

BOARD OF ADJUSTMENT CITY OF LAKE CITY

November 01, 2022 at 5:45 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: 09-13-2022

OLD BUSINESS-None

NEW BUSINESS

- [ii.](#) Variance- V22-02 Aspri Investments LLC (Agent: Lindsay Oij)

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

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

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

BOARD OF ADJUSTMENTS

MEETING MINUTES

Date: 09/13/2022

Roll Call:

Mr. Lydick- Present
Mr. Cooper-Not Present
Mr. Nelson- Present
Ms. Georgalis-Present

Mr. Carter-Not Present
Mrs. McKellum-Present
Mr. McMahon-Present

Approval of Past Minutes-Approve the minutes of the 03/08/2022 Meeting.

Motion By: Mr. McMahon
Seconded By: Mr. Nelson

Comments or Revisions: None

Old Business: None

New Business:

Petition # SE22-03 Presented By: Joe Vigo and Steven Ulloa

As owner or agent and gives address of: Steve Ulloa- 860 NW Emerald Lake Dr. Lake City, FL 32055
Joe Vigo- 1995 SW Nautilus Rd. Lake City, FL 32024

Petitioner is Sworn in by: Ms.Georgalis

Discussion:

Robert introduced the project, he stated that the project is in the Commercial Highway Interchange district. Robert stated that it was in the Commercial Highway Interchange zoning district and requires a special exception. Robert stated that the previous business was a landscape wholesale company and before that it was a used car lot. Robert stated that across the street was the Nissan Dealership. Steve stated that they are opening a used car lot and will have about ten to twelve cars. Mr. Lydick asked if the lot was going to be used exclusively for sell of used cars and no maintenance of cars. Steve agreed and stated that they would only work on their cars.

Motion to close Public Comment: None

Motion Seconded By: None

Motion to Approve/Deny By: Mr. McMahon

Motion Seconded By: Mrs. MeKellum

Voted Approved/Denied: Approved unanimously

BOARD OF ADJUSTMENTS

MEETING MINUTES

Ms. Mavis closed the meeting.

Motion to Adjourn by: Mr. McMahon

Time: 5:40pm

Motion Seconded By: Mrs. McKellum

Mavis Georgalis, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved



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

FOR PLANNING USE ONLY
 Application # 122-02
 Application Fee \$200.00
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: Circle K Signage
2. Address of Subject Property: 143 NW Centurion Ct
3. Parcel ID Number(s): 35-3S-16-02524-001
4. Future Land Use Map Designation: 1126
5. Zoning Designation: Commercial
6. Acreage: 1.979 AC
7. Existing Use of Property: Conv store/Gas
8. Proposed use of Property: Same
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description):

B. APPLICANT INFORMATION

1. Applicant Status: Owner (title holder) Agent
2. Name of Applicant(s): Lindsay Oij Title: Agent
 Company name (if applicable): _____
 Mailing Address: 235 Apollo Beach Blvd unit 507
 City: Apollo Beach State: FL Zip: 33572
 Telephone: (813)-898-7580 Fax: (_____) Email: Lindsay@signpermitsplus.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): Aspri Investmetns LLC
 Mailing Address: po Box 52085
 City: Phoenix State: AZ Zip: 85072
 Telephone: (_____) Fax: (_____) Email: _____

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

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

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NA
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. _____
 Special Exception: Yes _____ No _____
 Special Exception Application No. _____

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.

Christopher S. Poy

Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

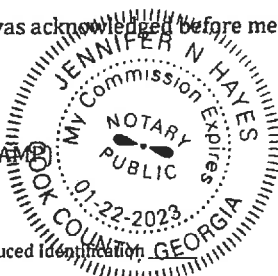
12 Sept 22

Date

STATE OF FLORIDA *Georgia*
COUNTY OF *Cook*

The foregoing instrument was acknowledged before me this 12 day of Sept, 2022, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



Jennifer Hayes
Signature of Notary
Jennifer Hayes
Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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



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

PARCEL: 35-3S-16-02524-001 (10481) | CONV STORE/GAS (1126) | 1.979 AC
 LOT 1 GATEWAY CROSSING SID. WD 1339-654.

2022 Working Values	
Mkt Lnd	\$1,239,211
Ag Lnd	\$0
Blg	\$765,184
XFOB	\$103,200
Just	\$2,107,595
Appraised	\$2,107,595
Assessed	\$2,107,595
Exempt	\$0
Total	county:\$2,107,595
Taxable	city:\$2,107,595
	other:\$0 school:\$2,107,595

Owner: ASPRI INVESTMENTS LLC
 PROPERTY TAX DC17
 P O BOX 52085
 PHOENIX, AZ 85072-2085

Site: 143 NW CENTURION CT, LAKE CITY

Sales Info: 6/20/2017 \$2,487,200 1(Q)

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.ca

- A. Circle K signage is blocked by trees and not visible. The trees seem to be on government property next to highway. The neighboring businesses have high rise signs. Specifically, Shell and Denny's located on the same side of the road as Circle K have high rises signs.
- B. Please see photos provided. Circle K signage is blocked from public view.
- C. Granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, building or structures. The neighboring businesses have high rise signs. Specifically, Shell and Denny's located on the same side of the road as Circle K have high rises signs.
- D. Literal Interpretation of the provisions of these land development regulations would deprive the applicants of right commonly enjoyed by the other properties in the same zoning district. Having signage that cannot be seen by the public would work unnecessary and undue hardship on the applicant.
- E. The variance granted is the minimum variance that will make possible and reasonable use of the land, building or structure.
- F. Agreed
- G. Agreed
- H. Agreed
- I. Agreed

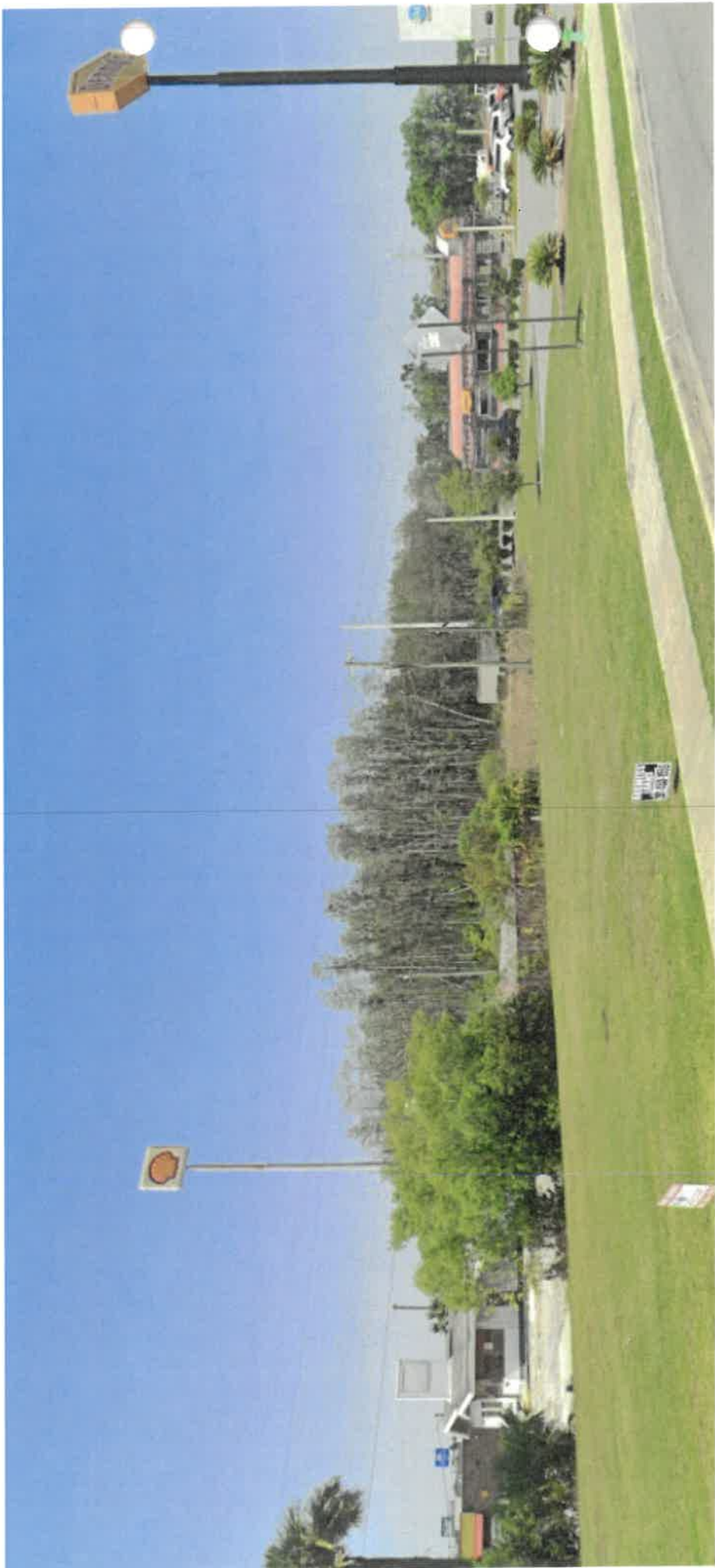
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Item ii.



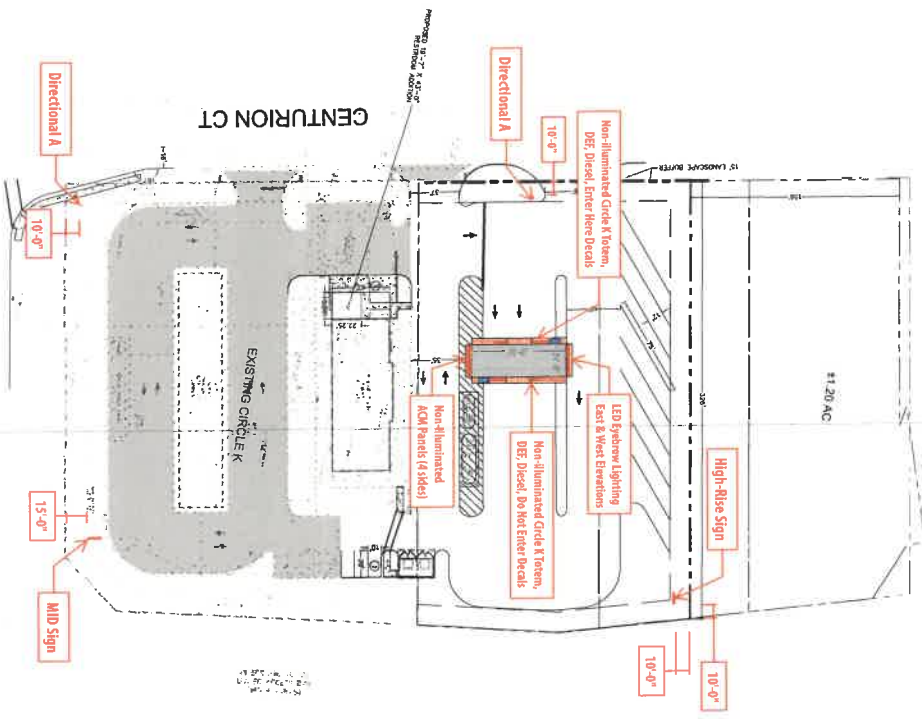




Item ii.



