



**GROWTH MANAGEMENT**

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

**FOR PLANNING USE ONLY**

Application # SPR 24-03  
Application Fee: **\$200.00**  
Receipt No. 2024-00030721  
Filing Date 02/06/2024  
Completeness Date 02/15/2024

# Site Plan Application

**A. PROJECT INFORMATION**

veh sale/repair (2700)

1. Project Name: Gas Station / C-Store Lake City
2. Address of Subject Property: 1518 W US HIGHWAY 90, LAKE CITY, FL
3. Parcel ID Number(s): 31-3S-17-06185-000 & 31-3S-17-06233-000
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI - Commercial Intensive
6. Acreage: 8.58 AC
7. Existing Use of Property: VEH SALE/REPAIR (2700)
8. Proposed use of Property: Gas station with convenient store. (Automobile Self-Service Station)
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage \_\_\_\_\_
  - New construction: Total square footage 6,119 SF
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

**B. APPLICANT INFORMATION**

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): MICHAEL T WAGNER      Title: MANAGER  
 Company name (if applicable): WPG-LAKE CITY, LLC  
 Mailing Address: 4211 W BOYSCOUT BLVD, SUITE 620  
 City: TAMPA      State: FL      Zip: 33607  
 Telephone: (  ) 813-284-7978      Fax: (  )      Email: sliakos@wagspg.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): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_  
 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: N/A  
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).
3. Stormwater Management Plan—Including the following:
- a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
  - b. Proposed finished elevation of each building site and first floor level.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water management district surface water management permit.
4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
7. Legal Description with Tax Parcel Number (In Word Format).
8. Proof of Ownership (i.e. deed).
9. Agent Authorization Form (signed and notarized).
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

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

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

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

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

MICHAEL T WAGNER

Applicant/Agent Name (Type or Print)

Michael T. Wagner

Applicant/Agent Signature

1/31/24

Date

Applicant/Agent Name (Type or Print)

\_\_\_\_\_

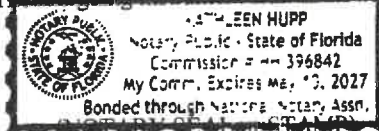
Applicant/Agent Signature

\_\_\_\_\_

Date

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 31<sup>ST</sup> day of JAN, 2024, by (name of person acknowledging) MICHAEL T WAGNER.



COMMISSION # HH 396842

Kathleen Hupp

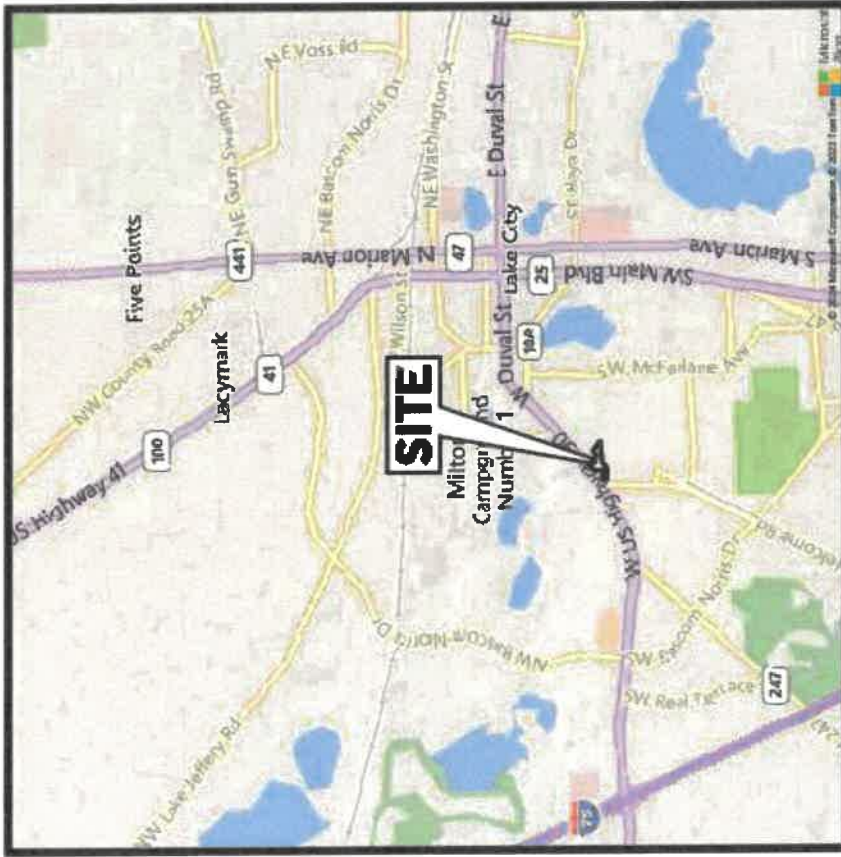
Signature of Notary

KATHLEEN HUPP

Printed Name of Notary

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

# VICINITY MAP



## LOCATION MAP

SCALE: NTS

















ZONING TABLE	
<b>APPLICANT / OWNER INFORMATION</b> PROJECT: 11111 W. STATE ROAD 100, SUITE 100 APPLICANT: BOHLER ARCHITECTURE PROJECT ADDRESS: 11111 W. STATE ROAD 100, SUITE 100	
<b>PARCEL INFORMATION</b> PARCEL ID: 11111 W. STATE ROAD 100, SUITE 100 APPLICANT: BOHLER ARCHITECTURE EXISTING LAND USE: COMMERCIAL PROPOSED LAND USE: COMMERCIAL	
<b>BULK REQUIREMENTS</b>	
REQUIRED	PROPOSED
MIN. FRONT SETBACK	15.0'
MIN. SIDE SETBACK	10.0'
MIN. REAR SETBACK	10.0'
MIN. FRONT YIELD	2.0%
MIN. SIDE YIELD	1.0%
MIN. REAR YIELD	1.0%
MIN. FRONT LOT AREA	10,000 SQ. FT.
MIN. SIDE LOT AREA	5,000 SQ. FT.
MIN. REAR LOT AREA	5,000 SQ. FT.
MIN. FRONT LOT WIDTH	100.0 FT.
MIN. SIDE LOT WIDTH	50.0 FT.
MIN. REAR LOT WIDTH	50.0 FT.
MIN. FRONT LOT DEPTH	100.0 FT.
MIN. SIDE LOT DEPTH	50.0 FT.
MIN. REAR LOT DEPTH	50.0 FT.
MIN. FRONT LOT AREA (MIN. LOT AREA)	10,000 SQ. FT.
MIN. SIDE LOT AREA (MIN. LOT AREA)	5,000 SQ. FT.
MIN. REAR LOT AREA (MIN. LOT AREA)	5,000 SQ. FT.
MIN. FRONT LOT WIDTH (MIN. LOT WIDTH)	100.0 FT.
MIN. SIDE LOT WIDTH (MIN. LOT WIDTH)	50.0 FT.
MIN. REAR LOT WIDTH (MIN. LOT WIDTH)	50.0 FT.
MIN. FRONT LOT DEPTH (MIN. LOT DEPTH)	100.0 FT.
MIN. SIDE LOT DEPTH (MIN. LOT DEPTH)	50.0 FT.
MIN. REAR LOT DEPTH (MIN. LOT DEPTH)	50.0 FT.

AREA CALCULATIONS	
TOTAL PROJECT AREA	10,000 SQ. FT.
TOTAL IMPROVABLE AREA	10,000 SQ. FT.
TOTAL PAVED AREA	10,000 SQ. FT.
TOTAL SIDEWALK AREA	10,000 SQ. FT.
TOTAL DRIVEWAY AREA	10,000 SQ. FT.
TOTAL OTHER IMPROVABLE AREA	10,000 SQ. FT.
TOTAL PAVED AREA	10,000 SQ. FT.
TOTAL SIDEWALK AREA	10,000 SQ. FT.
TOTAL DRIVEWAY AREA	10,000 SQ. FT.
TOTAL OTHER IMPROVABLE AREA	10,000 SQ. FT.

PARKING CALCULATIONS	
TOTAL PROJECT AREA	10,000 SQ. FT.
TOTAL IMPROVABLE AREA	10,000 SQ. FT.
TOTAL PAVED AREA	10,000 SQ. FT.
TOTAL SIDEWALK AREA	10,000 SQ. FT.
TOTAL DRIVEWAY AREA	10,000 SQ. FT.
TOTAL OTHER IMPROVABLE AREA	10,000 SQ. FT.
TOTAL PAVED AREA	10,000 SQ. FT.
TOTAL SIDEWALK AREA	10,000 SQ. FT.
TOTAL DRIVEWAY AREA	10,000 SQ. FT.
TOTAL OTHER IMPROVABLE AREA	10,000 SQ. FT.

