

Circle K Truck stop.

By Florida Gateway Hotels, LLC, and
Lake City Hotels, LLC.

January 10, 2024

Florida Gateway Hotels, LLC, and Lake City Hotels, LLC





Issue for the Board.
What is a Truck Stop?



A truck stop is an establishment where the principal uses primarily the refueling and servicing of trucks and tractor-trailer rigs, LDR 2.1



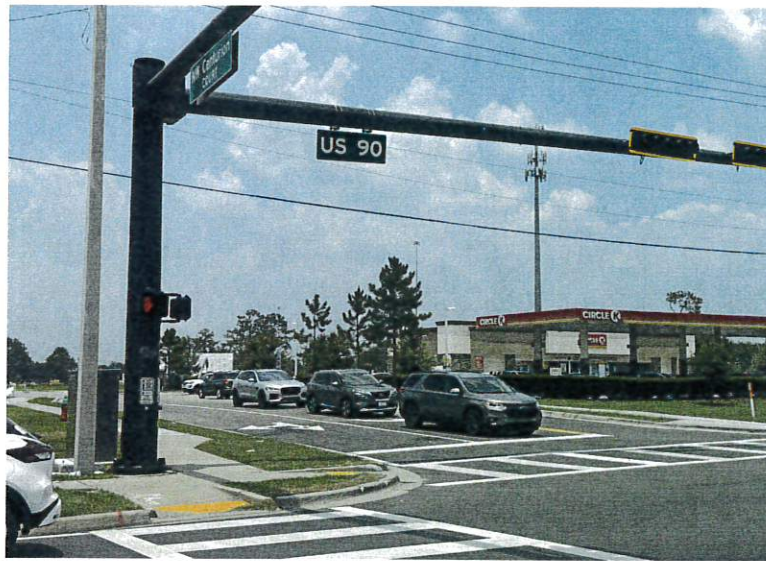
The existing Circle K
is an automotive Service Station.