US HWY 90 & CENTURION CT



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
9831

LOCATION
LAKE CITY, FL
ACCOUNT REP
BEN DEHAVES

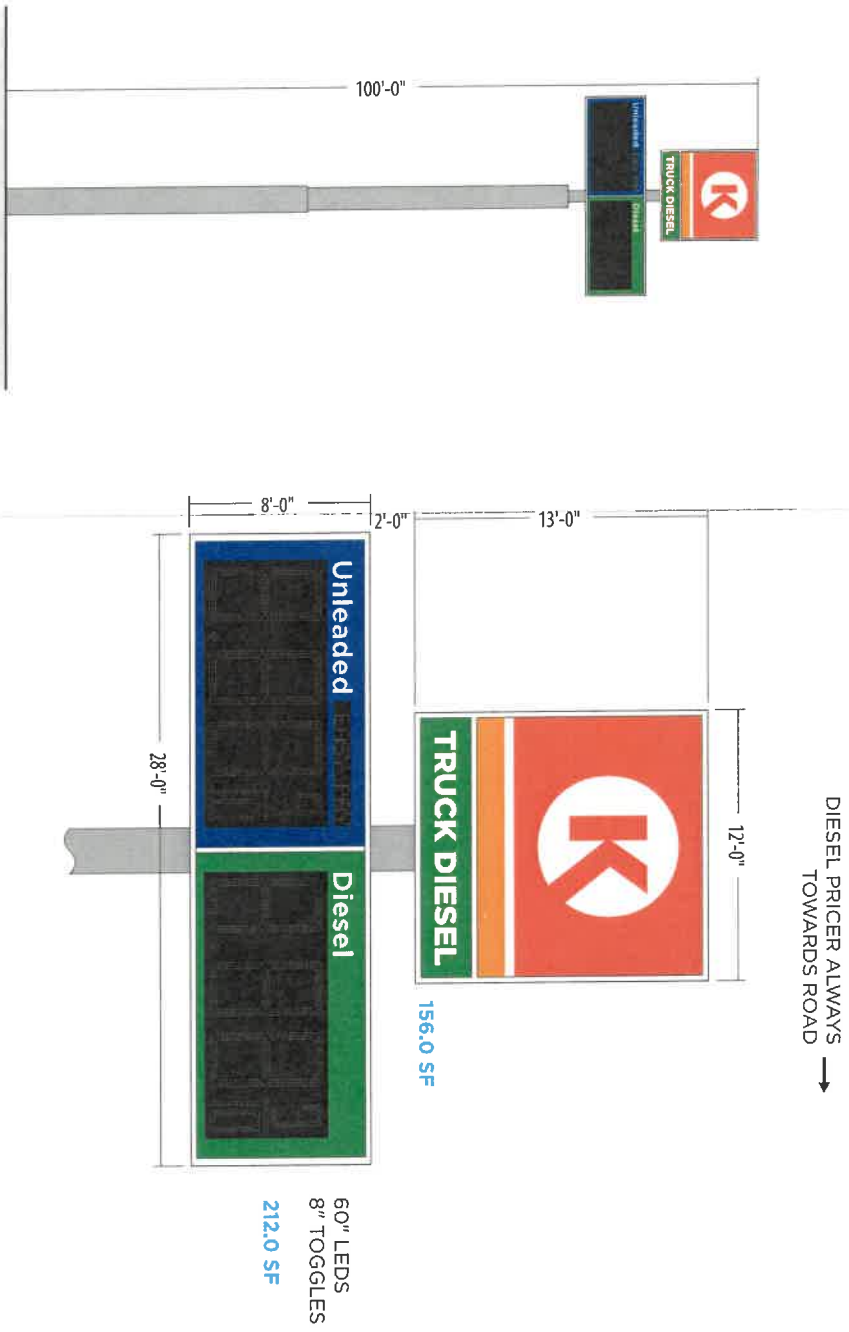
DRAWN BY
MH
DATE
09/13/22

REVISION
03
SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-703-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

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SIGNATURE _____ DATE _____

Item ii.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K

LOCATION
LAKE CITY, FL

SITE NUMBER
9831

ACCOUNT REP
BEN DEHAVES

DRAWN BY
MH

DATE
09/13/22

REVISION
03

SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N. ELSTON AVE.
CHICAGO, IL 60630
P: 773-703-9600 | F: 773-763-9906
CORPORATEIDSOLUTIONS.COM

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SIGNATURE _____

DATE _____

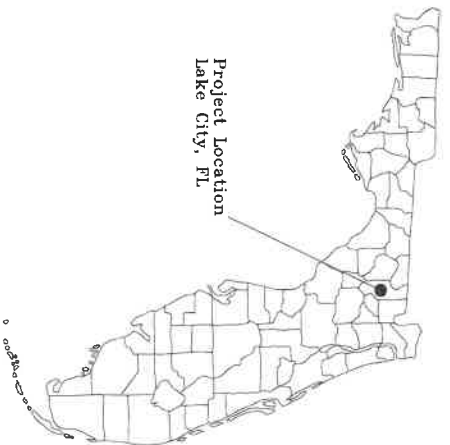
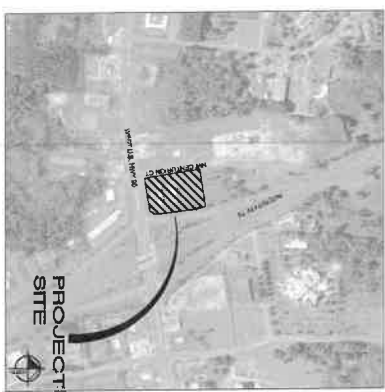
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LEGAL DESCRIPTION
 143 NW CENTURION COURT
 LAKE CITY, FLORIDA 32055
 PARCEL IDS: 35-3S-16-02524-001, 35-3S-16-02524-102 AND 35-3S-16-02524-111

CONSTRUCTION PLANS FOR CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION

143 NW CENTURION COURT
 LAKE CITY, FLORIDA 32055
 MAY 4, 2022

PARCEL IDS: 35-3S-16-02524-001,
 35-3S-16-02524-102 AND 35-3S-16-02524-111



UTILITY PROVIDERS

WATERSERWER:
 CITY OF LAKE CITY UTILITIES
 2814 NE BURGON HARRIS DRIVE
 LAKE CITY, FL 32025
 CONTACT: SHANE EDWARDS
 PHONE: (904) 754-6200

ELECTRIC:
 FLORIDA POWER & LIGHT
 2814 NE BURGON HARRIS DRIVE
 LAKE CITY, FL 32025
 CONTACT: SHANE EDWARDS
 PHONE: (904) 754-6200

FIBER OPTIC:
 HARGREAVES INTERNATIONAL, INC.
 10000 W. UNIVERSITY BLVD., SUITE 100
 JACKSONVILLE, FL 32218
 CONTACT: SHANE EDWARDS
 PHONE: (904) 864-9944

CABLE:
 COMCAST CABLE
 10000 W. UNIVERSITY BLVD., SUITE 100
 JACKSONVILLE, FL 32218
 CONTACT: WENDY STERNBERG
 PHONE: (904) 754-6200

TELEPHONE:
 AT&T
 6001 JAMESBOND ROAD
 LAKE CITY, FL 32055
 CONTACT: DIANE BERRY
 PHONE: (407) 580-5173
 EMAIL: DBERRY@SCHAFERCONSTRUCT.COM

GAS:
 CITY OF LAKE CITY GAS/BOYLE WORKS
 10000 W. UNIVERSITY BLVD., SUITE 100
 JACKSONVILLE, FL 32218
 CONTACT: SHANE EDWARDS
 PHONE: (904) 754-6200

VICINITY MAP
 PROJECT TEAM

OWNER:
 SCHAFER PARTNERS LLC
 2892 W. WINDGATE ROAD
 LAKE CITY, FL 32055
 CONTACT: DIANE BERRY
 PHONE: (407) 580-5173
 EMAIL: DBERRY@SCHAFERCONSTRUCT.COM

DEVELOPER:
 SCHAFER PARTNERS, INC.
 3892 CORROBERT PARK DRIVE, SUITE 413
 TAMPA, FL 33619
 CONTACT: EDWARD GUILTYA
 PHONE: (407) 580-5173

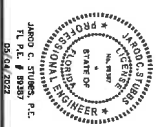
ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
 CONTACT: MEGAN LARGENT
 PHONE: (703) 868-0086
 FAX: (703) 868-0085

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
 CONTACT: MATTHEW FRANKO
 PHONE: (407) 427-1829
 EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

SHEET INDEX

00.0	COVER SHEET
C1.0-C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0-C3.1	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1	SITE PLAN
C4.2	INTERSECTION MODIFICATION PLAN
C4.3-C4.5	TRUCK TURNING MOVEMENTS
C5.0	PAVING, GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0-C7.1	GENERAL CONSTRUCTION DETAILS
L1.00	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	SCHEMATIC IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES

PREPARED BY
Kimley-Horn

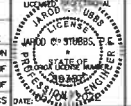


CIRCLE K - US HWY 90 & I-75 HIGH
 SPEED DISC FUEL EXPANSION
 MAY 4, 2022
 ENGINEER'S PROJECT No. 148880040

DATE	DESCRIPTION

STORMWATER POLLUTION PREVENTION PLAN

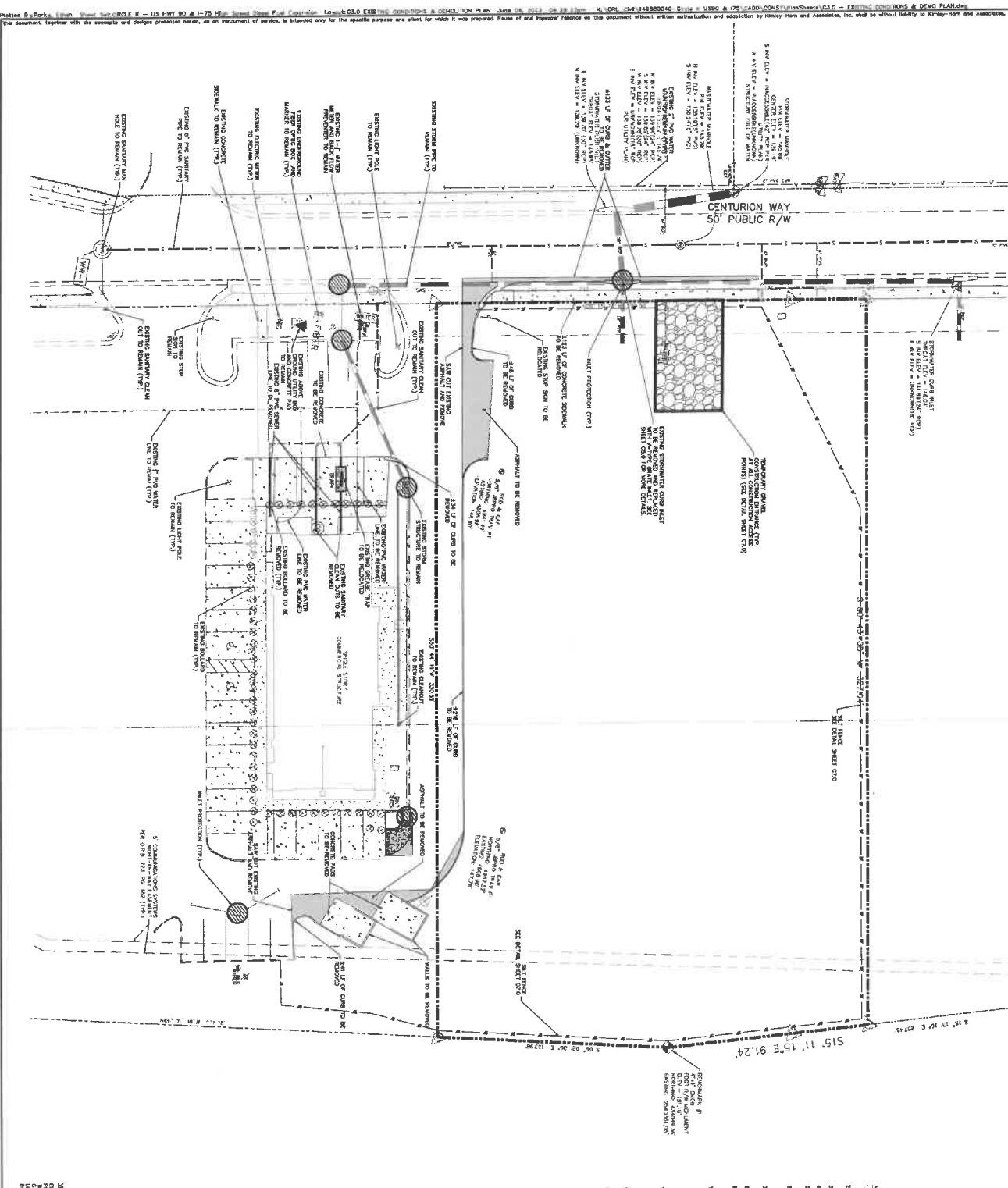
<p>SITE DESCRIPTION</p> <p>PROJECT NAME AND LOCATION PROJECT: US HWY 90 & I-75 FUEL EXPANSION CITY OF LAKE CITY, FLORIDA SEE COVER SHEET FOR LOCATION MAP</p> <p>DEVELOPER NAME AND ADDRESS CHAPTER CONSTRUCTION, LLC 2801 NEWPORT BLVD, SUITE 413 FORT WORTH, TEXAS 76107 PHONE: (817) 264-1171 EMAIL: DISTRIB@CHAPTERCON.COM</p> <p>PROJECT DESCRIPTION THE PROJECT WILL CONSIST OF CONSTRUCTING A COMPLETE CONCERNED STONE PAVING EXPANSION WITH HIGH SPEED DRESS, CURBING STATIONS AND STRUCTURE BUILDING ON A PREVIOUSLY GRASSED SITE. THE PROJECTS CENTURION COURT IN LAKE CITY, FLORIDA. PROJECT AREA: 3.46 ACRES CONTRIBUTING DRAINAGE AREA: 346 ACRES LENGTH: 1/4 MI. x 2 1/2 MI. x 2 1/2 MI. COORDINATE: 19° 52' 23" N, 91° 17' 17" W</p> <p>ACTIVITIES THAT REQUIRE EROSION CONTROL, PROVISION A STABILIZED CONSTRUCTION ENTRANCE, FERTILIZER, AND OTHER EROSION AND SEDIMENT CONTROL DEMONSTRATION SITE GRADING, INSTALLATION OF STORM WATER DRAIN, SWAINS, AND ROSSWAY AND ROSSWAY AND OTHER EROSION CONTROL METHODS.</p> <p>SEE PLANS FOR LOCATION OF TEMPORARY SEDIMENT BARRIERS AND SOIL DISBURSERS</p>	<p>EROSION AND SEDIMENT CONTROL</p> <p>BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL PRACTICES THROUGHOUT THE CONSTRUCTION PERIOD. THESE CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.</p> <p>STORMWATER MANAGEMENT</p> <p>STORMWATER COLLECTION SHALL BE PROVIDED BY PERMANENT METHODS WITHIN THE PROJECT AREA. THE PROPOSED DRAINAGE NETWORK WILL CONDUIT TO THE EXISTING STORM DRAINAGE COLLECTION SYSTEM WHICH DRAINS TO A LAKE CITY POND IN ACCORDANCE WITH SWFWMD AND LAKE CITY CODE.</p> <p>STABILIZATION PROCEDURES</p> <p>TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND UNUSED PORTIONS OF EXISTING STABILIZATION SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY MULCH SHALL BE STABILIZED WITH SEED, WHERE SOILS ARE ADICIOUS TONS OF MULCHIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 60 POUNDS OF SEED SHALL BE IMMEDIATELY APPLIED WITH STAY-ON EQUIPMENT. MULCH SHALL BE APPLIED TO PROTECT SOILS AND STONE SURFACE UNTIL PLANT GROWTH CAN BE ESTABLISHED.</p> <p>PERMANENT STABILIZATION - BERMED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. 1,000 LBS AND 1/2 TON OF FERTILIZER PER ACRE SHALL BE APPLIED PRIOR TO SEEDING. A TONSACRE OF MULCH SHALL BE APPLIED TO PROTECT SOILS AND STONE SURFACE UNTIL PLANT GROWTH CAN BE ESTABLISHED.</p> <p>TEMPORARY STABILIZATION - BERMED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. 1,000 LBS AND 1/2 TON OF FERTILIZER PER ACRE SHALL BE APPLIED PRIOR TO SEEDING. 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A TONSACRE OF MULCH SHALL BE APPLIED TO PROTECT SOILS AND STONE SURFACE UNTIL PLANT GROWTH CAN BE ESTABLISHED.</p>	<p>WASTE DISPOSAL</p> <p>WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A LEAK PROOF CONTAINER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE SUPERVISOR SHALL BE RESPONSIBLE FOR COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE WASTE MATERIALS AND CONSTRUCTION WASTE MATERIALS SHALL BE BURNED ON SITE. THE CONTRACTOR SHALL OBTAIN TRAINING FOR THE EMPLOYEES IN THE SUPERVISOR SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.</p> <p>HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE SUPERVISOR. HAZARDOUS WASTE MATERIALS - THESE PROCEDURES SHALL BE POSTED ON THE CONSTRUCTION SITE. THE SUPERVISOR SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.</p> <p>HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE SUPERVISOR. HAZARDOUS WASTE MATERIALS - THESE PROCEDURES SHALL BE POSTED ON THE CONSTRUCTION SITE. THE SUPERVISOR SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.</p> <p>HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE SUPERVISOR. HAZARDOUS WASTE MATERIALS - THESE PROCEDURES SHALL BE POSTED ON THE CONSTRUCTION SITE. THE SUPERVISOR SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.</p>	<p>ITEMS REQUIRING POLLUTION PREVENTION</p> <p>THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:</p> <ul style="list-style-type: none"> ASPHALT - CLEANING SUPPLIES CONCRETE - CLEANING SUPPLIES PAINT - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES <p>THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE PRESENT ON THE PROJECT SITE:</p> <ul style="list-style-type: none"> HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES <p>THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE PRESENT ON THE PROJECT SITE:</p> <ul style="list-style-type: none"> HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES 	<p>MAINTENANCE AND INSPECTION PRACTICES</p> <p>THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE USED FOR THIS PROJECT:</p> <ul style="list-style-type: none"> HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES <p>THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE USED FOR THIS PROJECT:</p> <ul style="list-style-type: none"> HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES HAZARDOUS PRODUCTS - CLEANING SUPPLIES
<p>REQUIRE OF MAJOR ACTIVITIES</p> <p>THE ORDER OF CONSTRUCTION IS AS FOLLOWS:</p> <ol style="list-style-type: none"> 1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE 2. CLEAR AND GRASS OR OTHER EROSION CONTROL METHODS 3. CONSTRUCT AND GRASS OR OTHER EROSION CONTROL METHODS 4. REMOVE LANDSCAPING 5. PROVIDE INITIAL GRADING AS REQUIRED 6. INSTALL LATEST STABILIZED CONSTRUCTION ENTRANCE 7. CONSTRUCT AND GRASS OR OTHER EROSION CONTROL METHODS 8. REMOVE LANDSCAPING 9. REMOVE ANY TREES THAT ARE NOT REQUIRED 10. REMOVE ANY TREES THAT ARE NOT REQUIRED 11. REMOVE ANY TREES THAT ARE NOT REQUIRED 12. REMOVE ANY TREES THAT ARE NOT REQUIRED 13. REMOVE ANY TREES THAT ARE NOT REQUIRED 14. REMOVE ANY TREES THAT ARE NOT REQUIRED 	<p>CONTRACTOR CERTIFICATION</p> <p>I, JAMES C. STUBBS, P.E., FLOIDA REGISTRATION NUMBER: 9037 PROFESSIONAL ENGINEER CERTIFY THAT I AM THE SUPERVISOR OF THIS PROJECT AND I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA CONSTRUCTION PERMIT FOR STORMWATER POLLUTION PREVENTION PLAN PREPARED BY THE CONTRACTOR.</p>	<p>POLLUTION PREVENTION PLAN CERTIFICATION</p> <p>I, JAMES C. STUBBS, P.E., FLOIDA REGISTRATION NUMBER: 9037 PROFESSIONAL ENGINEER CERTIFY THAT I AM THE SUPERVISOR OF THIS PROJECT AND I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA CONSTRUCTION PERMIT FOR STORMWATER POLLUTION PREVENTION PLAN PREPARED BY THE CONTRACTOR.</p>	<p>CONTRACTOR CERTIFICATION</p> <p>I, JAMES C. STUBBS, P.E., FLOIDA REGISTRATION NUMBER: 9037 PROFESSIONAL ENGINEER CERTIFY THAT I AM THE SUPERVISOR OF THIS PROJECT AND I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA CONSTRUCTION PERMIT FOR STORMWATER POLLUTION PREVENTION PLAN PREPARED BY THE CONTRACTOR.</p>	<p>CONTRACTOR CERTIFICATION</p> <p>I, JAMES C. STUBBS, P.E., FLOIDA REGISTRATION NUMBER: 9037 PROFESSIONAL ENGINEER CERTIFY THAT I AM THE SUPERVISOR OF THIS PROJECT AND I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA CONSTRUCTION PERMIT FOR STORMWATER POLLUTION PREVENTION PLAN PREPARED BY THE CONTRACTOR.</p>

KHA PROJECT 142820040 DATE 05/04/2022 SCALE AS SHOWN DESIGNED BY E.A. DRAWN BY E.A. CHECKED BY JCS	
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Kimley Horn