REVISIONS		
REV.	DATE	COMMENT

**BOHLER //**

BOHLER ARCHITECTURE, LLC  
 11111 W. STATE ROAD 100, SUITE 100  
 TAMPA, FLORIDA 33613  
 Phone: (813) 833-1111  
 Fax: (813) 833-1112

**Wawa**

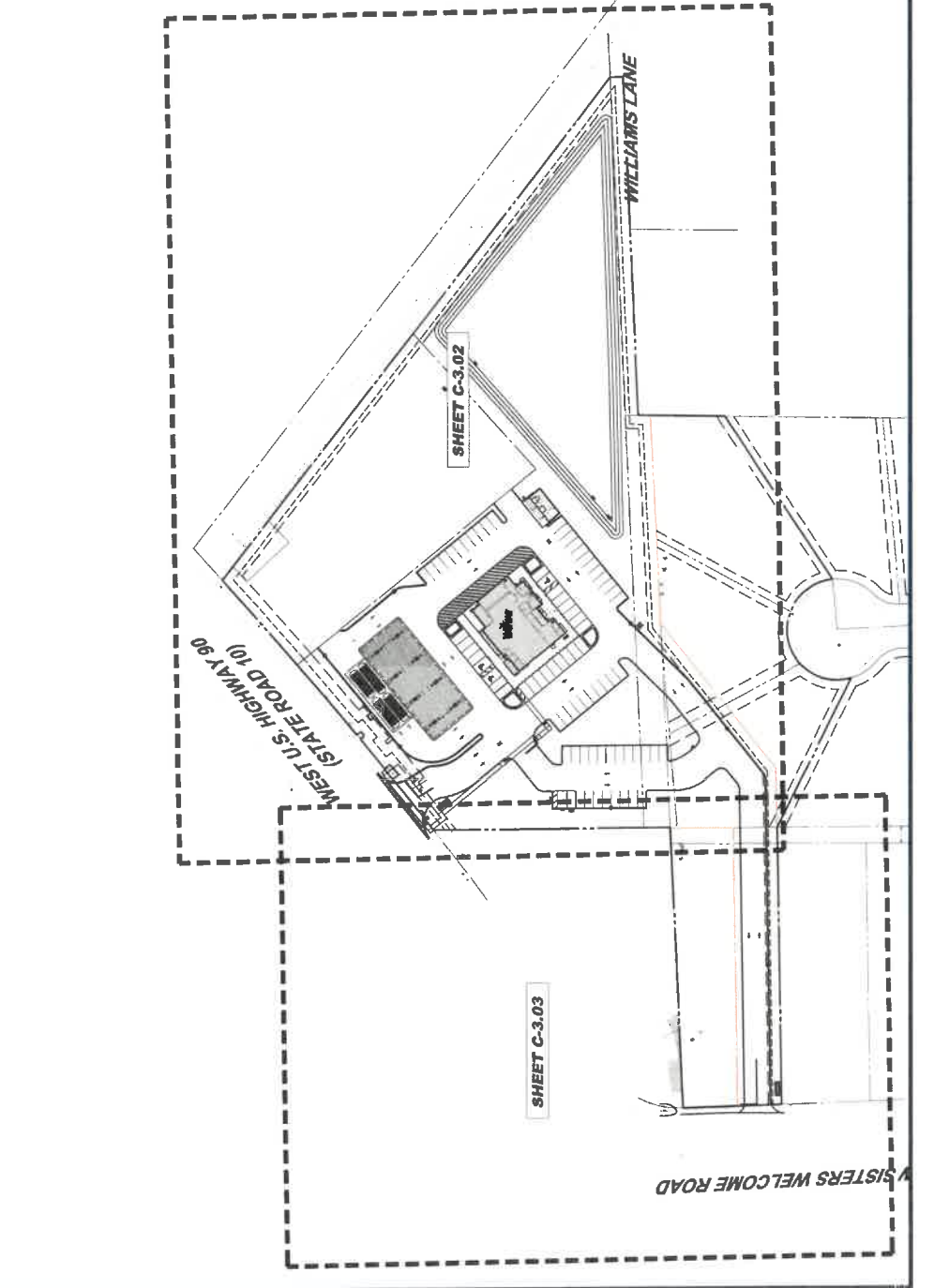
11111 W. STATE ROAD 100, SUITE 100  
 TAMPA, FLORIDA 33613  
 Phone: (813) 833-1111  
 Fax: (813) 833-1112

**BOHLER //**

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 TAMPA, FLORIDA 33613  
 Phone: (813) 833-1111  
 Fax: (813) 833-1112

**BOHLER //**

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 TAMPA, FLORIDA 33613  
 Phone: (813) 833-1111  
 Fax: (813) 833-1112



LEGEND	
	EXISTING
	NEW
	PROPOSED
	EXISTING
	NEW
	PROPOSED

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'





REV	DATE	COMMENT



**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

PROJECT: **WAWA**  
 180 W US HWY N  
 SUITE 200  
 WEST PALM BEACH, FL 33411

**SITE DEVELOPMENT PLANS FOR**



**BOHLER**  
 402 W. WEST PALM BLVD., SUITE 200  
 WEST PALM BEACH, FL 33411  
 PHONE: (561) 833-1401  
 FAX: (561) 833-1401



**PROJECT TITLE**  
**PAVEMENT MARKING AND SIGNAGE PLAN**

**SHEET NUMBER**  
**C-3.04**

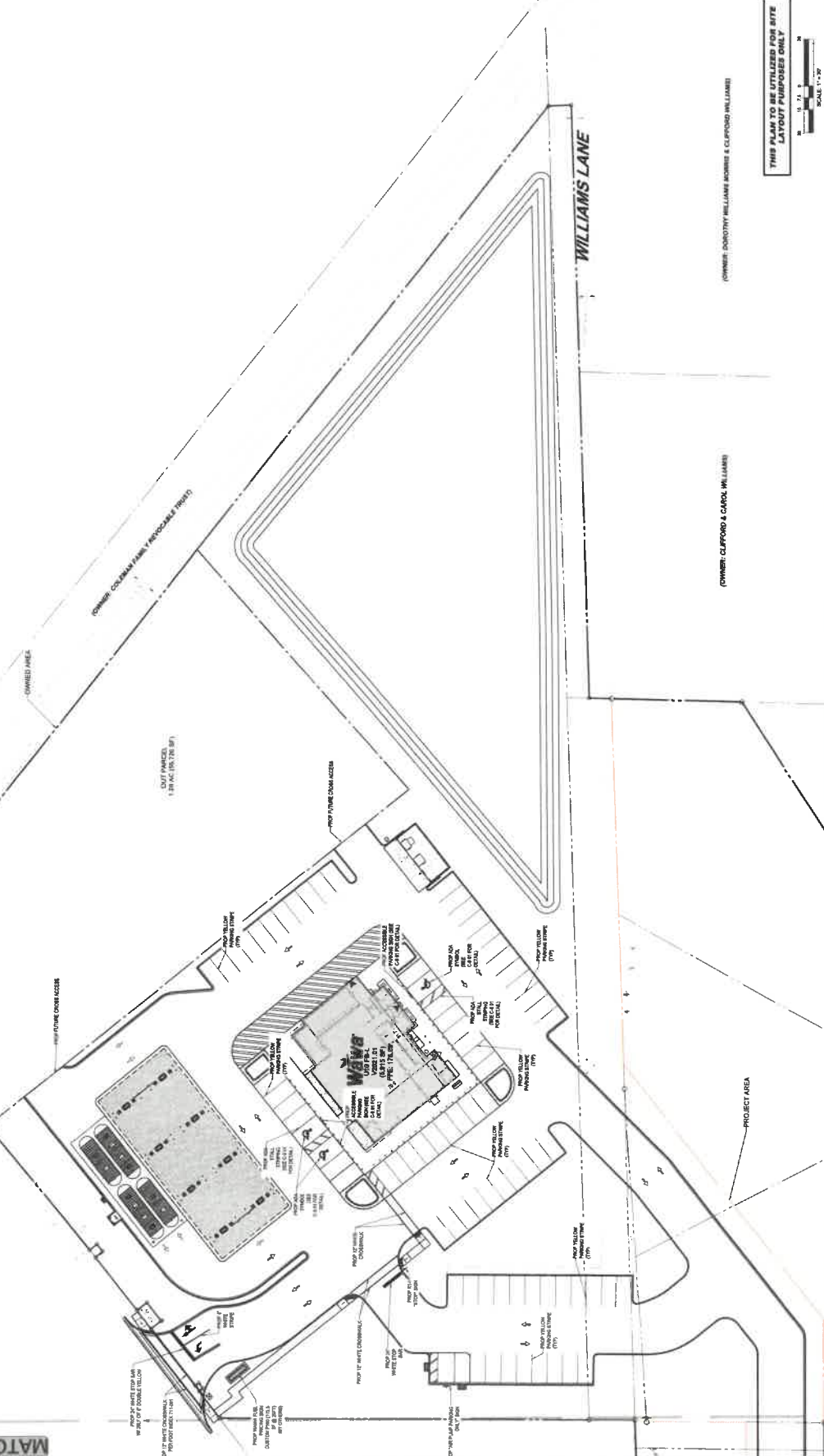
**DATE**  
 02/20/2024

**LEGEND**

	CONCRETE
	ASPHALT
	GRAVEL
	SAND
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED AREA

**WEST U.S. HIGHWAY 90 (STATE ROAD 10)**

**MATCHLINE - SHEET C-3.03**



**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

SCALE: 1" = 30'











REV.	DATE	COMMENT



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO.: 19-0000000000  
 DRAWN BY: JF/AD  
 CHECKED BY: JF/AD  
 DATE: 08/11/2019