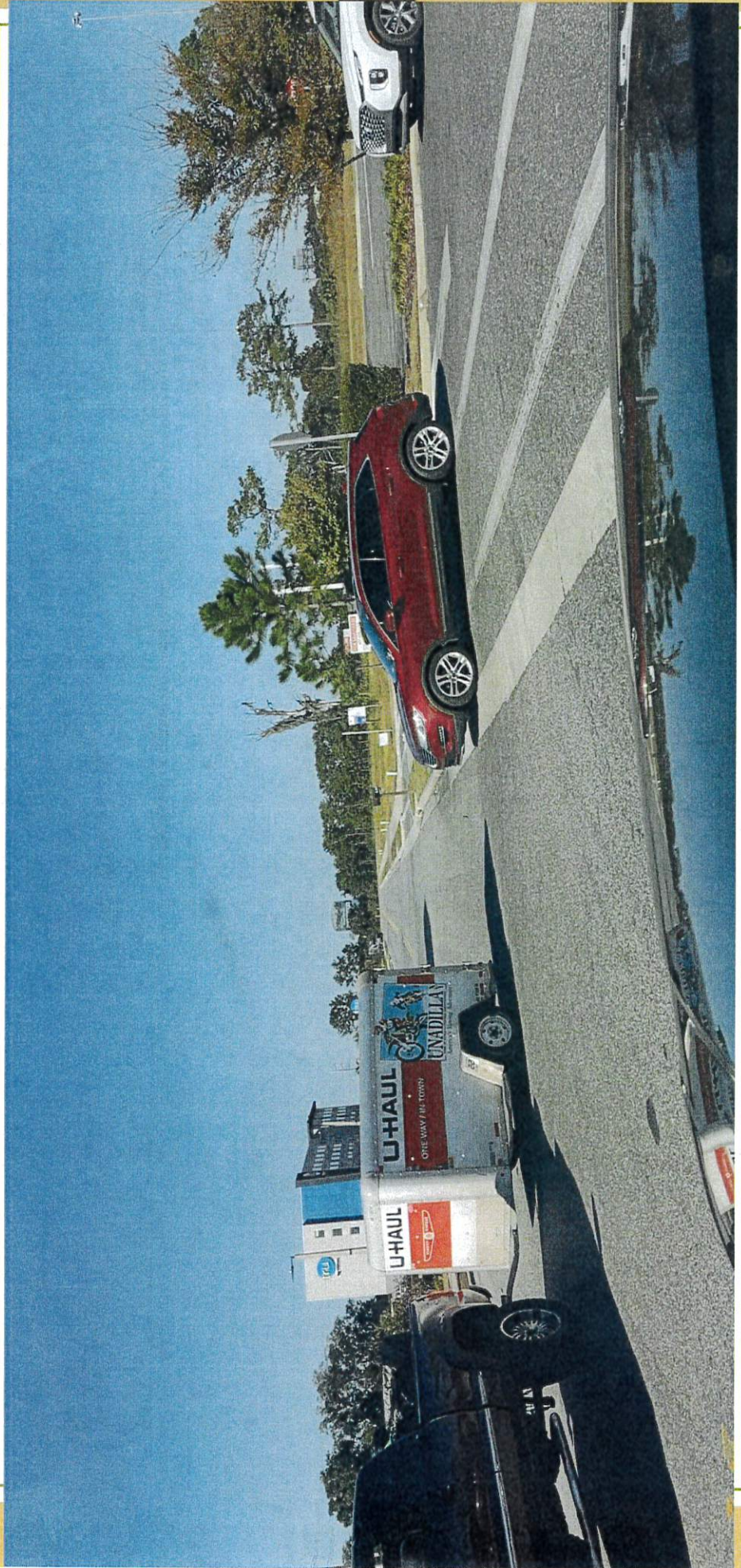


Existing Circle K - an automotive service station is an establishment whose principal business is the dispensing at retail of motor fuel and oil primarily for automobiles, LDR 2.1



Existing Traffic on Northwest Centurion Court.







Circle K Serves Food.

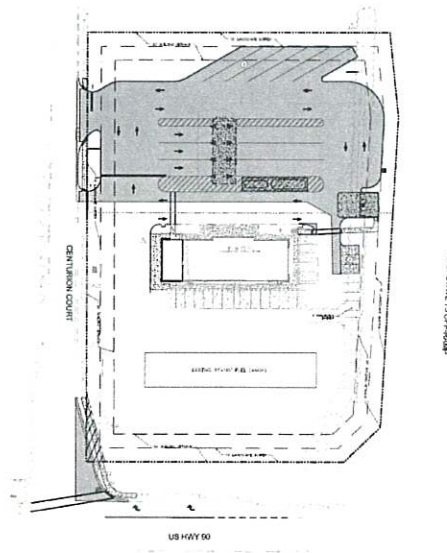


It has dining tables.



Circle K Site Plan

8/29/2022



APPLICANT INFORMATION

Name: Jarod C. Stubbs, P.E.
Address: 189 S Orange Ave., Ste 1000, Orlando, FL
Phone: (407) 409-7002
Email: jarod.stubbs@kimley-horn.com

Date: 09/01/2021
Business Name: Kimley-Horn and Associates
Business Address: 189 South Orange Ave., Suite 1000
Orlando, FL 32801

SUBJECT PROPERTY INFORMATION

Address: NE corner of US Hwy 90 and NW Centurion Ct (behind the Circle K)
Parcel ID#: 35-3s-16-02524-102; and 35-3s-16-02524-111
Existing Use: Vacant Commercial
Zoning District: CHI Commercial Highway Intensive

Property Owner: GWC Development Partners, LLC
Owner Address: 2682 NW Noegel Rd
Lake City, FL 32055

DESCRIPTION OF REQUEST (may be attached, separately)