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NO.	REVISIONS	DATE	BY



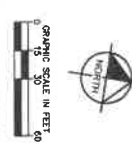
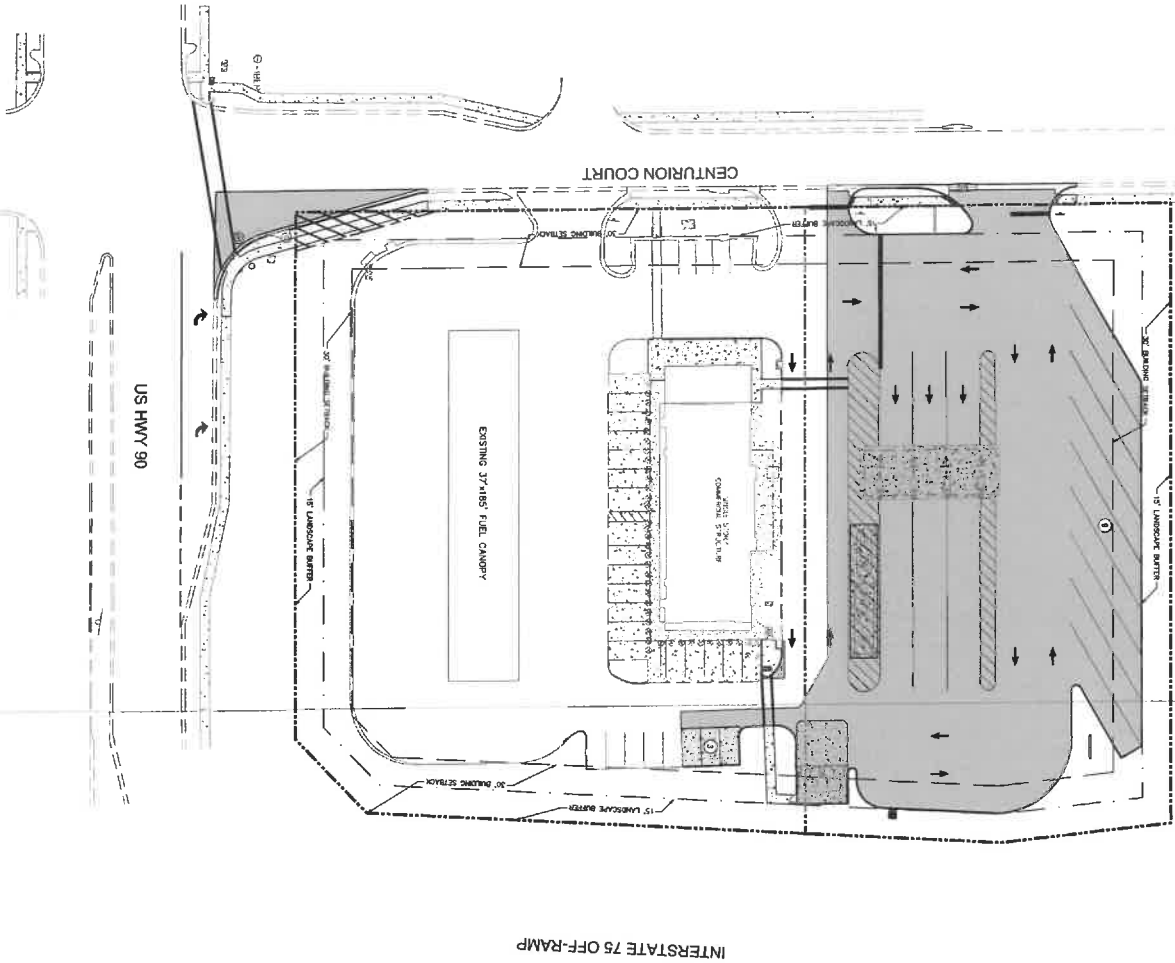
LEGEND

- PROPERTY LINE (TYP)
- MET PROTECTION (TYP)
- TREE & S&A TREE (SEE DETAIL SHEET C7.0)
- EXISTING TO BE DEMOLISHED
- EXISTING STRUCTURE MAINT
- EXISTING STRUCTURE MAINT
- EXISTING DRIVE MAINT
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- NOTES:**
1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR REMOVAL RECOMMENDATIONS OF UTILITIES THAT INTERFERE WITH CONSTRUCTION.
 2. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF UTILITIES BEFORE CONSTRUCTION.
 3. REFER TO SHEET C7.0 FOR ADDITIONAL NOTES AND DETAILS.
 4. REMOVE AND DEMOLISH EXISTING STRUCTURE AT ALL CONSTRUCTION ACCESS POINTS.
 5. ALL STRUCTURES TO BE DEMOLISHED SHALL BE DEMOLISHED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 6. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE DEMOLISHED.
 7. VERIFY THE LOCATION AND DEPTH OF UTILITIES BEFORE CONSTRUCTION.
 8. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE DEMOLISHED.
 9. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE DEMOLISHED.
 10. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE DEMOLISHED.
 11. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE DEMOLISHED.
 12. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE DEMOLISHED.
 13. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE DEMOLISHED.

<p>SCALE: SCALE IN FEET</p> <p>1" = 20'</p> <p>0 10 20</p> <p>North</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS	DATE	BY				
No.	REVISIONS	DATE	BY						

<p>CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION</p> <p>FLORIDA</p> <p>CITY OF LAKE CITY</p> <p>SHEET NUMBER: C3.0</p>	<p>EXISTING CONDITIONS & DEMOLITION PLAN</p>	<p>KHA PROJECT 1498B0040</p> <p>DATE 05/04/2022</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY EJP</p> <p>DRAWN BY EJP</p> <p>CHECKED BY JCS</p>	<p>Kimley Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC.</p> <p>180 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801</p> <p>PHONE: 407-898-1311</p> <p>WWW.KIMLEY-HORN.COM REGISTRY No. 35106</p>
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- NOTES:**
1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO CORRY ALL BUILDING DIMENSIONS.
 4. REFER TO SCHEDULE PLANS FOR LANDSCAPE SIGN DETAILS.
 5. SEE SIGN PLANS FOR ELECTRICAL CONNECTIONS.
 6. ALL PROPOSED DRIVEWAYS AND PARKING LOTS SHALL BE PAVED TO MATCH EXISTING DRIVEWAYS AND PARKING LOTS. SEE PAVING PLAN FOR DETAILS.
 7. REFER TO ARCHITECTURAL PLANS FOR PROPOSED REASON COUN LOCATIONS AND OTHER DETAILS.
 8. UNLESS OTHERWISE SPECIFIED, THE CONCRETE SHALL BE COVERED WITH RED ASPHALT FINISH TO BE MATCHED BY CONTRACTOR.
 9. REFER TO ARCHITECTURAL PLANS FOR PROPOSED REASON COUN LOCATIONS AND OTHER DETAILS.
 10. REFER TO ARCHITECTURAL PLANS FOR PROPOSED REASON COUN LOCATIONS AND OTHER DETAILS.
 11. REFER TO ARCHITECTURAL PLANS FOR PROPOSED REASON COUN LOCATIONS AND OTHER DETAILS.
 12. ALL SERVICES SHALL MEET THE REQUIREMENTS OF CITY OF LAKE CITY LAND DEVELOPMENT CODE, CHAPTER 111, SECTION 111.020.

SITE DATA:

PROJECT AREA:	3.66 ACRES (158,623 SF)
PROJECT LAND USE:	COMMERCIAL, HIGHWAY DEVELOPMENT
EXISTING BUILDING:	EXISTING 37'x183' FUEL CANOPY
EXISTING DRIVEWAY:	EXISTING DRIVEWAY
PROPOSED DRIVEWAY:	1 DRIVEWAY (21' x 100')
PROPOSED DRIVEWAY AREA:	2,100 SF (0.048 AC)
PROPOSED DRIVEWAY PERCENTAGE:	0.57%
PROPOSED DRIVEWAY TOTAL AREA:	2,100 SF (0.048 AC)
PROPOSED DRIVEWAY TOTAL PERCENTAGE:	0.57%
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- LEGEND:**
- | | | |
|--|------------------------------------|----------|
| | PROPOSED DRIVEWAY | 0 |
| | PROPOSED DRIVEWAY TOTAL AREA | 2,100 SF |
| | PROPOSED DRIVEWAY TOTAL PERCENTAGE | 0.57% |
| | PROPOSED DRIVEWAY TOTAL PERCENTAGE | 0.57% |
| | PROPOSED DRIVEWAY TOTAL PERCENTAGE | 0.57% |
| | PROPOSED DRIVEWAY TOTAL PERCENTAGE | 0.57% |

CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION
 CITY OF LAKE CITY, FLORIDA

OVERALL SITE PLAN

149880040

DATE: 05/04/2022

SCALE: AS SHOWN

DESIGNED BY: E.F.

DRAWN BY: J.E.

CHECKED BY: JCS

DATE: 05/04/2022

PROJECT: 149880040

SCALE: AS SHOWN

DESIGNED BY: E.F.

DRAWN BY: J.E.

CHECKED BY: JCS

DATE: 05/04/2022

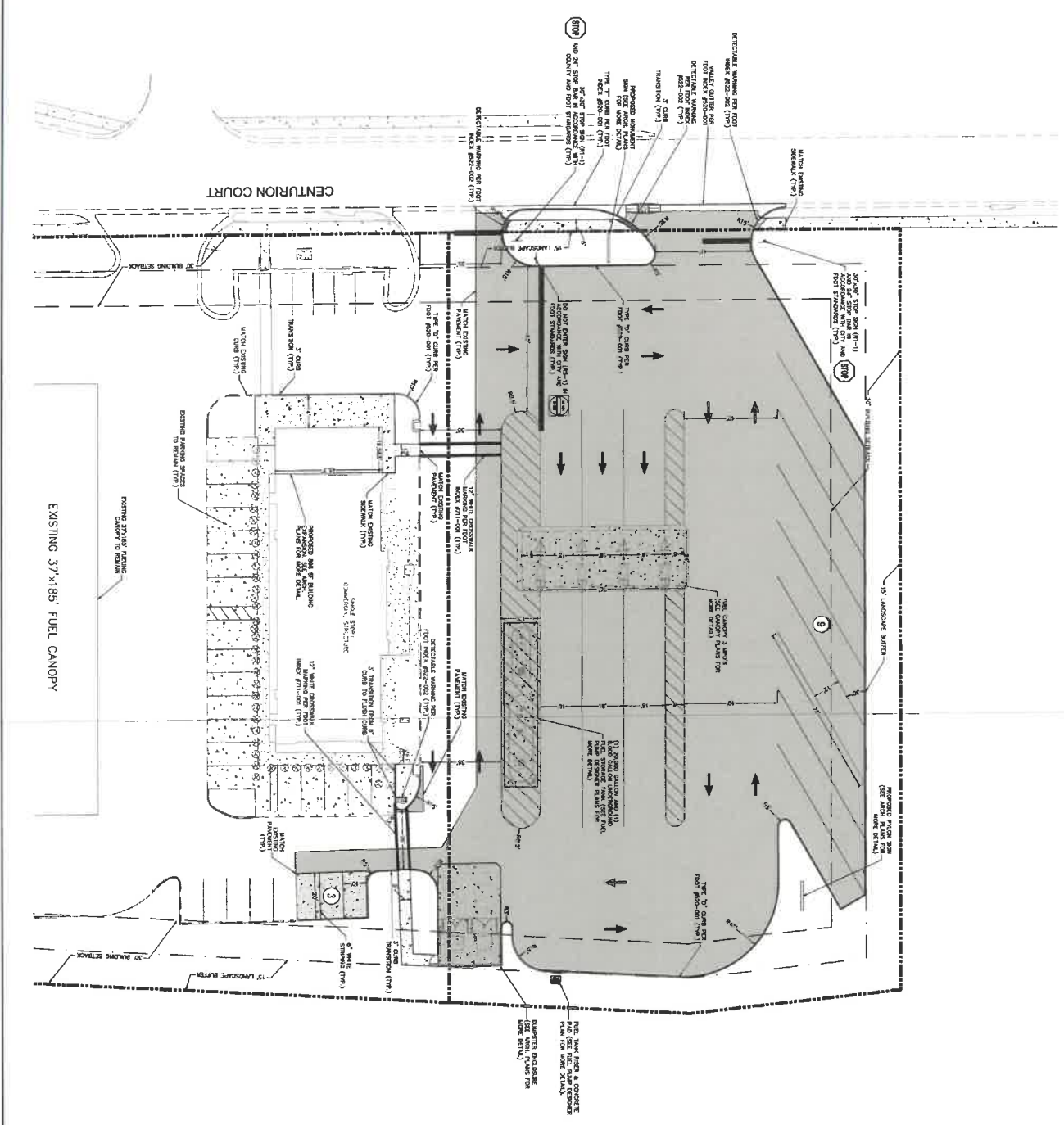
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NO.	REVISIONS	DATE	BY

Plotted by: [unclear] Date: 05/04/2022 10:50 AM Project: Circle K - US HWY 90 & I-75 Fuel Expansion - 149880040 - SITE PLAN

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NOTES:

1. THE CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. RELIEF DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING WALLS UNLESS NOTED OTHERWISE.
3. REFER TO THE SPECIFICATIONS AND SPECIALTY PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO SPECIAL PLANS FOR EXISTING SOIL DETAILS.
5. SET UP PLANS FOR ELECTRICAL DRAWINGS.
6. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR REMOVED TRASH CHUTE LOCATIONS AND DETAILS.
8. BUILDING UNDER CONSTRUCTION SHALL BE COVERED WITH GRAY PLASTIC COVERS. DETAILS SHOWN BY CONSTRUCTION SHALL BE COVERED WITH GRAY PLASTIC COVERS FOR WORK PROTECTION PURPOSES.
9. REFER TO ARCHITECTURAL PLANS FOR SEE LIGHTING AND ELECTRICAL DETAILS.
10. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY (SEE PLAN)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET 0203)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET 0203)
- PROPOSED MEDIUM DENSITY CONCRETE (SEE DETAIL SHEET 0203)
- PROPOSED MEDIUM DENSITY CONCRETE (SEE DETAIL SHEET 0203)
- PROPOSED MEDIUM DENSITY CONCRETE (SEE DETAIL SHEET 0203)

VERTICAL CURVE:

EXISTING AND PROPOSED VERTICAL CURVE DATA TO BE PROVIDED TO THE CLIENT BY THE CLIENT'S ENGINEER. SEE DETAIL SHEET 0203 FOR VERTICAL CURVE DATA.