**Wawa**  
 Wawa  
 1818 W US HWY 90  
 LAKE CITY, FL 33606  
 Phone: (813) 833-4100  
 Fax: (813) 833-4100

**BOHLER**  
 4011 WILLIAMS LANE, SUITE 300  
 TAMPA, FLORIDA 33609  
 Phone: (813) 833-4100  
 Fax: (813) 833-4100

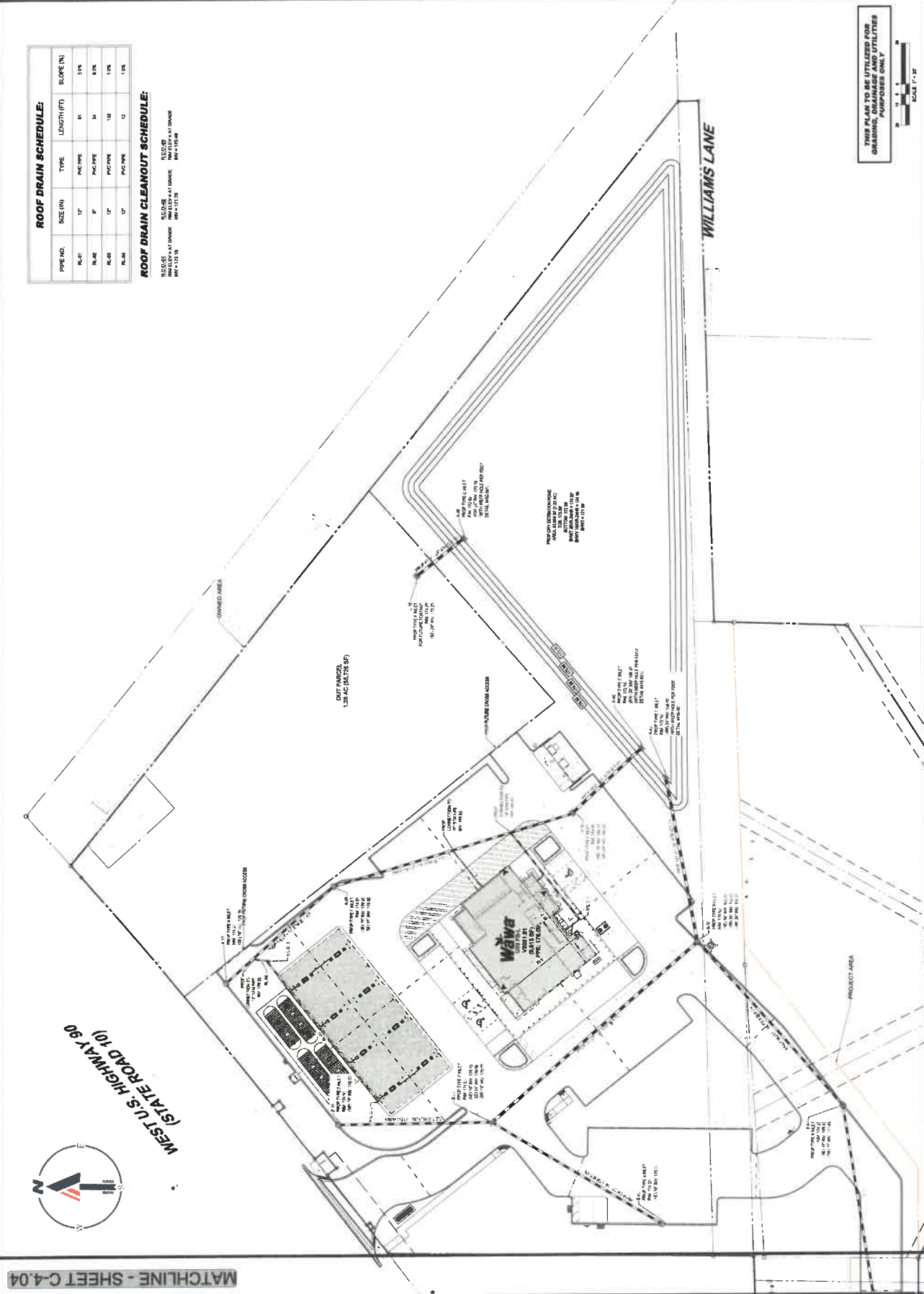
**DRAINAGE PLAN**  
 SHEET NUMBER: **C-4.03**  
 SHEET TITLE: **DRAINAGE PLAN**  
 SHEET DATE: 202004

**ROOF DRAIN SCHEDULE:**

PIPE NO.	SIZE (IN)	TYPE	LENGTH (FT)	SLOPE (IN)
RD-01	12"	PVC PIPE	81	3/16"
RD-02	8"	PVC PIPE	34	8/16"
RD-03	12"	PVC PIPE	132	1/8"
RD-04	12"	PVC PIPE	02	1/8"

**ROOF DRAIN CLEANOUT SCHEDULE:**

SECTION A-A CHANGE  
 SECTION B-B CHANGE  
 SECTION C-C CHANGE  
 SECTION D-D CHANGE  
 SECTION E-E CHANGE  
 SECTION F-F CHANGE  
 SECTION G-G CHANGE  
 SECTION H-H CHANGE  
 SECTION I-I CHANGE  
 SECTION J-J CHANGE  
 SECTION K-K CHANGE  
 SECTION L-L CHANGE  
 SECTION M-M CHANGE  
 SECTION N-N CHANGE  
 SECTION O-O CHANGE  
 SECTION P-P CHANGE  
 SECTION Q-Q CHANGE  
 SECTION R-R CHANGE  
 SECTION S-S CHANGE  
 SECTION T-T CHANGE  
 SECTION U-U CHANGE  
 SECTION V-V CHANGE  
 SECTION W-W CHANGE  
 SECTION X-X CHANGE  
 SECTION Y-Y CHANGE  
 SECTION Z-Z CHANGE



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SERVICES  
 PROGRAMS ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PRELIMINARY SERVICES  
 TRANSPORTATION SERVICES

REV#	DATE	COMMENT



ISSUED FOR MUNICIPAL AGENCY REVIEW & APPROVAL

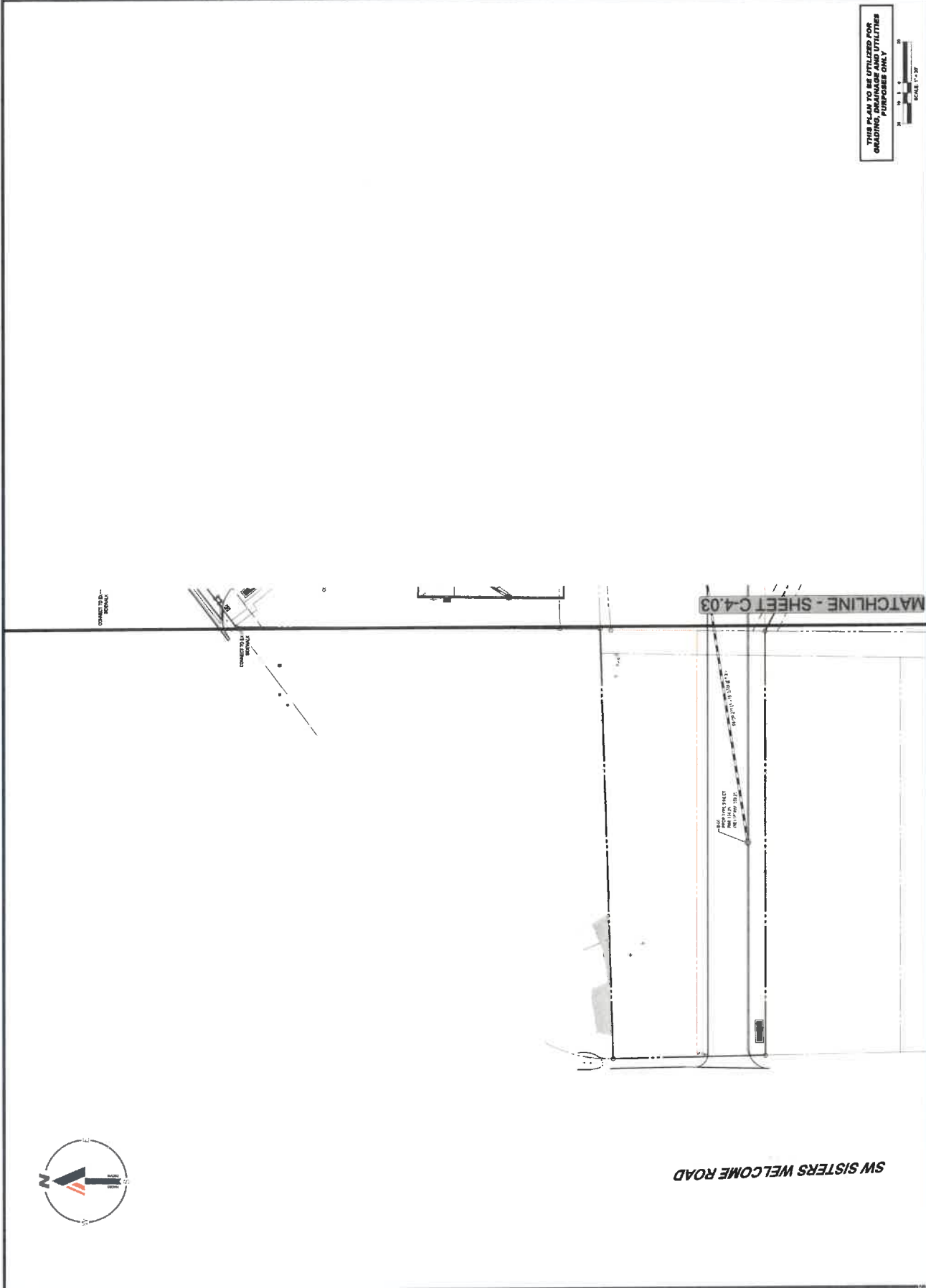
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 DATE: 01/20/14  
 DRAWN BY: J. B. BOHLER  
 CHECKED BY: J. B. BOHLER  
 SCALE: AS SHOWN

**BOHLER**  
 PREPARED BY **wawa**  
 1850 WILSON HWY IN  
 LANTANA, FLORIDA 33462  
 PHONE: (561) 812-1191  
 FAX: (561) 812-1191  
 WWW.BOHLER.COM

**BOHLER**  
 400 N. WESTBOROUGH BLVD, SUITE 504  
 TAMPA, FLORIDA 33609  
 PHONE: (813) 812-1191  
 FAX: (813) 812-1191  
 WWW.BOHLER.COM



**DRAINAGE PLAN**  
 SHEET NO: **C-4.04**  
 ORIG. DATE: 02/20/04





**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROFESSIONAL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING SERVICES  
 TRANSPORTATION SERVICES

REVISIONS

NO.	DATE	COMMENT



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO: 1000000000  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 2020/04/01  
 SCALE: AS SHOWN

**Wawa**  
 1075 WILSON HWY #4  
 LAKE CITY, FL 32066  
 904.321.1318

**BOHLER**  
 601 N. TAMPA AVENUE SUITE 900  
 TAMPA, FL 33602  
 Phone: (813) 915-4199  
 Fax: (813) 915-4198

**SITE DEVELOPMENT PLANS**  
 FOR [Project Name]



THESE PLANS HAVE BEEN PREPARED BY THE ENGINEER OR ARCHITECT AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. THE ENGINEER OR ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

**UTILITY PLAN**

SHEET NUMBER: **C-5.01**

DATE: 2020/04/01

**UTILITY CROSSING SCHEDULE:**

TOP OF UTILITY BY NUMBER

UTILITY	DATE	DEPTH
WATER	11/11/19	11.00
SEWER	11/11/19	11.00
STORM	11/11/19	11.00
TELEPHONE	11/11/19	11.00
POWER	11/11/19	11.00

