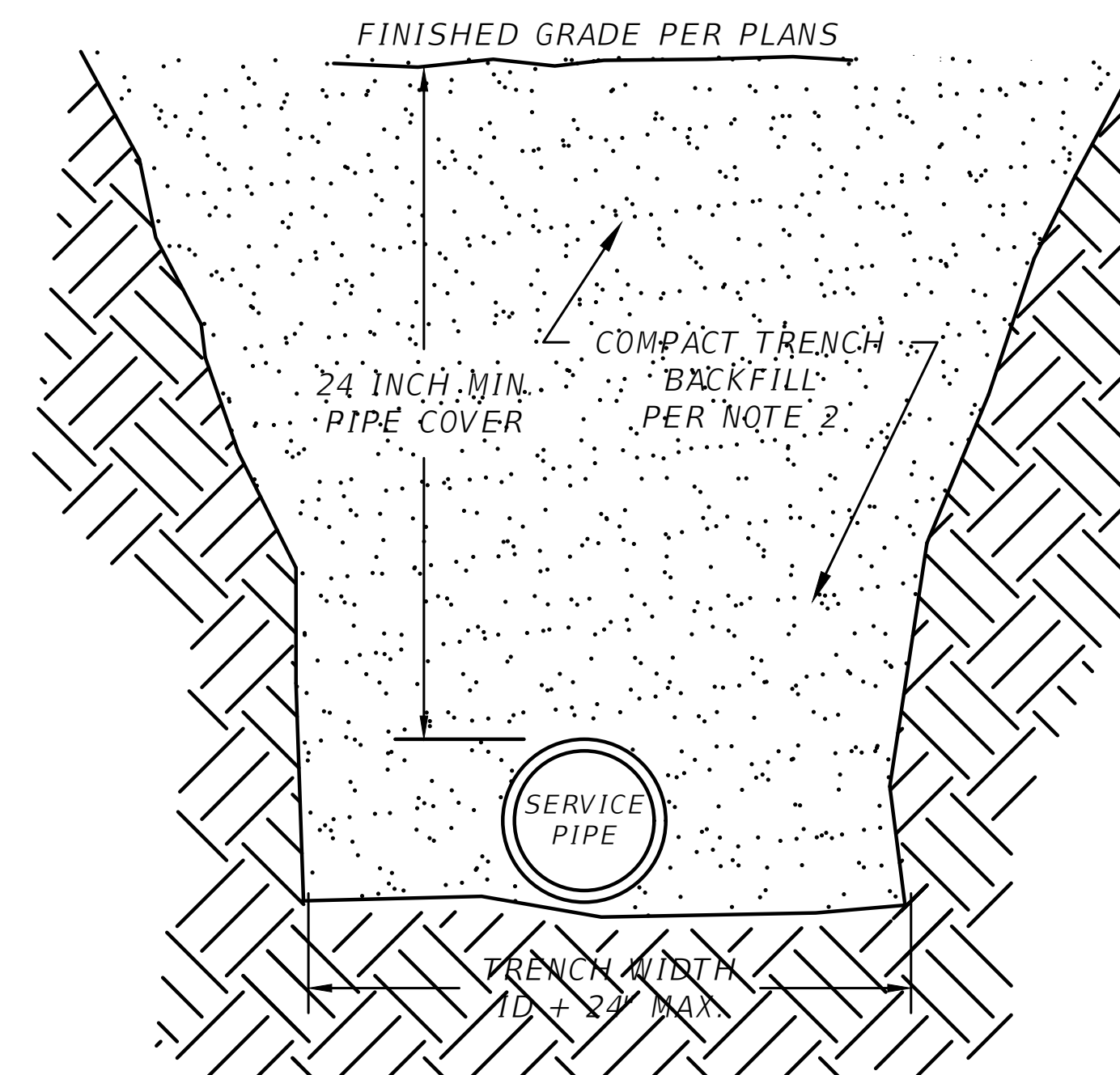


#### NOTES:

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

FIRM NAME AND CONTACT INFORMATION:  
**PITMAN ENGINEERING**  
206 S MARION AVE  
LAKE CITY, FL 32024  
(386) 965-5919  
PITMANENGINEERING.COM  
DPR REGISTRY #: 38013