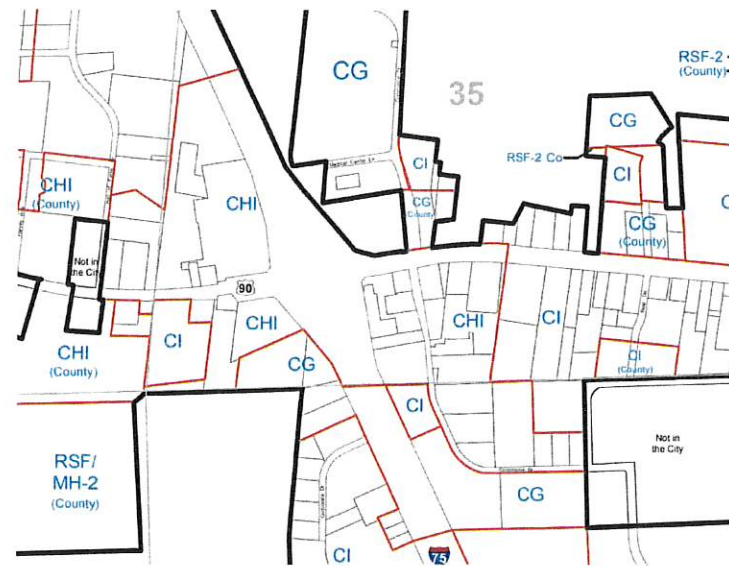
PLEASE PROVIDE AS MUCH DETAIL AS POSSIBLE SO THAT STAFF CAN BE PREPARED TO ADDRESS YOUR QUESTIONS.

Please include information regarding:

- Proposed use
- Proposed improvements to building and/or site

The proposed project is to be a high speed diesel expansion to the existing Circle K with related parking, underground fuel storage tanks, and other necessary improvements. The project is anticipated to take up space on both parcels listed in this application. Expected new impervious area for the project is +/- 49,850 square feet. The existing Circle K will also have improvements including a building expansion for additional restrooms and an adjustment to the parking spaces to allow space for said expansion. See attached site plan for more detail.

Lake City Zoning Atlas



SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.1 DISTRICTS AND INTENT

The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular related uses primarily serving the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 4.2 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Hotels and Motels.
5. Retail commercial outlets for sale of fruit, gifts, novelties and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.
8. Retail factory outlets for sale of goods.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments, site and development plan approval is required (see Article 13).

Land Development Regulation

Definition of Automotive Service Station.

Automotive Service Station. An automotive service station is an establishment whose principal business is the dispensing at retail of motor fuel and oil primarily for automobiles; and where grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail. In addition, an automotive service station may provide accessory facilities for car washing and polishing (but not commercial car wash facilities) and may render minor repair services. However, major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, tire recapping or regrooving, storage of automobiles not in operating condition, or other work involving undue noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in such stations are prohibited. An automotive service station is not a repair garage, a body shop, truck stop, or a car wash or a combination thereof

4.2.6 AUTOMOTIVE SERVICE AND SELF-SERVICE STATIONS

The following regulations shall apply to the location, design, construction, operation, and maintenance of automotive service and self-service stations (with the exception that for automobile self-service stations where self-service gasoline pumps in conjunction with retail and commercial outlets for sale of food, hardware and drugs, there shall be no outside sales of oil, grease, parts or accessories for automobiles and no service except for self-service water, air or car wash).

4.2.6.3 Location of pumps and structures. No main or accessory building, no sign of any type, and no gasoline pump shall be located within twenty-five (25) feet of the lot line of any property that is zoned for residential purposes. No gasoline pump shall be located within fifteen (15) feet of any street right-of-way line; where a greater street setback line has been established, no gasoline pump shall be located within fifteen (15) feet of such setback line.

Land Development Regulation

Definition of Truck Stop

Truck Stop. A truck stop is an establishment where the principal use is primarily the refueling and servicing of trucks and tractor trailer rigs. Such establishments may have restaurants or snack bars and sleeping accommodations for the drivers of such over-the-road equipment and may provide facilities for the repair and maintenance of such equipment

Truck stops are to be processed as a special exception.