**SANITARY CLEANOUT SCHEDULE:**

CODE	DATE	DEPTH
CS-01	11/11/19	11.00
CS-02	11/11/19	11.00
CS-03	11/11/19	11.00
CS-04	11/11/19	11.00
CS-05	11/11/19	11.00
CS-06	11/11/19	11.00
CS-07	11/11/19	11.00
CS-08	11/11/19	11.00
CS-09	11/11/19	11.00
CS-10	11/11/19	11.00
CS-11	11/11/19	11.00
CS-12	11/11/19	11.00
CS-13	11/11/19	11.00
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CS-45	11/11/19	11.00
CS-46	11/11/19	11.00
CS-47	11/11/19	11.00
CS-48	11/11/19	11.00
CS-49	11/11/19	11.00
CS-50	11/11/19	11.00

**WILSONS LANE**

**CLIFFORD & CAROL WILLIAMS**

**DOROTHY WILLIAMS MORRIS & CLIFFORD WILLIAMS**

**WEST U.S. HIGHWAY 90 (STATE ROAD 10)**

**MATCHLINE - SHEET C-5.02**

**THIS PLAN IS TO BE UTILIZED FOR UTILITIES PURPOSES ONLY**

**SCALE: 1" = 40'**

**OWNER: CLIFFORD & CAROL WILLIAMS**

**OWNER: DOROTHY WILLIAMS MORRIS & CLIFFORD WILLIAMS**

**WILSONS LANE**

**CLIFFORD & CAROL WILLIAMS**

**DOROTHY WILLIAMS MORRIS & CLIFFORD WILLIAMS**

**WILSONS LANE**

**CLIFFORD & CAROL WILLIAMS**

**DOROTHY WILLIAMS MORRIS & CLIFFORD WILLIAMS**

**WILSONS LANE**

**CLIFFORD & CAROL WILLIAMS**

**DOROTHY WILLIAMS MORRIS & CLIFFORD WILLIAMS**

**WILSONS LANE**

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PROGRAM MANAGEMENT  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REV	DATE	COMMENT



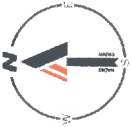
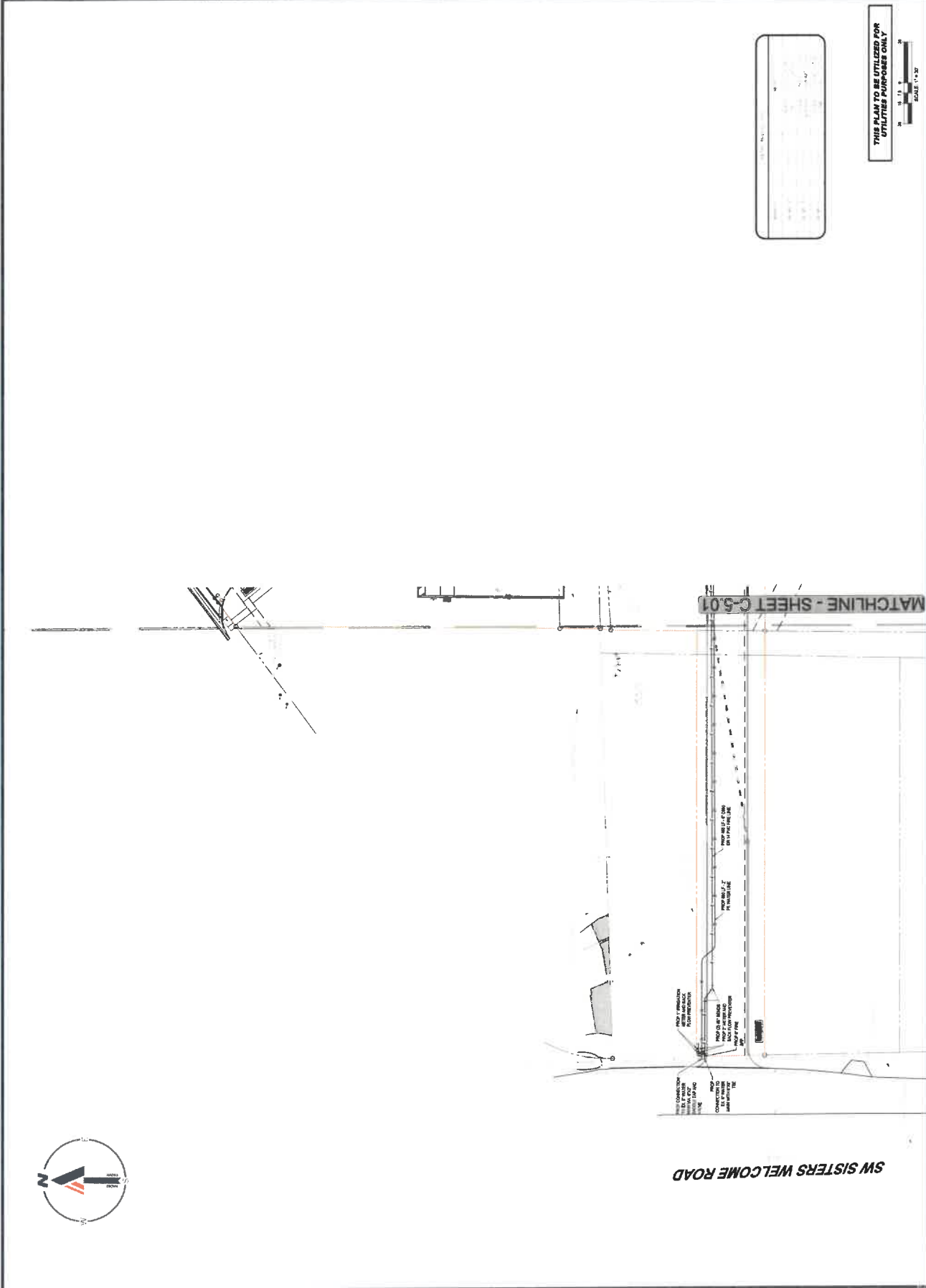
ISSUED FOR MUNICIPAL &  
 AGENCY REVIEW & APPROVAL

**Wawa**  
 1815 WUB HWY IN  
 LAKE CITY, FL 33606  
 813-739-1111

**BOHLER**  
 400 N. WESTSHORE BLVD, SUITE 600  
 TAMPA, FLORIDA 33609  
 Phone: (813) 813-1411



**UTILITY PLAN**  
 SHEET NUMBER: **C-5.02**  
 SHEET TITLE



THIS PLAN TO BE UTILIZED FOR  
 UTILITIES PURPOSES ONLY

SCALE 1" = 30'

REV#	DATE	COMMENT



ISSUED FOR MUNICIPAL &  
 AGENCY REVIEW & APPROVAL

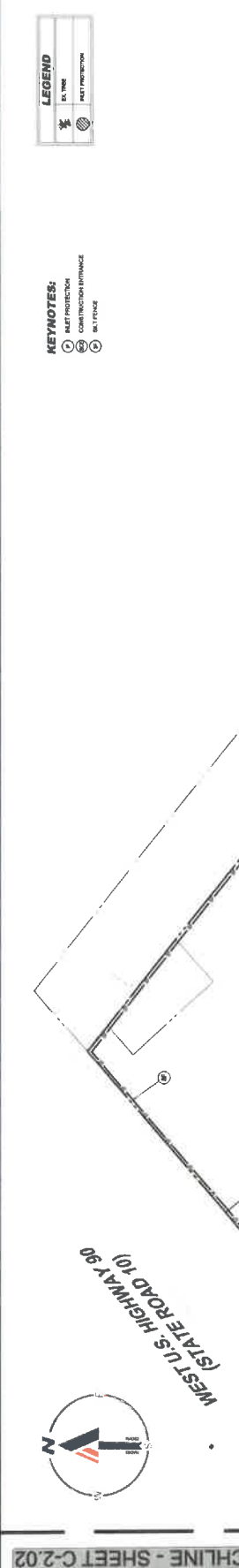
**Wawa**  
 PREPARED BY  
 Wawa's Way  
 1508 WUB HWY IN  
 LAKE CITY, FL 33505  
 Phone: (813) 812-4100  
 Fax: (813) 812-4100  
 Website: www.wawa.com

**BOHLER**  
 401 N. WESTSHORE BLVD., SUITE 100  
 TAMPA, FLORIDA 33609  
 Phone: (813) 812-4100  
 Fax: (813) 812-4100  
 Website: www.bohler.com

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 Fax: (813) 812-4100  
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 Fax: (813) 812-4100  
 Website: www.bohler.com



**KEYNOTES:**  
 (1) BAIT PROTECTION  
 (2) CONSTRUCTION ENTRANCE  
 (3) BAIT FENCE

**LEGEND**  
 (1) EX. FENCE  
 (2) BAIT PROTECTION  
 (3) BAIT FENCE

**THIS PLAN TO BE UTILIZED FOR SOIL  
 EROSION CONTROL PURPOSES ONLY**

OWNER: DOROTHY WILLIAMS BODER & CLIFFORD WILLIAMS  
 OWNER: CLIFFORD & CAROL WILLIAMS

**BOHLER**  
 401 N. WESTSHORE BLVD., SUITE 100  
 TAMPA, FLORIDA 33609  
 Phone: (813) 812-4100  
 Fax: (813) 812-4100  
 Website: www.bohler.com

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 401 N. WESTSHORE BLVD., SUITE 100  
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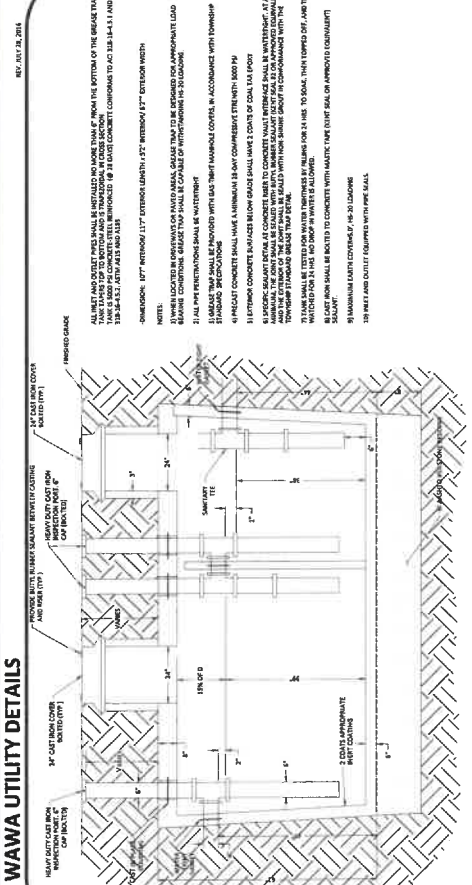