SCALE: 1" = 20'-0"

DATE: 05/04/2022

DESIGNED BY: E.F.

DRAWN BY: E.F.

CHECKED BY: JCS

CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION

SITE PLAN

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FLORIDA PROFESSIONAL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
STATE OF FLORIDA
REGISTRY NO. 35108
EXPIRES 12/31/2023

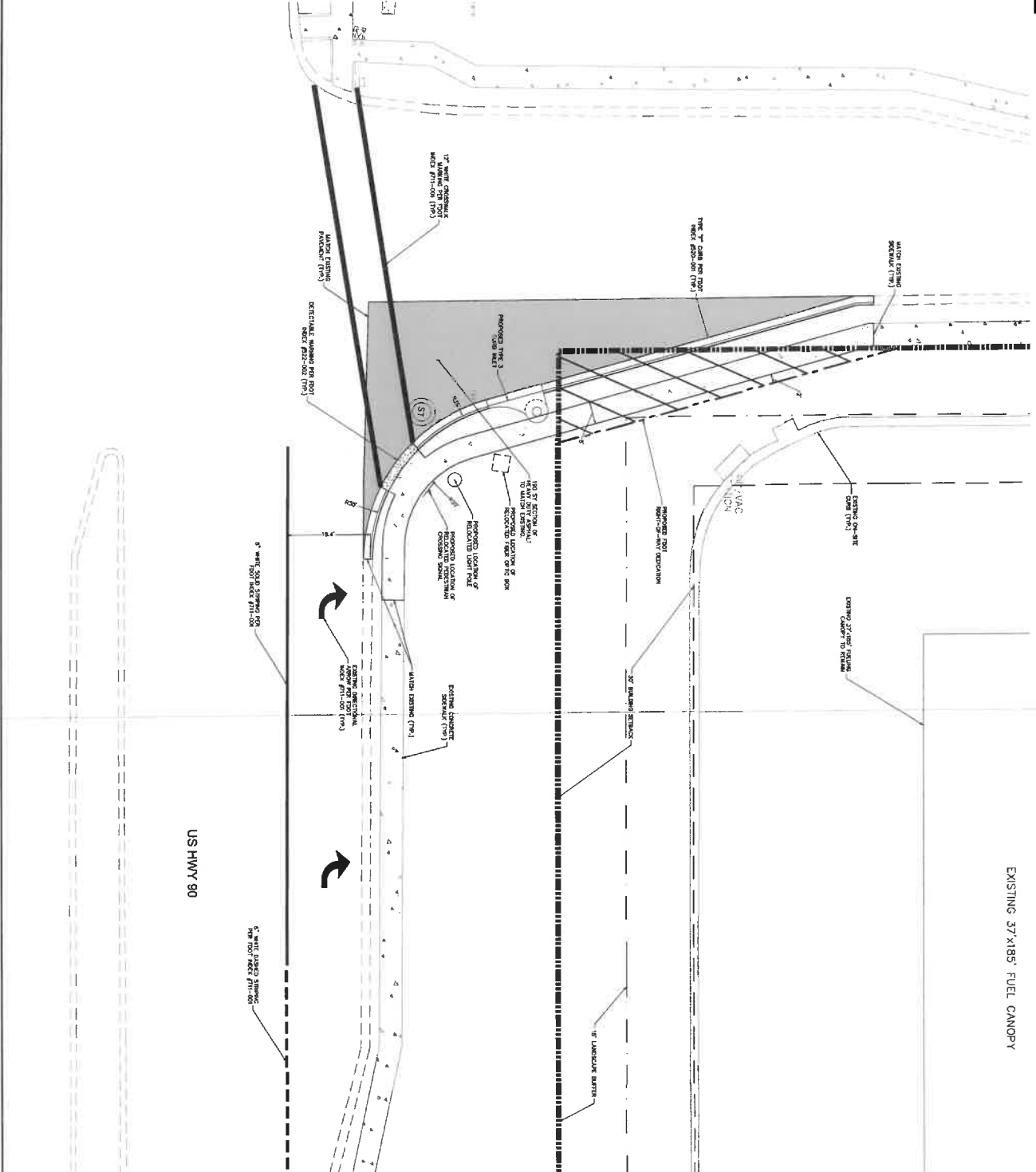
REVISIONS

No.	REVISIONS	DATE	BY

CITY OF LAKE CITY

SHEET NUMBER C4.1

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LEGEND

- PROPERTY LINE (TYP)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET E20)
- PROPOSED ASPHALT DRIVE CONCRETE (SEE DETAIL SHEET E20)
- PROPOSED HEAVY HWY CONCRETE (SEE DETAIL SHEET E20)

NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PROPOSED DRIVE STRIPES AND PARKING MARKINGS SHALL BE PAINTED UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH TYPICAL SHEET T11-001.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE SET WARD AND FOOT MARKINGS.

GRAPHIC SCALE IN FEET

0 10 20

North

GENERAL NOTES:

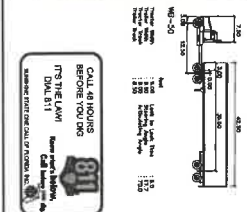
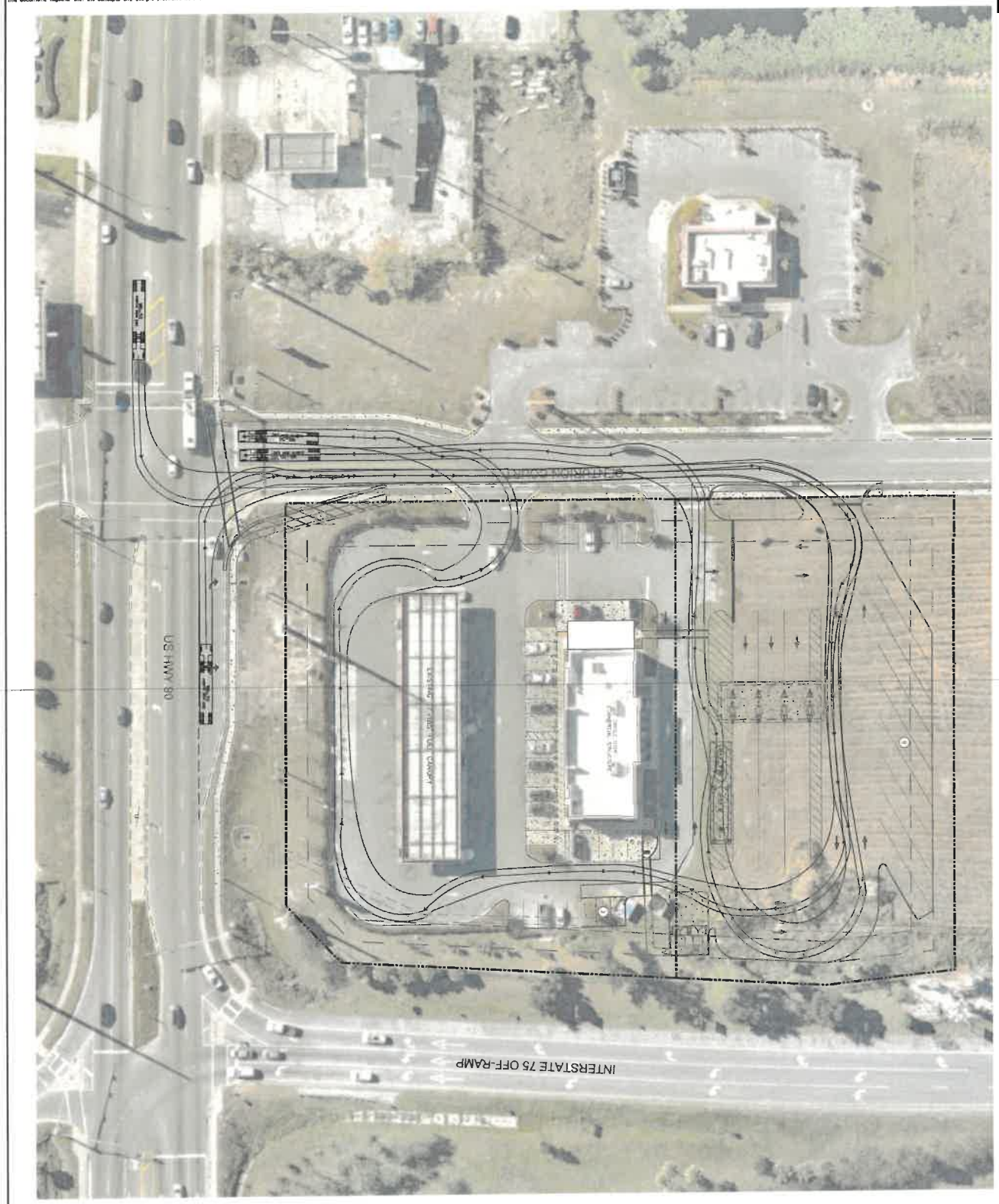
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3. ALL EXISTING AND PROPOSED UTILITIES SHALL BE SET WARD AND FOOT MARKINGS.

