



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

FOR PLANNING USE ONLY
 Application # SPR22-19
 Application Fee: \$200.00
 Receipt No. _____
 Filing Date 4/1/22
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: CIRCLE K - US 90 & I-75
2. Address of Subject Property: 143 NW Centurion Ct, Lake City, FL 32055
3. Parcel ID Number(s): 35-3S-16-02524-001, 35-3S-16-02524-102, 35-3S-16-02524-111
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CHI - Commercial Highway Interchange
6. Acreage: ±3.46
7. Existing Use of Property: Existing Circle K gas station and convenience store
8. Proposed use of Property: Circle K gas station and high speed diesel station
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage ±652 SF
 - New construction: Total square footage ±54,470 SF
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) **Agent**
2. Name of Applicant(s): Jarod Stubbs P.E. Title: Civil Engineer
 Company name (if applicable): Kimley-Horn
 Mailing Address: 189 S. Orange Ave, Suite 1000
 City: Orlando State: FL Zip: 32801
 Telephone: (407) 409-7002 Fax: () Email: jarod.stubbs@kimley-horn.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): Daniel Hotte of GWC Development Partners, LLC
 Mailing Address: 2682 W Noegel Rd
 City: Lake City State: FL Zip: 32055
 Telephone: (407) 580-5173 Fax: () Email: dberry@shafferconst.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
5. 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.
6. 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.
7. 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.
8. 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).
9. Legal Description with Tax Parcel Number (In Word Format).
10. Proof of Ownership (i.e. deed).
11. Agent Authorization Form (signed and notarized).
12. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
13. 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.

Jared Stubbs

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

6/8/2022

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by (name of person acknowledging) Jared Stubbs.