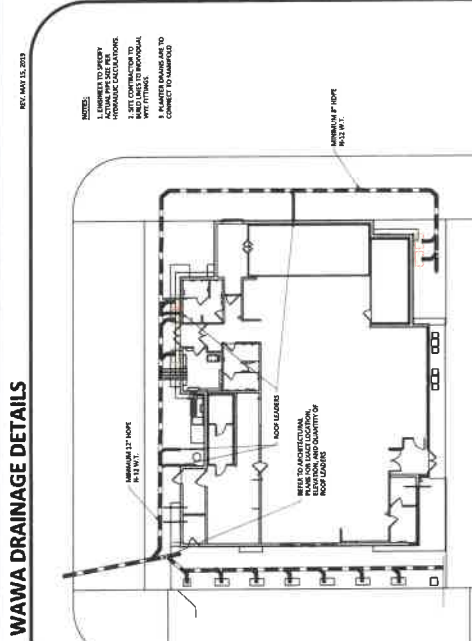




### WAWA UTILITY DETAILS



### WAWA DRAINAGE DETAILS



**BOHLER**  
 BOHLER ENGINEERING  
 1101 WEST BAY DRIVE, SUITE 100  
 TAMPA, FLORIDA 33604  
 PH: (813) 973-1100  
 FAX: (813) 973-1101  
 WWW.BOHLER-FL.COM

REV	DATE	COMMENTS



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 TAMPA, FLORIDA 33604  
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**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SURVEYING  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

NO.	DATE	COMMENTS



BRAND FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

**WAVE**  
 WAVE ENGINEERING  
 1414 W. WAVE BLVD.  
 TAMPA, FL 33606  
 PHONE: (813) 835-1100  
 FAX: (813) 835-1101  
 WWW.WAVEENGINEERING.COM

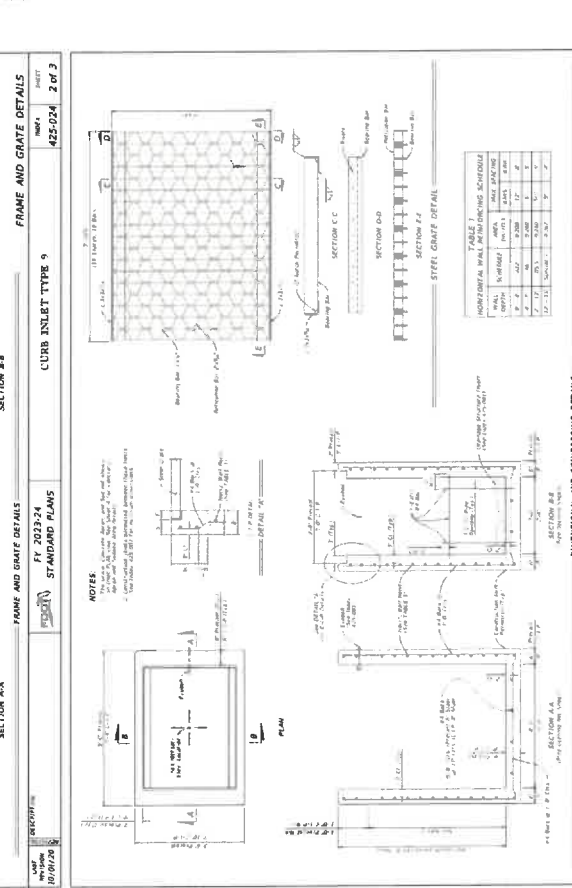
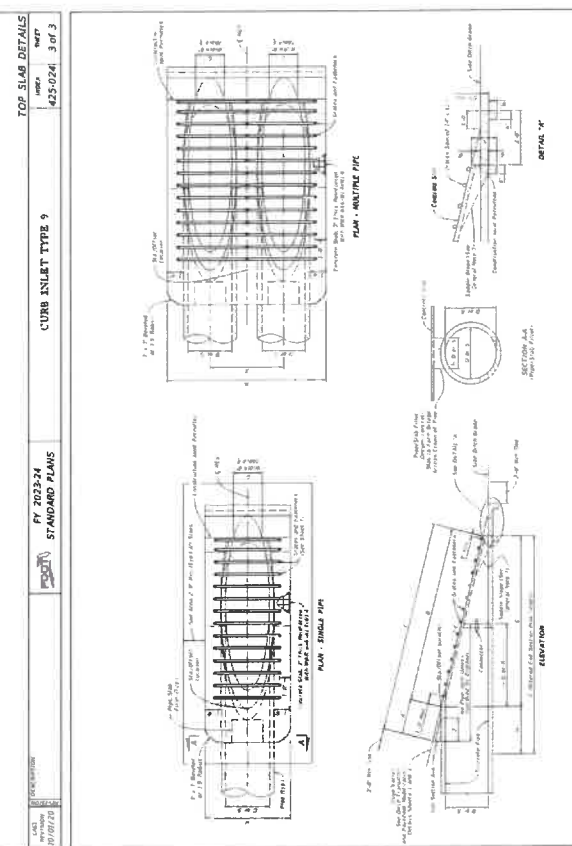
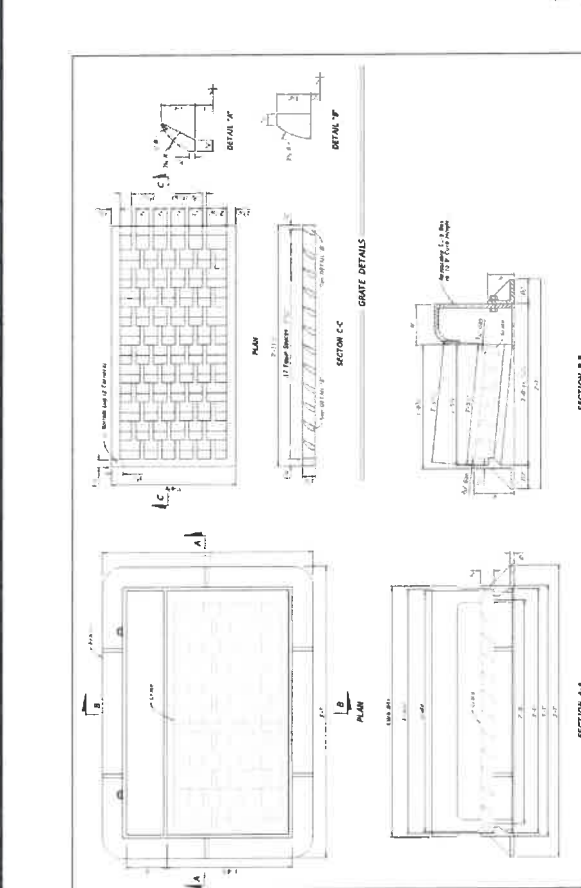
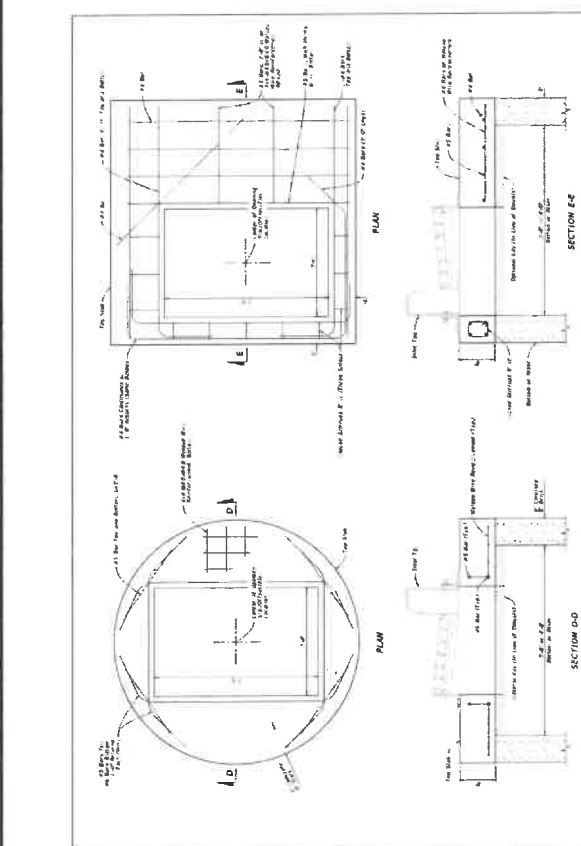
**BOHLER**  
 400 W. WAVE BLVD. SUITE 1100  
 TAMPA, FLORIDA 33606  
 PHONE: (813) 835-1100  
 FAX: (813) 835-1101  
 WWW.BOHLER.COM

**CONSTRUCTION DETAILS**

**C-9.05**

PROJECT NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_



**TABLE 1**

**HORIZONTAL WALL AND DRINKING SCHEDULE**

NO.	DESCRIPTION	MIN. THICKNESS	MIN. WIDTH	MIN. HEIGHT	MIN. SPACING
1	Horizontal Wall	12"	12"	12"	18"
2	Drinking Schedule	12"	12"	12"	18"
3	Horizontal Wall	12"	12"	12"	18"
4	Drinking Schedule	12"	12"	12"	18"

**TABLE 2**

**STEEL GRATE DETAIL**

NO.	DESCRIPTION	MIN. THICKNESS	MIN. WIDTH	MIN. HEIGHT	MIN. SPACING
1	Steel Grate	1/2"	12"	12"	18"
2	Steel Grate	1/2"	12"	12"	18"
3	Steel Grate	1/2"	12"	12"	18"
4	Steel Grate	1/2"	12"	12"	18"