<p>CALL AT STAGES BEFORE FILING:</p> <p>ITS STATION</p> <p>DATE: 05/04/2022</p> <p>ISSUED BY: E.J.F.</p> <p>DATE: 05/04/2022</p> <p>ISSUED BY: JCS</p> <p>DATE: 05/04/2022</p>	<p>CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION</p> <p>FLORIDA</p>	<p>INTERSECTION MODIFICATION PLAN</p>	<p>KHA PROJECT 149980040</p> <p>DATE 05/04/2022</p> <p>SCALE AS SHOWN</p> <p>DRAWN BY E.J.F.</p> <p>CHECKED BY JCS</p>	<p>Kimley-Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC.</p> <p>180 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801</p> <p>PHONE: 407-896-1511</p> <p>WWW.KIMLEY-HORN.COM REGISTRY No. 35106</p>	<p>REVISIONS</p> <p>DATE BY</p>
	<p>CITY OF LAKE CITY</p>	<p>DATE: 05/04/2022</p>	<p>DATE: 05/04/2022</p>	<p>DATE: 05/04/2022</p>	<p>DATE: 05/04/2022</p>

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CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION
 CITY OF LAKE CITY FLORIDA

TRUCK TURNING MOVEMENTS

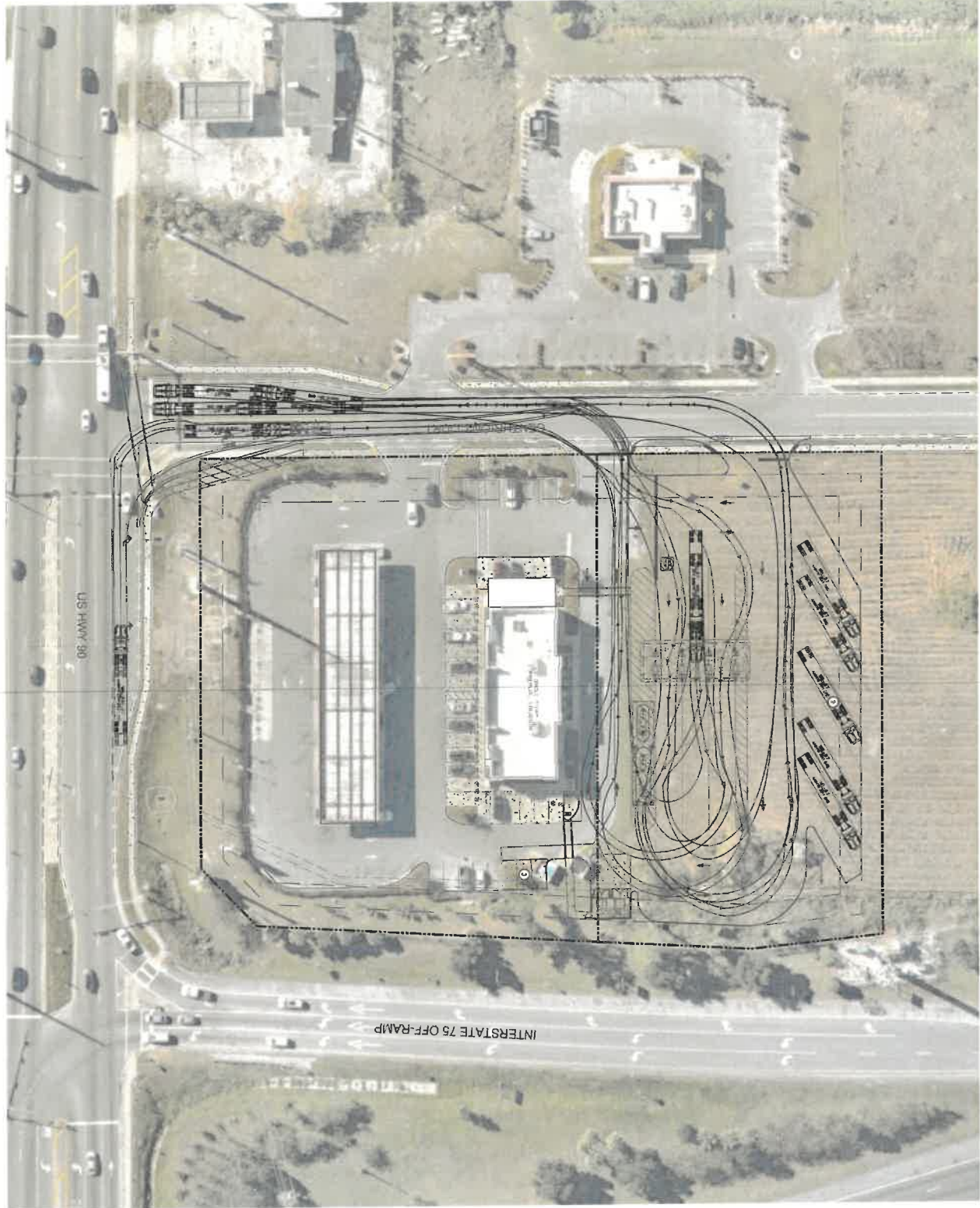
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DATE	05/04/2022
SCALE AS SHOWN	
DRAWN BY	E.J.F.
CHECKED BY	JCS
DATE	

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Item ii.

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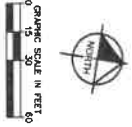
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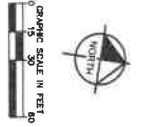
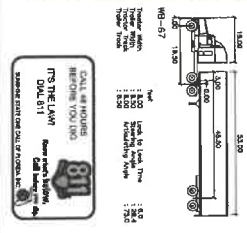
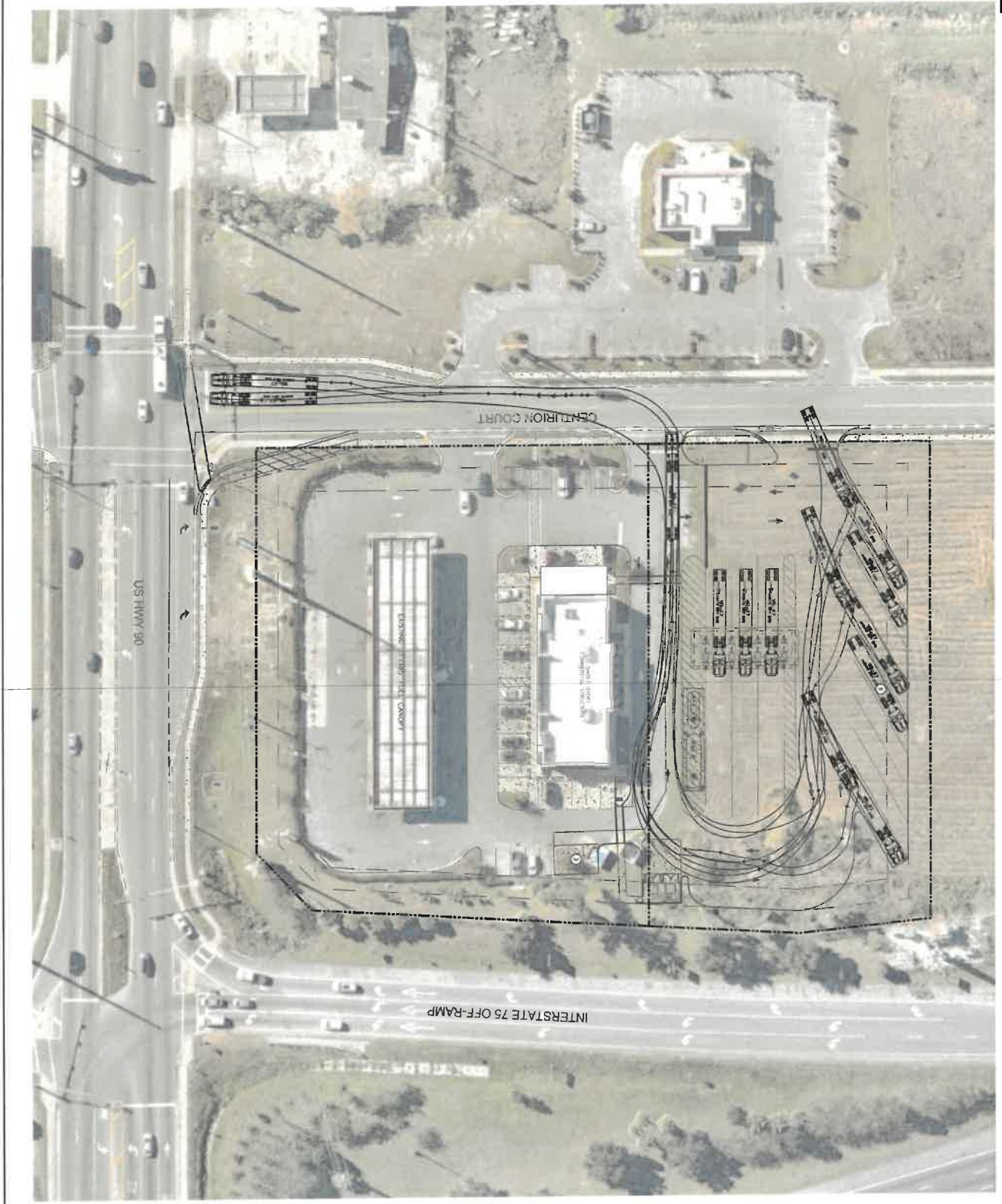
CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION
 CITY OF LAKE CITY FLORIDA

TRUCK TURNING MOVEMENTS

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 108 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 WWW.KIMLEY-HORN.COM PHONE: 407-369-1311 REGISTRY No. 35106

NO.	REVISIONS	DATE	BY

Item ii.



CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION
 CITY OF LAKE CITY FLORIDA

C4.5 - TRUCK TURNING MOVEMENTS

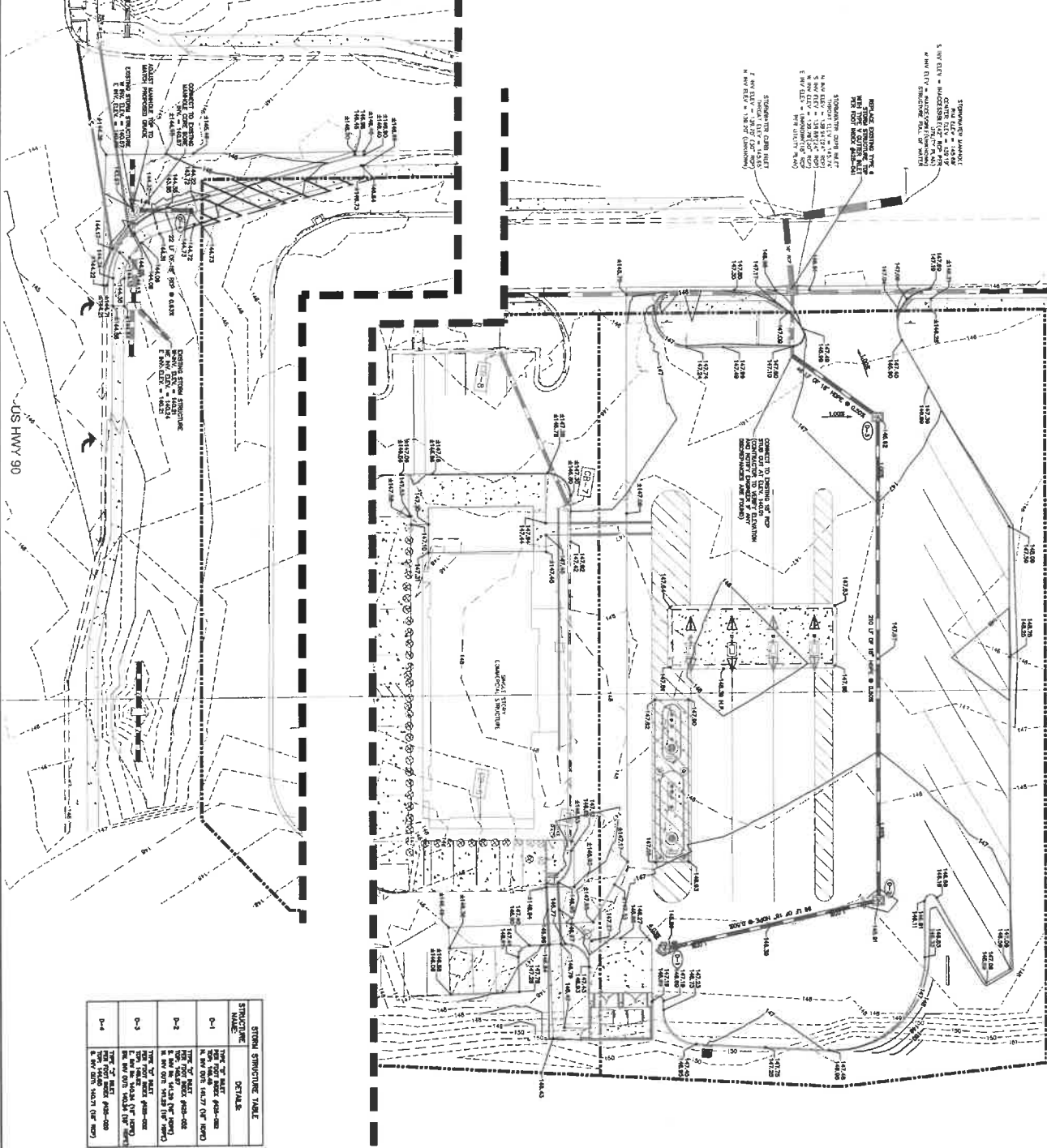
KHA PROJECT 149880040
 DATE 05/04/2022
 SCALE AS SHOWN
 DESIGNED BY EJP
 DRAWN BY EJP
 CHECKED BY JCS