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

SHEET NAME  
**DETAILS**  
DATE  
06/21  
PROJECT NUMBER  
2021-10PEU  
SHEET #  
C7



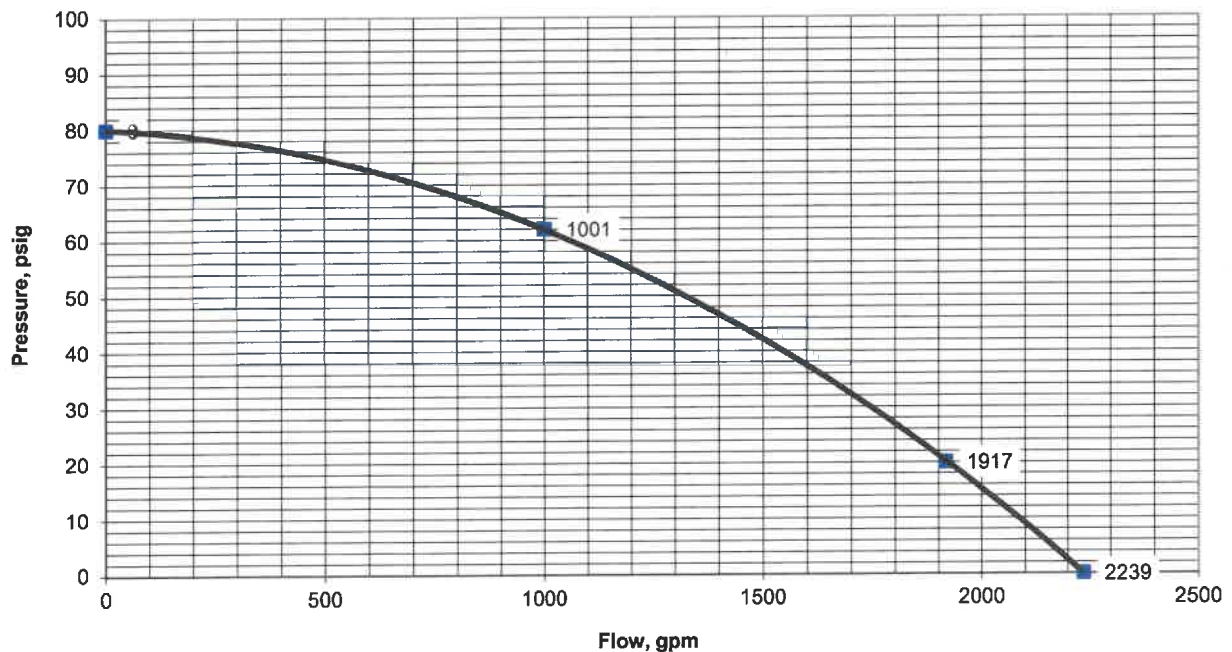
# City of Lake City

## Water flow report

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

### DATA

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



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

1917 gpm > 1500 gpm

fire flow sufficient



## PITMAN ENGINEERING

### SITE PLAN APPLICATION ITEMS 4-7 - DANCE STUDIO

#### 5. Concurrency Impact Analysis

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

- Water:

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

- Sewer:

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

- Transportation:

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

- Solid Waste:

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

#### 6. Comprehensive Plan Consistency Analysis:

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

#### 7. Legal Description with Parcel ID

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

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





Best Regards,

*Brian Pitman*

**Brian Pitman, P.E.**



**Owner**



**PITMAN ENGINEERING**

📍 206 S Marion Ave • Lake City, FL 32025

☎ 386-965-5919

✉ [bpitman@pitmanengineering.com](mailto:bpitman@pitmanengineering.com)

🌐 [pitmanengineering.com](http://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

WITNESS

PRINT NAME: Susan B Weirich

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

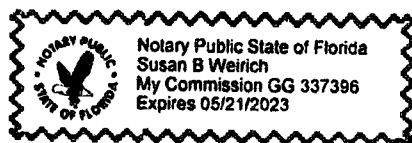
By: Rizwana Thanawala

Rizwana Thanawala, Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ 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:**

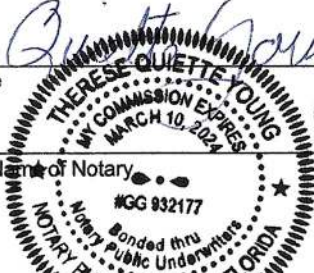
State of Florida County of Columbia

The foregoing was acknowledged before me this 13<sup>th</sup>  
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

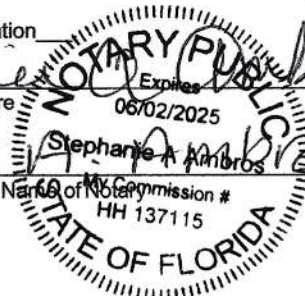
The foregoing was acknowledged before me this 26<sup>th</sup>  
day of October, \_\_\_\_\_, by 2021

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

Stephanie A. Ambros  
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		Property Address			
A TO Z ENTERPRISES LLC		4417 AMERICAN LAKE CITY			
6614 NW 50TH LANE					
GAINESVILLE FL 32653		GEO Number			
		343S16-02461-516			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		001			
<u>Legal Description (click for full description)</u>					
34-3S-16 1000/1000.46 Acres LOT 16 PLANTATION VILLAGE S/D. ORB 816-2412, 974-1860, WD 1054-2983.					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	48,142	0	\$48,142	\$376.23
CITY OF LAKE CITY	4.9000	48,142	0	\$48,142	\$235.90
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	48,142	0	\$48,142	\$36.01
LOCAL	3.6430	48,142	0	\$48,142	\$175.38
CAPITAL OUTLAY	1.5000	48,142	0	\$48,142	\$72.21
SUWANNEE RIVER WATER MGT DIST	0.3615	48,142	0	\$48,142	\$17.40
LAKE SHORE HOSPITAL AUTHORITY	0.0000	48,142	0	\$48,142	\$0.00
Total Millage		18.9675	Total Taxes	\$913.13	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
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](#)