REV	DATE	COMMENT



FOR SUBMITTAL TO MUNICIPAL A. ROBERT REBER & ASSOCIATES

PROJECT NO.:  
 FLOORING:  
 CONTRACT NO.:  
 DATE: 11/15/2023  
 SCALE: AS SHOWN

**SITE DEVELOPMENT PLANS**  
 FOR

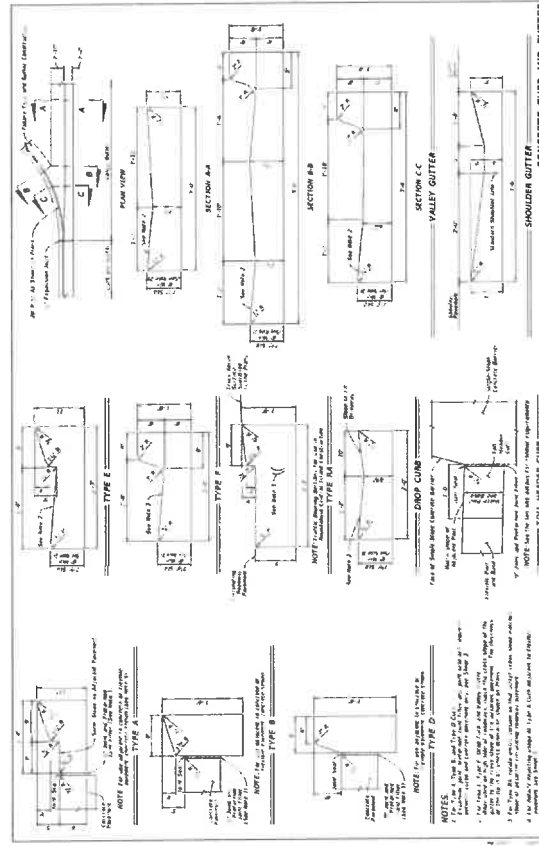


**BOHLER**  
 6071 WESTBOROUGH BLVD, SUITE 300  
 TAMPA, FLORIDA 33608  
 Phone: (813) 835-1010  
 Fax: (813) 835-1011  
 Website: www.bohler.com

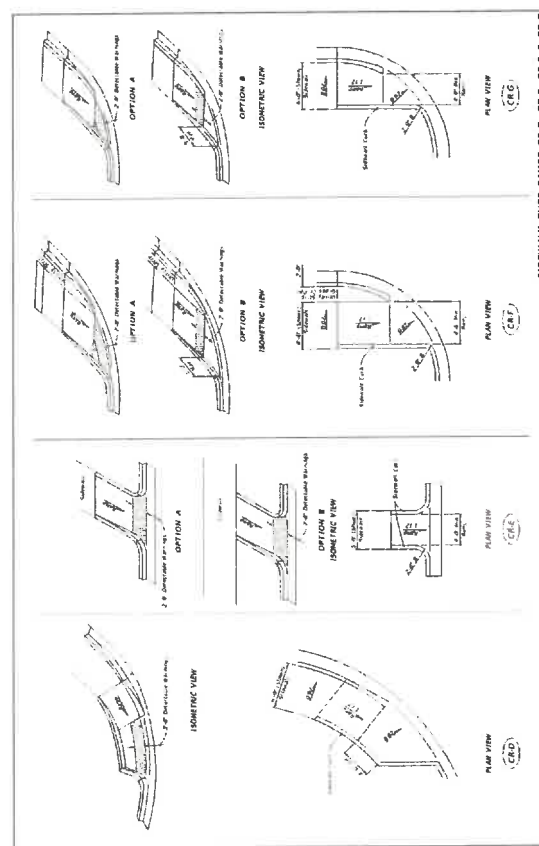


**CONSTRUCTION DETAILS**

PROJECT NUMBER: **C-9.06**  
 SHEET TITLE:  
 SHEET NUMBER:  
 SHEET DATE: 3/20/2024



CONCRETE CURB AND GUTTER  
 SHEET 2 OF 3



DETECTABLE WALKWAYS AND SIDEWALK CURB RAMPS  
 SHEET 4 OF 7

REV#	DATE	COMMENT



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT: Wawa  
 1515 W US HWY 90  
 TAMPA, FLORIDA 33606  
 DATE: 02/20/2024  
 DRAWN BY: MAF  
 CHECKED BY: JAL/MLD

**BOHLER**  
 ARTS, CIVIL AND CONSULTING ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING SERVICES  
 1000 UNIVERSITY DRIVE  
 TAMPA, FLORIDA 33606  
 TEL: (813) 251-1100  
 FAX: (813) 251-1101  
 WWW.BOHLER.COM

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 ARTS, CIVIL AND CONSULTING ENGINEERING  
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 1000 UNIVERSITY DRIVE  
 TAMPA, FLORIDA 33606  
 TEL: (813) 251-1100  
 FAX: (813) 251-1101  
 WWW.BOHLER.COM

**LANDSCAPE PLAN**  
 SHEET NUMBER: L-1.01  
 DATE: 02/20/2024

SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT

ZONING TABLE	
APPLICANT / OWNER INFORMATION	
PARCEL INFORMATION	
LANDSCAPE REQUIREMENTS	
AREA CALCULATIONS	
PARKING CALCULATIONS	

ZONING TABLE	
APPLICANT / OWNER INFORMATION	
PARCEL INFORMATION	
LANDSCAPE REQUIREMENTS	
AREA CALCULATIONS	
PARKING CALCULATIONS	

**LEGEND**

- CONCRETE
- PAVEMENT
- PROP. LIMITED BY WALK ZONE
- PROP. LIMITED BY DRIVE
- PROP. LIMITED BY SIDEWALK

THIS PLAN IS TO BE APPROVED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 8'

**LANDSCAPE & ROOT BARRIER NOTES:**

1. THESE SHOW ON THE PLAN ARE FOR ILLUSTRATIVE REPRESENTATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3. DIMENSIONS IN UTILITY COMMENTS SHALL BE BY HAND ONLY.

4. THE PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

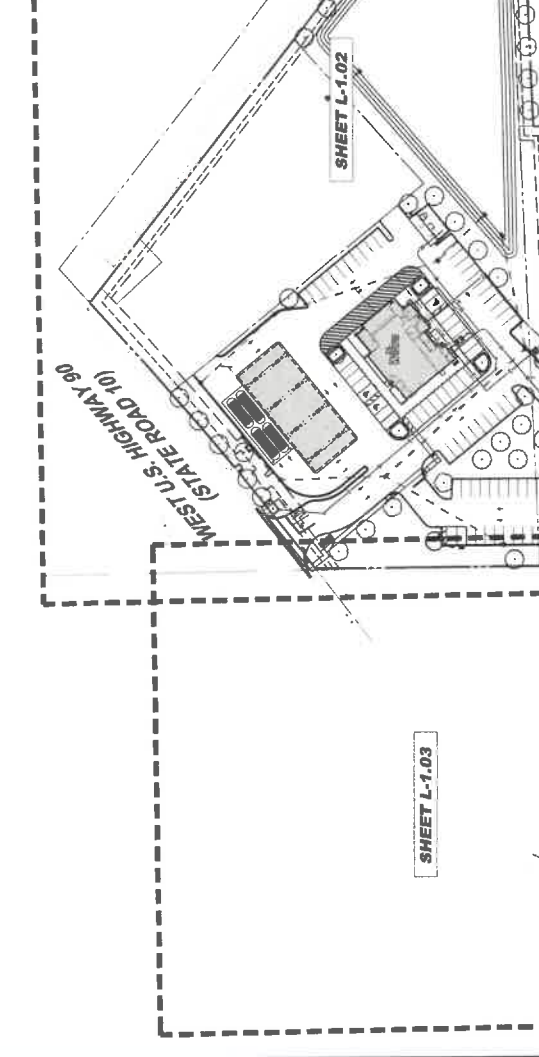
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



**GENERAL LANDSCAPE NOTES:**

1. THESE SHOW ON THE PLAN ARE FOR ILLUSTRATIVE REPRESENTATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3. DIMENSIONS IN UTILITY COMMENTS SHALL BE BY HAND ONLY.

4. THE PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 LANDSCAPE IRRIGATION DESIGN  
 TRAFFIC/AVAILABILITY SERVICES  
 PRELIMINARY DESIGN

REV#	DATE	COMMENT



BRIBED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO: 2024-001  
 DRAWING NO: 2024-001-01  
 DATE: 10/15/2024  
 SCALE: AS SHOWN

**Wawa**  
 Wawa Development Plans  
 1000 W. Wawa Blvd.  
 Lake City, FL 32809  
 Phone: (407) 938-1100  
 Fax: (407) 938-1101

**BOHLER**  
 BOHLER CONSULTING ENGINEERS  
 680 W. Wawa Blvd., Suite 200  
 Lake City, FL 32809  
 Phone: (407) 938-1100  
 Fax: (407) 938-1101

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 BOHLER CONSULTING ENGINEERS  
 680 W. Wawa Blvd., Suite 200  
 Lake City, FL 32809  
 Phone: (407) 938-1100  
 Fax: (407) 938-1101