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 180 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-899-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

Plotted 8' Plan, E-Plan, Sheet Scale/CIRCLE K - US HWY 90 & I-75 Fuel Expansion - CIVIL - PAVING, GRADING AND DRAINAGE PLAN - June 18, 2022 04:30 - K:\WORK\148980040-Circle K US90 & I75 Fuel Expansion - Sheet_C5.0 - R20.dwg

The document, together with the proposals and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Forces of Engineer reference to this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STORM STRUCTURING TABLE

STRUCTURING NUMBER	DETAILS
D-1	100' W' MANHOLE FOR 18" DIA. PIPE N 90' OF I-75 ON 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M)
D-2	100' W' MANHOLE FOR 18" DIA. PIPE N 90' OF I-75 ON 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M)
D-3	100' W' MANHOLE FOR 18" DIA. PIPE N 90' OF I-75 ON 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M)
D-4	100' W' MANHOLE FOR 18" DIA. PIPE N 90' OF I-75 ON 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M) 15' DIA. (M)

- NOTES:**
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LEGEND

PROPERTY LINE	PROPOSED STORM MANHOLE
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GENERAL NOTE:
EXAMINE ALL AREAS TO BE PAVED TO DETERMINE GRADE AND ELEVATION. ALL ELEVATIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE STATE OF FLORIDA, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCED CONCRETE, AS APPLICABLE TO THE STATE OF FLORIDA. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. ALL PROVISIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE STATE OF FLORIDA, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCED CONCRETE, AS APPLICABLE TO THE STATE OF FLORIDA.

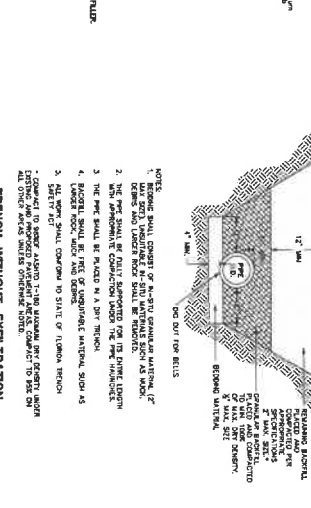
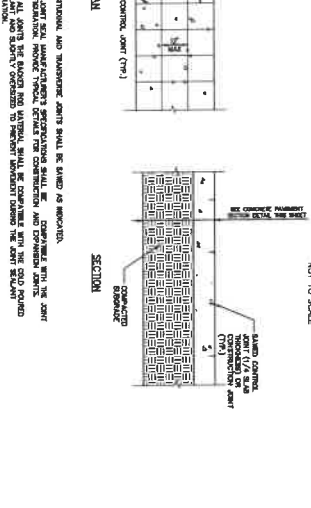
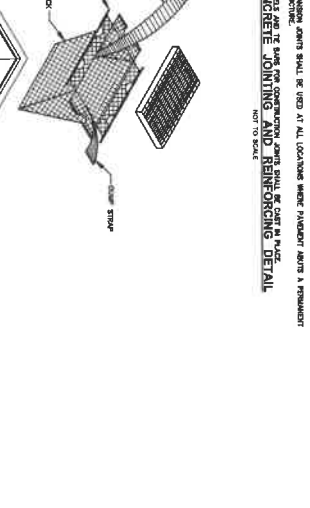
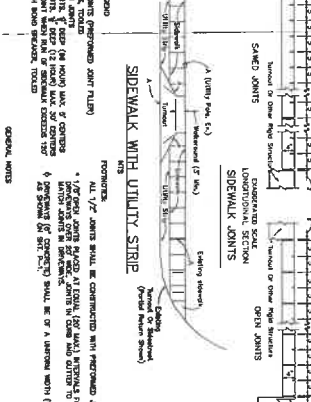
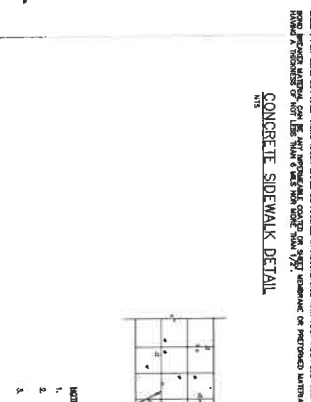
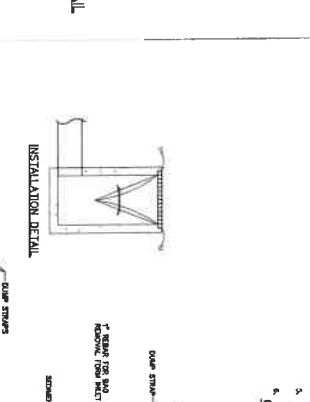
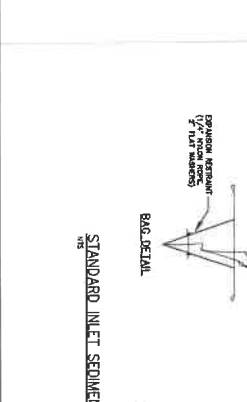
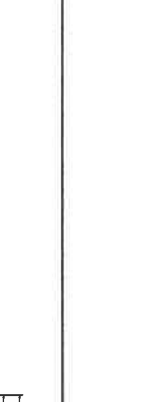
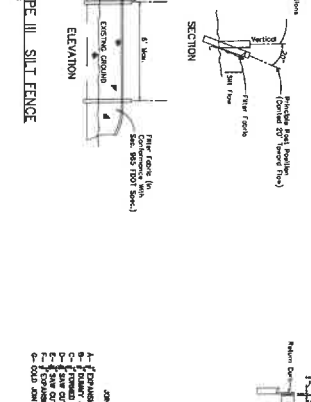
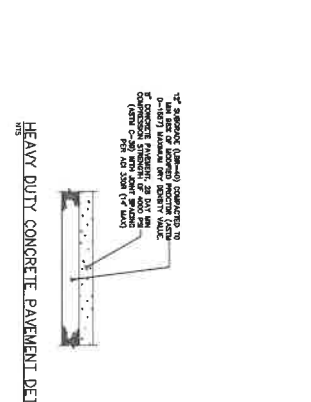
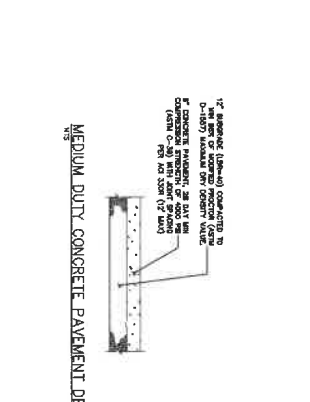
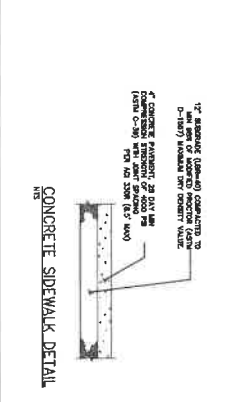
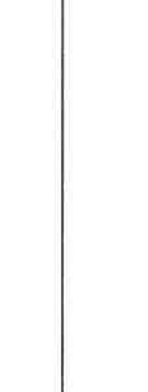
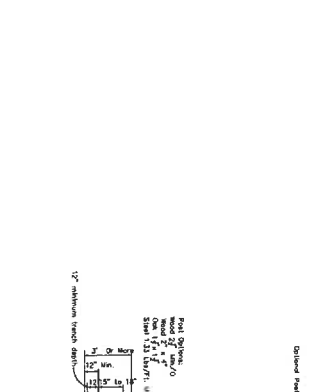
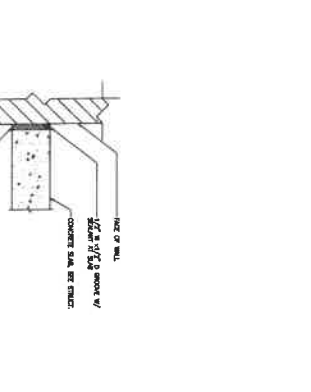
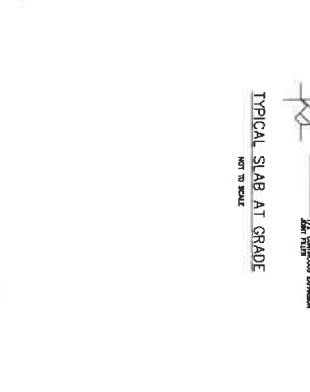
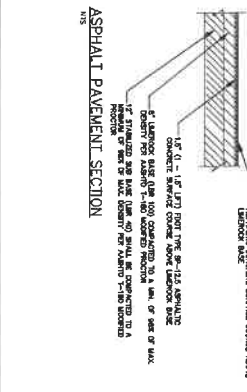
CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION
CITY OF LAKE CITY FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

DATE: 05/04/2022
SCALE: AS SHOWN
DRAWN BY: E.J.P.
CHECKED BY: JCS

No.	REVISIONS	DATE	BY



CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION
 CITY OF LAKE CITY FLORIDA

GENERAL CONSTRUCTION DETAILS

KHA PROJECT 1458500040
 DATE 05/04/2022
 SCALE AS SHOWN
 DESIGNED BY E.J.P.
 DRAWN BY E.J.P.
 CHECKED BY JCS

Kimley-Horn
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 109 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

NO.	REVISIONS	DATE	BY

Kimley»Horn

April 1, 2022

Suwanee River Water Management District
9225 CR 49
Live Oak, FL 32060

Subject: Circle K – US 90 & I-75 De-Minimis Exemption Letter
Project Name: Circle K – Circle K – US 90 & I-75
County: Columbia
Sec/Twp/Rge: S35 T3S R16E

To Whom it May Concern:

The proposed 3.47-acre Circle K – US 90 & I-75 project lies within the previously issued ERP No. 023-226410 and connects into the master project “Gateway Crossing” stormwater system. The project site is located at the northeast corner of the intersection of US Highway 90 and Centurion Court in the City of Lake City, Columbia County, Florida. We understand that this development is under SRWMD ERP No. 023-226410, and is shown as a portion of Basin DA-1 of the Gateway Crossing project. The proposed development will contain the addition of a 2,064 square foot Circle K high speed diesel canopy, with fueling stations, and associated infrastructure to the existing Circle K project constructed in 2016.

The proposed 3.47-acre Circle K – US 90 & I-75 lies within the previously issued ERP No. 023-226410 as stated above. We understand that this site is permitted up to 75% impervious area per ERP No. 023-226410.

As seen in the attached construction plans the Circle K – US 90 & I-75 project is proposing 2.63 acres (+/-114,580 SF) of impervious surface area to discharge into the system permitted under SRWMD ERP No. 023-226410. As the Circle K – US 90 & I-75 project is proposing impervious area less than or equal to the maximum allowed impervious surface area, and is connected to the master stormwater system that was approved in the Gateway Crossing project, ERP No. 023-226410, the project meets the requirements for a De-Minimis Exemption.

If you have any questions, or if you require additional information, please do not hesitate to contact our office at (407) 409-7002.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Jarod C. Stubbs, P.E.
Project Engineer

DESCRIPTION:

PARCEL 1: 35-3S-16-02524-001 (Existing Circle K):

LOT 1 GATEWAY CROSSING S/D. WD 1339-654,

PARCEL 2: 35-3S-16-02524-102:

LOT 2 GATEWAY CROSSING S/D A REPLAT OF LOTS 2 & 3.