4.15.5 SPECIAL EXCEPTIONS (See also Articles 12 and 13)

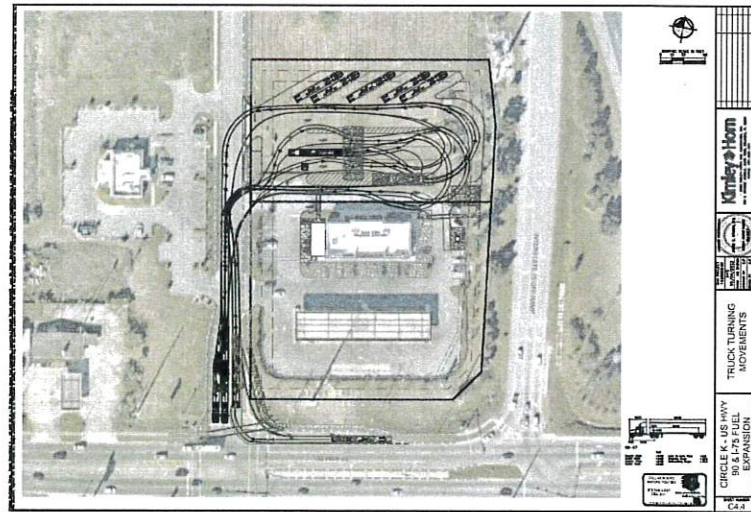
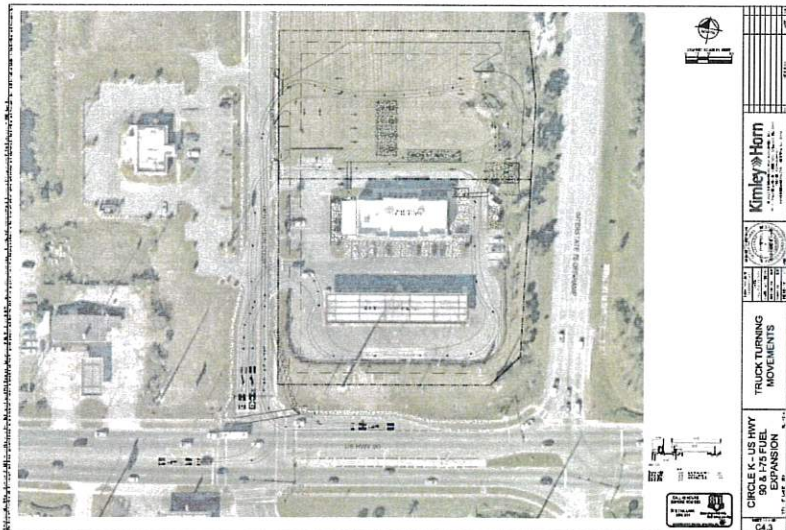
1. Truck stops.
2. Travel trailer parks or campgrounds (see Section 20.24).
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Bed and breakfast Inns (see Section 4.2).
8. Off-site signs (see Section 4.2)

SECTION 11.2 SPECIAL EXCEPTIONS CRITERIA.

h. Considerations relating to general compatibility with adjacent properties and other property in the district including but not limited to:

- (1) Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan;
- (2) The existing land use pattern;
- (3) The impact of the proposed use upon the load on public facilities such as schools, utilities, and streets;
- (4) Changed or changing conditions which find the proposed use to be advantageous to the community and the neighborhood;
- (5) The impact of the proposed use upon living conditions in the neighborhood;
- (6) The impact of the proposed use upon traffic congestion or other public safety matters;
- (7) The impact of the proposed use upon drainage;
- (8) The impact of the proposed use upon light and air to adjacent area;
- (9) The impact of the proposed use upon property values in the adjacent area;
- (10) The impact of the proposed use upon the improvement or development of adjacent property in accordance with existing regulations; and
- (11) The impact of the proposed use with regard to the scale of needs of the neighborhood or the community.