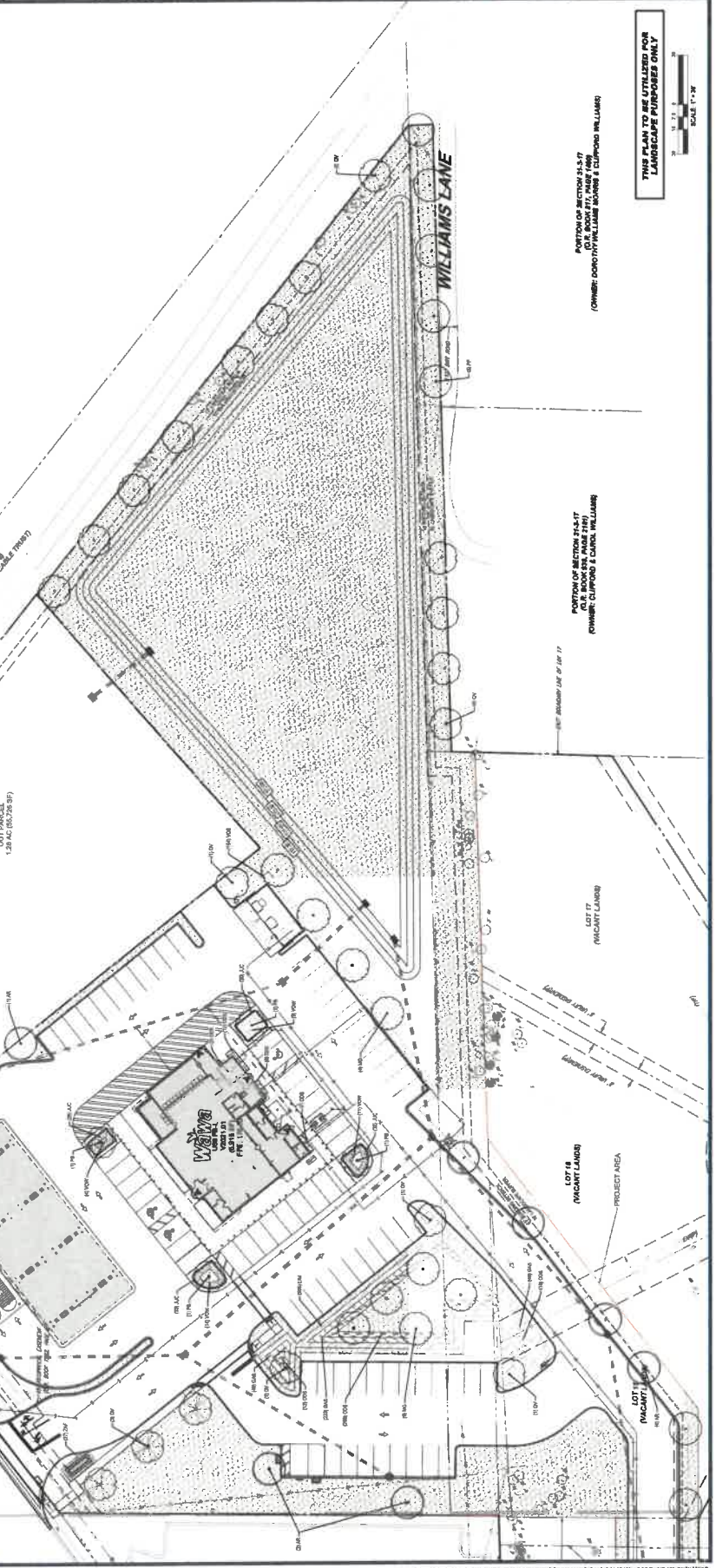
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 Lake City, FL 32809  
 Phone: (407) 938-1100  
 Fax: (407) 938-1101

SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT
TREE	1A	1A	ACER RUBRA	RED MAPLE	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1B	1B	MAHOGANY	RED BAY	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1C	1C	FRAXINUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1D	1D	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1E	1E	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1F	1F	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1G	1G	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1H	1H	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1I	1I	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1J	1J	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1K	1K	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1L	1L	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1M	1M	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1N	1N	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1O	1O	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1P	1P	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1Q	1Q	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1R	1R	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1S	1S	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1T	1T	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1U	1U	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1V	1V	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1W	1W	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1X	1X	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1Y	1Y	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	1Z	1Z	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO

SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT
TREE	2A	2A	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2B	2B	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2C	2C	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2D	2D	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2E	2E	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2F	2F	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2G	2G	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2H	2H	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2I	2I	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2J	2J	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2K	2K	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2L	2L	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2M	2M	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2N	2N	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2O	2O	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2P	2P	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2Q	2Q	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2R	2R	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
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TREE	2T	2T	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2U	2U	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2V	2V	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2W	2W	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2X	2X	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2Y	2Y	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO
TREE	2Z	2Z	QUERCUS	WHITE OAK	7" CAL. 15' H. 18" DIA. 1.5" DBH	CONT. 18"	NATIVE	NO



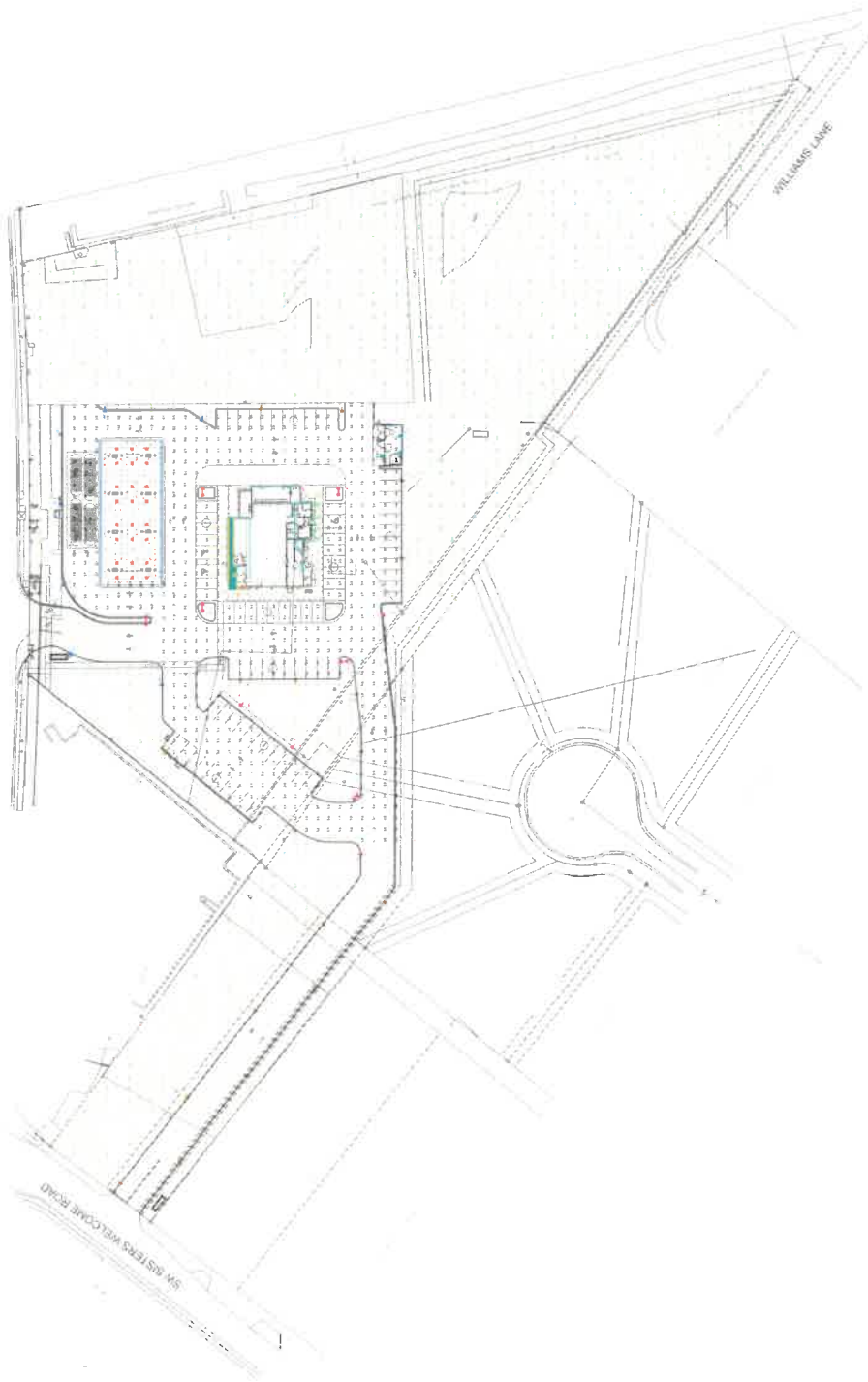
MATCHLINE - SHEET L-1.03







WEST U.S. HIGHWAY 90  
(STATE ROAD 10)



THIS SITE IS LOCATED IN A RED ZONE WHERE LIGHTING IS REQUIRED BY LOCAL ORDINANCES

LINE NO.	DATE	BY	REVISION
1	01/11		
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100	01/11		

NOTE: ALL Poles MUST BE 30 FT. POLE MOUNTED ON A CONCRETE BASE

LINE NO.	DATE	BY	REVISION
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99	01/11		
100	01/11		



Wawa #5472  
LAKE CITY, FL  
RL-9464-S1

DESCRIPTION: ...  
DATE: ...  
SCALE: ...



RELEONARD ASSOCIATES  
11111 W. ...  
LAKE CITY, FL 33709

**THE EDGE Series**  
LED Downlight

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**ADDITIONAL FEATURE INFO**

**304 Series™**  
LED Downlight

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**CREE LIGHTING**

Model	Beam Angle	Wattage	Output (lm)	Color Temp	Life (hrs)
304-100-100	100°	10W	1000	3000K	50,000
304-100-150	150°	10W	1500	3000K	50,000
304-100-200	200°	10W	2000	3000K	50,000
304-100-250	250°	10W	2500	3000K	50,000
304-100-300	300°	10W	3000	3000K	50,000
304-100-350	350°	10W	3500	3000K	50,000
304-100-400	400°	10W	4000	3000K	50,000
304-100-450	450°	10W	4500	3000K	50,000
304-100-500	500°	10W	5000	3000K	50,000
304-100-550	550°	10W	5500	3000K	50,000
304-100-600	600°	10W	6000	3000K	50,000
304-100-650	650°	10W	6500	3000K	50,000
304-100-700	700°	10W	7000	3000K	50,000
304-100-750	750°	10W	7500	3000K	50,000
304-100-800	800°	10W	8000	3000K	50,000
304-100-850	850°	10W	8500	3000K	50,000
304-100-900	900°	10W	9000	3000K	50,000
304-100-950	950°	10W	9500	3000K	50,000
304-100-1000	1000°	10W	10000	3000K	50,000