PARCEL 3: 35-3S-16-02524-111

LOT 11 GATEWAY CROSSING S/D A REPLAT OF LOTS 2 & 3.

This Instrument Was Prepared By,
Record and Return to:

John Hotte, Esquire
Krinzman, Huss & Lubetsky
110 SE 6th Street, 20th Floor
Fort Lauderdale, FL 33301
Telephone: (954) 761-3454

Property Appraiser
Identification No.:
Consideration:\$

Incl:201612000647 Date:1/14/2016 Time:10:37 AM
Doc: Stamp-Deed:19775.00
DC,P.DeWitt Cason,Columbia County Page 1 of 4 B:1307 P:1888

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 12th day of January, 2016, by **Inn of Lake City, Inc.**, a Florida corporation ("Grantor"), whose mailing address is 1000 Red Fern Place, Flowood, MS 39232 in favor of **GWC Development Partners, LLC**, a Florida limited liability company ("Grantee"), whose mailing address is 2682 West Noegel Road, Lake City, FL 32055.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Property") located in Columbia County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT ONLY TO the matters set forth in Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property, including, without limitation, all of Grantor's right, title and interest, if any, in and to all of the easements, rights, and privileges belonging or in any way appertaining to the Property and/or improvements located thereon.

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that, subject to the matters described on Exhibit "B" attached hereto, Grantor does hereby warrant specially the title to the Property; and that Grantor and its successors and assigns will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Two Witnesses:

Inn of Lake City, Inc., a Florida corporation

Debra D. Hardwick
Printed Name: Debra D. Hardwick

By: Michael J. Hart
Michael J. Hart, Vice President, Treasurer and Assistant Secretary

John M. Steptus IV
Printed Name: John M. Steptus IV

STATE OF Mississippi
COUNTY OF Hinds

The foregoing instrument was acknowledged before me this 12 day of January, 2016, by Michael J. Hart, as Vice President, Treasurer and Assistant Secretary of Inn of Lake City, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

Suzanna Baker
Notary Public, State of Mississippi
Print Name: Suzanna Baker
Commission No.: 83877
My Commission Expires: January 21, 2019
[Affix Notary Seal]



Signature Page of Special Warranty Deed

EXHIBIT "A"

Real Property Description

COMMENCE at the Northwest corner of Section 35, Township 3 South, Range 16 East, Columbia County, Florida as established by B.G. Moore, PLS No. 439 and run thence S 06°22'00" W, along the West line of said Section 35, 1894.50 feet to the West Limited Access Right of Way of Interstate No. 75, thence run Southerly and Westerly along said West Limited Access Right of Way the following courses. S 24°54'32" E, 472.32 feet to the POINT OF BEGINNING, S 24°54'32" E, 940.25 feet; S 15°12'50" E, 512.06 feet; S 06°01'43" E, 335.81 feet; S 36°55'36" W, 54.60 feet to the Northerly Right of Way of West U.S. Highway 90 and the end of said courses; thence S 80°47'35" W, along said Northerly Right of Way, 371.77 feet; thence S 08°51'10" E, along said Northerly Right of Way, 22.18 feet; thence S 80°47'36" W, along said Northerly Right of Way, 73.15 feet; thence N 08°55'17" W, 150.09 feet; thence S 80°42'55" W, 150.25 feet; thence N 08°52'22" W, 60.12 feet; thence S 80°53'59" W, 79.99 feet; thence S 08°59'18" E, 210.15 feet to the aforesaid Northerly Right of Way; thence S 80°47'36" W, along said Northerly Right of Way, 26.39 feet to a point of a curve; thence run Westerly along the arc of said curve concave to the North having a radius of 3224.04 feet, a central angle of 05°24'20", a chord bearing and distance of S 83°26'26" W 304.06 feet, an arc distance of 304.18 feet to the aforesaid West line of Section 35; thence N 06°22'00" E, along said West line, 1784.01 feet; thence N 65°09'42" E, 286.69 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the parcel described in O.R. Book 1284, Page 229, of the Official Records of Columbia County, Florida

EXHIBIT "B"

Exceptions

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Any land use, zoning and building laws and ordinances.
3. Any declaration of covenants, conditions and restrictions, or other recorded restrictions.
4. Any right, title, interest, claim, violation, variation, encumbrance, encroachment, fact, matters or other adverse circumstance affecting title revealed, or that should have been revealed, by that certain ALTA/ACSM survey of the Property by JBrown Professional Group Inc. dated October 16, 2015, as revised (Proj. No. 366-15-01).
5. Any obligations, rights and other matters related to, and any agreements with and requirements of the State of Florida or other governmental agency regarding, the remediation of certain environmental issues on the Property by or on behalf of the State of Florida or a political subdivision thereof under a state-funded cleanup program(s).
6. Rights-of-way, utility easements, other easements, restrictions and other restrictive and/or use covenants filed of record and other matters which are revealed by a title search or title commitments, including the following:
 - a. Easement(s) in favor of Mississippi Management, Inc. set forth in instrument(s) recorded in Official Records Book 634, Page 338.
 - b. Easement(s) in favor of Shell Oil Company set forth in instrument(s) recorded in Official Records Book 674, Page 104.
 - c. Easement(s) in favor of American Telephone and Telegraph Company set forth in instrument(s) recorded in Official Records Book 723, Page 162.
 - d. Easement(s) in favor of The City of Lake City, Florida set forth in instrument(s) recorded in Official Records Book 776, Page 1724.
 - e. Easement contained in Deed recorded in Official Records Book 685, Page 38.
 - f. Easement recorded in Official Records Book 960, Page 1492.
 - g. Easement recorded in Official Records 104, Page 118, and in Official Records Book 361, Page 499.
 - h. Easement for ingress and egress recorded in Official Records Book 370, Page 337.
 - i. Easement(s) in favor of Florida Power and Light Company set forth in instrument(s) recorded in Official Records Book 361, Page 499.
 - j. Easement(s) in favor of The City of Lake City, Florida set forth in instrument(s) recorded in Official Records Book 559, Page 229.



COLUMBIA COUNTY BUILDING DEPARTMENT
LETTER OF AUTHORIZATION TO SIGN FOR PERMITS
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

I, Christopher Posey (license holder name), licensed qualifier

for ANS Signs Inc. (company name), do certify that

the below referenced person(s) listed on this form is/are **employed** by me directly or through an employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and control and is/are authorized to purchase permits, call for inspections, and sign on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. Lindsay Oij	1. <i>Lindsay Oij</i>
2. Rachel Fouts	2. <i>Rachel C Fouts</i>
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances. I understand that the State and County Licensing Boards have the power and authority to discipline a license holder for violations committed by him/her, his/her agents, officers, or employees and that I have full responsibility for compliance with all statutes, codes and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer 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.

Christopher Posey License Holders Signature (Notarized) ES12001665 License Number 12 Sept 22 Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above license holder, whose name is Christopher Posey, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 12 day of September, 2022.

Jennifer N Hayes
NOTARY'S SIGNATURE



6/9/22, 1:59 PM

Columbia County Tax Collector

Columbia County Tax Collector

generated on 6/9/2022 1:59:44 PM EDT

Tax Record

Last Update: 6/9/2022 1:58:23 PM EDT

[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			
R02524-102	REAL ESTATE	2021			
Mailing Address GWC DEVELOPMENT PARTNERS LLC 2682 NW NOEGEL RD LAKE CITY FL 32055		Property Address GEO Number 353S16-02524-102			
Exempt Amount See Below	Taxable Value See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code			
Legal Description (click for full description) 35-3S-16 1000/10001.03 Acres LOT 2 GATEWAY CROSSING S/D A REPLAT OF LOTS 2 & 3.					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	515,968	0	\$515,968	\$4,032.29
CITY OF LAKE CITY	4.9000	515,968	0	\$515,968	\$2,528.24
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	515,968	0	\$515,968	\$385.95
LOCAL	3.6430	515,968	0	\$515,968	\$1,879.67
CAPITAL OUTLAY	1.5000	515,968	0	\$515,968	\$773.95
SUWANNEE RIVER WATER MGT DIST	0.3615	515,968	0	\$515,968	\$186.52
LAKE SHORE HOSPITAL AUTHORITY	0.0000	515,968	0	\$515,968	\$0.00
Total Millage		18.9675	Total Taxes		\$9,786.62
Non-Ad Valorem Assessments					

fi-columbia-taxcollector.governmax.com/collectmax/tab_collect_mvptaxV5.65a.asp?PrintView=True&r_nm=tab_report&t_wc=%7Cparcelid%3D10399%2E0000+++++++%7Cyear%3D2021&t_nm=co... 1/2

6/9/22, 1:59 PM

Columbia County Tax Collector

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$9,837.02
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/29/2021	PAYMENT	1200971.0006	2021	\$9,541.91

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Project Summary

Project Name: Circle K Signage Variance

Project Number: V22-02

Parcel Number: 02524-001

Project Notes

- Project type: Variance
- Future land use is: Commercial
- Zoning designation is: Commercial Highway Interchange
- Proposed use of the property: Gas Station
- Land is conducive for use: Yes, per the LDR section 4.15.2.1 See staff review for notes from directors and city staff for their comments.
- Per LDR section 4.2.20.4.7 in the CHI district the height of a sign is restricted to 35 feet.
- Proposed height of the sign is 100 feet. This would allow for the sign to be visible from all roads including the interstate and not be blocked by current trees.

Project Summary

Project V22-02 is for a variance to section 4.2.20.4.7 of the LDR and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



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

Item ii.

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: 09/30/2022

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

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

Project Number: V22-02

Project Name: Circle K Signage

Project Address: 143 NW Centurion Loop

Project Parcel Number: 35-3S-16-02524-001

Owner Name: Aspri Investments LLC

Owner: Address: PO Box 52085 Phoenix, AZ 85072

Owner Contact Information: telephone number _____ e-mail _____

Owner Agent Name: Lindsay Oij

Owner Agent Address: 235 Apollo Beach Blvd. Unit 507 Apollo Beach, FL

Owner Agent Contact Information: telephone 813-898-7580 e-mail lindsay@signpermitsplus.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: Approved Disapproved Reviewed by: _____

Comments: _____

Planning and Zoning: Approve Disapprove Reviewed by: Robert Angelo

Comments: Consistent with the LDR
Consistent with the LDR

Business License: Approve Disapprove Reviewed by: Marshall Sova

Comments: No issues

Code Enforcement: Approve Disapprove Reviewed by: Marshall Sova

Comments: No issues

Permitting: Approve Disapprove Reviewed by: Ann Jones

Comments: No issues

No issues

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

Water Department: Approved Disapproved Reviewed by: Mike Osborn

Comments: None

Sewer Department: Approved Disapproved Reviewed by: Cody Pridgeon

Comments: None

Gas Department: Approved Disapproved Reviewed by: Steve Brown

Comments: Locates

Water Distribution/Collection: Approved Disapproved Reviewed by: Brian Scott

Comments: call 811 before you dig

Customer Service: Approved Disapproved Reviewed by: Shasta Pelham

Comments: The City of Lake City has water, sewer and a natural gas main that borders this property.
The Utility Department must be on site to witness drilling. A 48-hour notification must be given, call 386-758-5492 to schedule.
Locates must be obtained to ensure that the utility infrastructure is not damaged. Any digging/drilling must be at least 3 feet from the utility lines.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved Disapproved Reviewed by: Steve Brown

Comments: Locates

Fire Department: Approve Disapprove Reviewed by: _____

Comments: _____

Police Department: Approve Disapprove Reviewed by: Chief Butler

Comments: PD has no concerns

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.