(NOTARY SEAL or



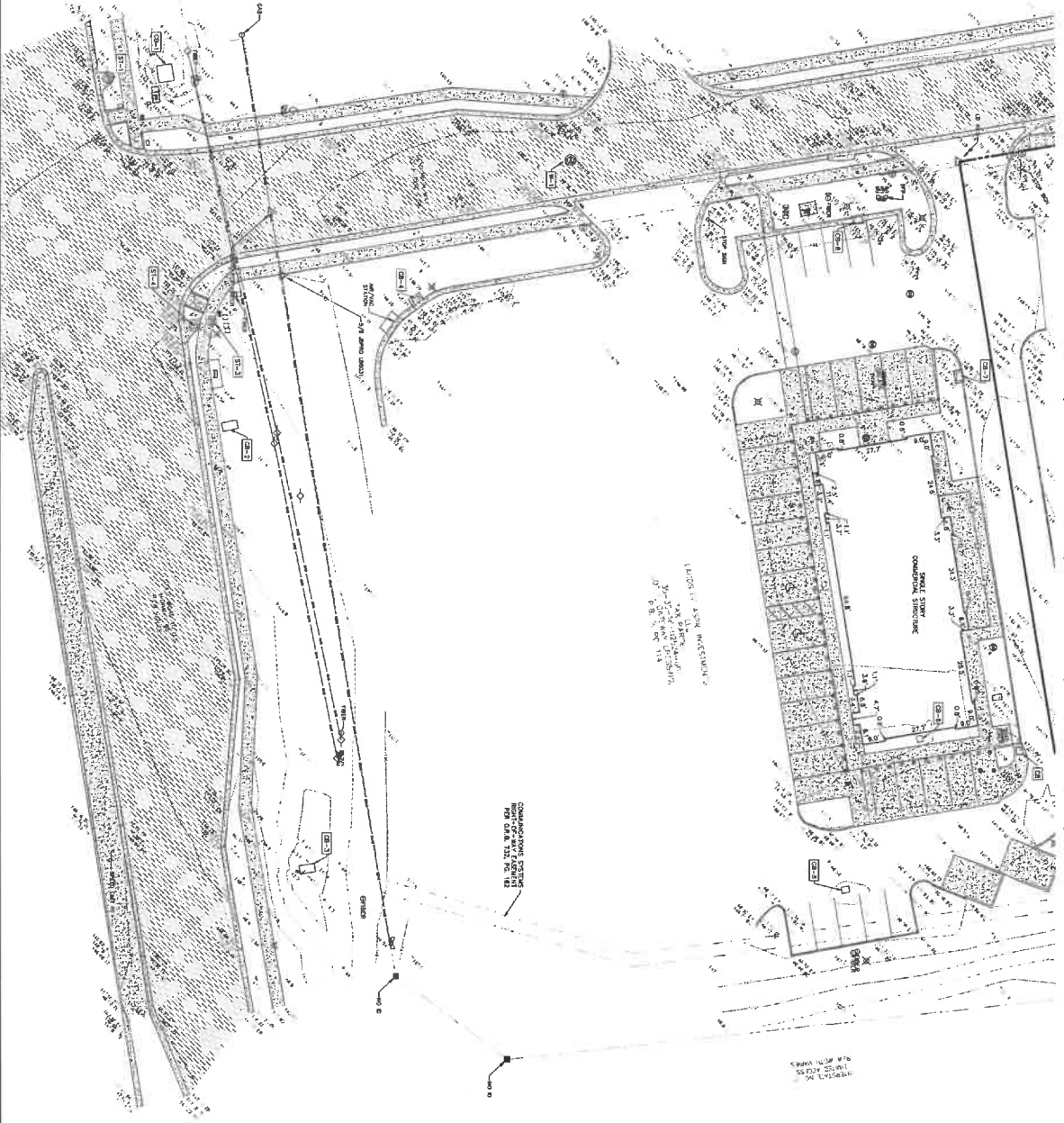
[Signature]
Signature of Notary

Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

ALTANSPS LAND TITLE SURVEY

IN SECTION 36, TOWNSHIP 03 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

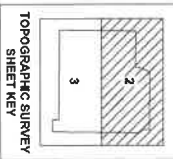


SYMBOL LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY LINE
- RAILROAD CENTERLINE
- OVERHEAD WIRE
- STONE SPUR LINE
- CONCRETE MONUMENT
- WOODEN SPUR MONUMENT
- SIGNAL POLE
- WATER VALVE
- WASTE OVERFLOW CENTER
- WATER METER
- FIRE HYDRANT
- MASTHEAD FOR UNDERGROUND UTILITY
- ELECTRICAL SERVICE BOX
- TRANSFORMER
- LIGHT POLE
- WIRE POLE SIGN
- SPOT ELEVATION - HARD SURFACE
- CONTROL LINE
- ADJACENT SURFACE
- CONCRETE SURFACE

ABBREVIATIONS

- PT = PLATTED
- NY = MEASURED
- NY = KNOWN
- ID = IDENTIFICATION
- JPRO = JEROME PROFESSIONAL GROUP
- LS = LICENSED SURVEYING BUSINESS
- FL = FLORIDA
- PL = PLAT BOOK
- O & B = ORIGINAL RECORDS BOOK
- PRM = PERMANENT REFERENCE MONUMENT
- PLA = PROFESSIONAL LAND SURVEYOR



ALTANSPS LAND TITLE SURVEY
143 NW CENTURION CT LAKE CITY

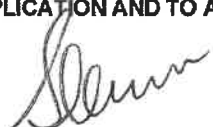
JBP Pro
 JEROME PROFESSIONAL GROUP
 143 NW CENTURION CT LAKE CITY, FL 32056
 PHONE: 352.385.1111
 FAX: 352.385.1112
 WWW: www.jbp.com

Project: 3 of 3

AGENT AUTHORIZATION FORM

FOR THE CIRCLE K – US 90 & I-75 PROJECT LOCATED IN LAKE CITY, FLORIDA

I, SAMMY OR PRITI VIRANI OF ASPRI INVESTMENTS, LLC AS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, COLUMBIA COUNTY PARCEL NO. 35-3S-16-02524-001, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT(S) EDWARD GIUNTA, CIRCLE K STORES, INC., AND JAROD STUBBS, KIMLEY-HORN AND ASSOCIATES, INC., TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, CITY OF LAKE CITY PERMIT(S), SRWMD PERMIT(S), FDEP PERMIT(S), FDOT PERMIT(S), AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY OR CITY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.



Date: March 31st, 2022

Signature of Property Owner

Sammy Virani


Print Name Property Owner

STATE OF Texas ~~FLORIDA~~ :
COUNTY OF Galveston :

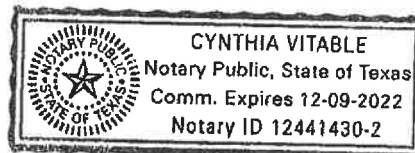
I certify that the foregoing instrument was acknowledged before me this 31st day of MARCH 2022 by SAMMY VIRANI. He/she is personally know to me or has produced as identification and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31st day of MARCH, in the year 2022.

(Notary Seal)


Signature of Notary Public
Notary Public for the State of Florida Texas

My Commission Expires: 12-09-2022



AGENT AUTHORIZATION FORM

FOR THE CIRCLE K - US 90 & I-75 PROJECT LOCATED IN LAKE CITY, FLORIDA

I, DANIEL HOTTE OF GWC DEVELOPMENT PARTNERS, LLC AS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, COLUMBIA COUNTY PARCEL NO.'S 35-3s-16-02524-111 & 35-3s-16-02524-102, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT(S) EDWARD GIUNTA, CIRCLE K STORES, INC., AND JAROD STUBBS, KIMLEY-HORN AND ASSOCIATES, INC., TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, CITY OF LAKE CITY PERMIT(S), SRWMD PERMIT(S), FDEP PERMIT(S), FDOT PERMIT(S), AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Signature of Property Owner

Date: 3/29/2022

DANIEL HOTTE

Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Broward :

I certify that the foregoing instrument was acknowledged before me this 29th day of March 2022 by Daniel Hotte. He/she is personally know to me or has produced as identification and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 29th day of March, in the year 2022.

(Notary Seal)

Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 7/12/2025