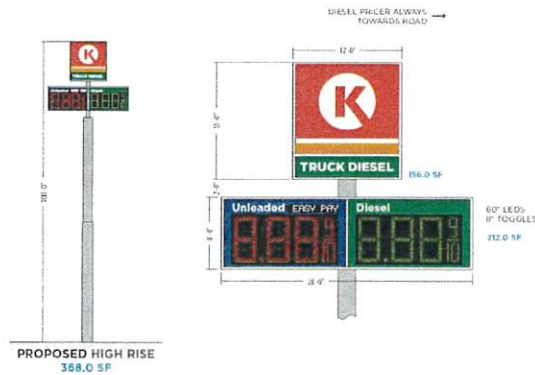
Truck Turning Movements



Circle K 100 ft. Truck Stop Diesel Sign

CIRCLE K | 9831 | LAKE CITY, FL | EXTERIOR SIGN PACKAGE | MID SIGN

PG 4 / 5



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER: Circle K
OWNER: Circle K

LOCATION: 9831 LAKE CITY FL
PROJECT NO.: 2024-001

DATE: 01/15/24
BY: JLS

REVISION: 01
SCALE: 1/4" = 1'-0"

DESCRIPTION OF WORK: SIGNAGE FOR TRUCK STOP

DATE: 01/15/24
BY: JLS

NOTES: 1. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE STATE OF FLORIDA. 2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF LAKE CITY. 3. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE COUNTY OF SEMINOLE. 4. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE STATE OF FLORIDA. 5. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF LAKE CITY. 6. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE COUNTY OF SEMINOLE. 7. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE STATE OF FLORIDA. 8. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF LAKE CITY. 9. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE COUNTY OF SEMINOLE. 10. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE STATE OF FLORIDA.

Answer:
It's a Truck Stop.



The logo for Columbia County Tourist Development Council features the words "COLUMBIA" and "COUNTY" in a bold, green, sans-serif font. A stylized tree with green foliage and a brown trunk is positioned between the two words, with a blue wavy line representing a river or path flowing from the base of the tree. Below the main text, the words "TOURIST DEVELOPMENT COUNCIL" are written in a smaller, black, sans-serif font.

COLUMBIA COUNTY
TOURIST DEVELOPMENT COUNCIL

It has recently come to the Tourist Development Council's attention that the Circle K located at the I-75 and Hwy 90 West interchange plans to expand their fueling station to service 18-wheeler cargo trucks. This is incredibly concerning to the Tourist Development Council, and we respectfully request a meeting to discuss these concerns.

November 8, 2022

Florida Department of Transportation's email October 30, 2023.

Steven Witt, Mayor
City of Lake City

Todd Kennon, City Attorney
City of Lake City

Rebecca Thigpen
Central Construction Manager
Circle K Stores

To All,

In accordance with section 14-96, Florida Administrative Code (FAC), you are notified the Department intends to revoke Commercial Access and Signal Connection Permit No. 2015-A-292-0026 (NW Centurion Court) issued on April 18, 2016 to Gateway Crossing development and under subsequent jurisdiction of the City of Lake City, not renew Safety Upgrade Permit No. 2022-A-292-00008 (NW Centurion Court) issued on May 18, 2022 to Circle K that expires on November 20, 2023, and close the connection to the Gateway Crossing property per section 14-96 011(2) FAC.

The City did not contact the Department to determine if a new permit application and modification of existing connection is required. The City also failed to contact the Department to determine the need for connection modifications or to submit a new application for such modifications prior to initiation of property improvements, land use changes, or traffic flow alteration actions which constitute significant change. The planned construction at the site is significantly different from what was represented during the Department permitting process and there are significant safety concerns given the close proximity of the location to I-75 right of way.

If you have any questions or concerns, please contact me

Sincerely,

Troy Register
Permits Manager
Lake City Operations
(386) 961-7153

Requested Motion

1. Find that the proposed use constitutes a “Truck stop” and not an “Automotive Service Station.”
2. Consequently, conclude that the application for the site plan must be denied because it was not been processed as an application for a “special exception” for a “truck stop” under Section 4.15.5 Special Exceptions and Section 11.2 of the Land Development Regulations.