**CREE LIGHTING**

**304 Series™**  
LED Downlight

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**ADDITIONAL FEATURE INFO**

**304 Series™**  
LED Downlight

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**CREE LIGHTING**

Model	Beam Angle	Wattage	Output (lm)	Color Temp	Life (hrs)
304-100-100	100°	10W	1000	3000K	50,000
304-100-150	150°	10W	1500	3000K	50,000
304-100-200	200°	10W	2000	3000K	50,000
304-100-250	250°	10W	2500	3000K	50,000
304-100-300	300°	10W	3000	3000K	50,000
304-100-350	350°	10W	3500	3000K	50,000
304-100-400	400°	10W	4000	3000K	50,000
304-100-450	450°	10W	4500	3000K	50,000
304-100-500	500°	10W	5000	3000K	50,000
304-100-550	550°	10W	5500	3000K	50,000
304-100-600	600°	10W	6000	3000K	50,000
304-100-650	650°	10W	6500	3000K	50,000
304-100-700	700°	10W	7000	3000K	50,000
304-100-750	750°	10W	7500	3000K	50,000
304-100-800	800°	10W	8000	3000K	50,000
304-100-850	850°	10W	8500	3000K	50,000
304-100-900	900°	10W	9000	3000K	50,000
304-100-950	950°	10W	9500	3000K	50,000
304-100-1000	1000°	10W	10000	3000K	50,000

**CREE LIGHTING**

**JMO**  
LED Round Downlight Cone

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**ADDITIONAL FEATURE INFO**

**JMO**  
LED Round Downlight Cone

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**CREE LIGHTING**

Model	Beam Angle	Wattage	Output (lm)	Color Temp	Life (hrs)
JMO-100-100	100°	10W	1000	3000K	50,000
JMO-100-150	150°	10W	1500	3000K	50,000
JMO-100-200	200°	10W	2000	3000K	50,000
JMO-100-250	250°	10W	2500	3000K	50,000
JMO-100-300	300°	10W	3000	3000K	50,000
JMO-100-350	350°	10W	3500	3000K	50,000
JMO-100-400	400°	10W	4000	3000K	50,000
JMO-100-450	450°	10W	4500	3000K	50,000
JMO-100-500	500°	10W	5000	3000K	50,000
JMO-100-550	550°	10W	5500	3000K	50,000
JMO-100-600	600°	10W	6000	3000K	50,000
JMO-100-650	650°	10W	6500	3000K	50,000
JMO-100-700	700°	10W	7000	3000K	50,000
JMO-100-750	750°	10W	7500	3000K	50,000
JMO-100-800	800°	10W	8000	3000K	50,000
JMO-100-850	850°	10W	8500	3000K	50,000
JMO-100-900	900°	10W	9000	3000K	50,000
JMO-100-950	950°	10W	9500	3000K	50,000
JMO-100-1000	1000°	10W	10000	3000K	50,000

**CREE LIGHTING**

**FIN - modern LED1**  
Endurance Mini-Panel

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**ADDITIONAL FEATURE INFO**

**FIN - modern LED1**  
Endurance Mini-Panel

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**CREE LIGHTING**

Model	Beam Angle	Wattage	Output (lm)	Color Temp	Life (hrs)
FIN-100-100	100°	10W	1000	3000K	50,000
FIN-100-150	150°	10W	1500	3000K	50,000
FIN-100-200	200°	10W	2000	3000K	50,000
FIN-100-250	250°	10W	2500	3000K	50,000
FIN-100-300	300°	10W	3000	3000K	50,000
FIN-100-350	350°	10W	3500	3000K	50,000
FIN-100-400	400°	10W	4000	3000K	50,000
FIN-100-450	450°	10W	4500	3000K	50,000
FIN-100-500	500°	10W	5000	3000K	50,000
FIN-100-550	550°	10W	5500	3000K	50,000
FIN-100-600	600°	10W	6000	3000K	50,000
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FIN-100-700	700°	10W	7000	3000K	50,000
FIN-100-750	750°	10W	7500	3000K	50,000
FIN-100-800	800°	10W	8000	3000K	50,000
FIN-100-850	850°	10W	8500	3000K	50,000
FIN-100-900	900°	10W	9000	3000K	50,000
FIN-100-950	950°	10W	9500	3000K	50,000
FIN-100-1000	1000°	10W	10000	3000K	50,000

**CREE LIGHTING**

**SSS**  
COROLINE RET 113

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**ADDITIONAL FEATURE INFO**

**SSS**  
COROLINE RET 113

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION  
07Y LABEL DESCRIPTION

**CREE LIGHTING**

Model	Beam Angle	Wattage	Output (lm)	Color Temp	Life (hrs)
SSS-100-100	100°	10W	1000	3000K	50,000
SSS-100-150	150°	10W	1500	3000K	50,000
SSS-100-200	200°	10W	2000	3000K	50,000
SSS-100-250	250°	10W	2500	3000K	50,000
SSS-100-300	300°	10W	3000	3000K	50,000
SSS-100-350	350°	10W	3500	3000K	50,000
SSS-100-400	400°	10W	4000	3000K	50,000
SSS-100-450	450°	10W	4500	3000K	50,000
SSS-100-500	500°	10W	5000	3000K	50,000
SSS-100-550	550°	10W	5500	3000K	50,000
SSS-100-600	600°	10W	6000	3000K	50,000
SSS-100-650	650°	10W	6500	3000K	50,000
SSS-100-700	700°	10W	7000	3000K	50,000
SSS-100-750	750°	10W	7500	3000K	50,000
SSS-100-800	800°	10W	8000	3000K	50,000
SSS-100-850	850°	10W	8500	3000K	50,000
SSS-100-900	900°	10W	9000	3000K	50,000
SSS-100-950	950°	10W	9500	3000K	50,000
SSS-100-1000	1000°	10W	10000	3000K	50,000

**CREE LIGHTING**

### WAC LIGHTING

**BUKID**  
 1000 Series  
 1000 Series  
 1000 Series



WAC Lighting is a leading manufacturer of commercial lighting fixtures. The company is known for its high-quality, energy-efficient lighting solutions. The BUKID series is a popular choice for commercial applications due to its durability and performance.

### ADDITIONAL FEATURE (MPC)

**THE EDGER® Series**  
 The Edger Series is a line of commercial lighting fixtures designed for high-traffic areas. These fixtures are known for their long life and energy efficiency. They are available in various sizes and finishes to suit different commercial environments.



The Edger Series lighting fixtures are designed to provide uniform, high-quality illumination. They are built to last and are easy to maintain, making them an ideal choice for commercial lighting. The fixtures are available in a variety of finishes, including chrome, nickel, and stainless steel.

### CREE LIGHTING



Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)
1000 Series	1000	30°	4000K	50,000
1000 Series	1000	30°	5000K	50,000
1000 Series	1000	30°	6000K	50,000
1000 Series	1000	30°	7000K	50,000
1000 Series	1000	30°	8000K	50,000
1000 Series	1000	30°	9000K	50,000
1000 Series	1000	30°	10000K	50,000

### CREE LIGHTING



**McDraw Edgeman**  
 Integrated Bi-Color LED  
 High Mount Luminaire



The McDraw Edgeman lighting fixtures are designed for high-mount applications. They provide excellent illumination for large commercial spaces. The fixtures are available in various sizes and finishes to meet different lighting needs.

### McDraw Edgeman



Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)
1000 Series	1000	30°	4000K	50,000
1000 Series	1000	30°	5000K	50,000
1000 Series	1000	30°	6000K	50,000
1000 Series	1000	30°	7000K	50,000
1000 Series	1000	30°	8000K	50,000
1000 Series	1000	30°	9000K	50,000
1000 Series	1000	30°	10000K	50,000

### McDraw Edgeman



 AERIAL VIEW	 CANOPY	 DOWNLIGHT	 WALL MOUNTED	 COVE LIGHT	 WALL MOUNTED	 WALL MOUNTED	 WALL MOUNTED
----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------







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# DRAINAGE CALCULATION BOOK

*for*

## Wawa – Lake City

1518 W US HWY 90.  
Lake City, FL 32055

City of Lake City

**Prepared for:**



*Prepared by*

# BOHLER //

Certificate of Authorization No. 30780

600 North Westshore Blvd, Suite 950  
Tampa, FL 33609



Digitally signed by Kyle Morel  
DN: c=US, serialNumber=MAS20230802905706,  
streetName=Boca Raton, o=BOHLER  
ENGINEERING FL, LLC, cn=Kyle Morel,  
email=kmorel@bohlereng.com  
Date: 2024.02.05 12:12:20 -0500'

This item has been digitally signed and sealed  
by Kyle Steven Morel, PE, on the date adjacent to  
the seal. Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.

Kyle Morel, P.E.

Florida Professional Engineer License No. 77085

January 23, 2024

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Appendix A .....	Aerial Map
Appendix B .....	Vicinity Map
Appendix C .....	Pre & Post Basin Maps
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Appendix E .....	NRCS Soils Map
Appendix F.....	Stormwater Calculations
Appendix G .....	Ponds

## STORMWATER NARRATIVE

**Project Name:** Wawa Lake City  
**Location:** 1518 W US 90. Lake City, FL 32055  
**Permittee:** WPG-Lake City, LLC  
**Operating Entity:** WPG-Lake City, LLC  
**Project Area:** 6.48 AC  
**Project Land Use:** Commercial (C-Store)

### I. Introduction

This project proposes the development of a 5,915 SF C-Store and 8 gas pump stations on a 5.16 AC parcel and a 1.32 AC pad ready outparcel as well as the necessary infrastructure. A dry pond is utilized to provide quality and quantity for the new development and the outparcel. The project is located at 1518 W US 90. Lake City, FL 32055 in City of Lake City.

### II. Existing Features

The site currently consists of multiple buildings. The existing grades on site average to an elevation of about 175.50 NAVD 88. The site is located within the stream-to-sink basin per SRWMD requirements. Based on USGS soil maps, the soil mapping group is 3- Alpine fine sand and 20- Chipley fine sand belonging to soil group 'A'. Additionally, a site-specific geotechnical report was completed for this site by ECS Florida, LLC. Per the geotechnical report, evidence of groundwater was encountered at each boring at depths ranging from 4.5 to 8.5 feet below the existing grade at 171-167 ft. Also, from the geotechnical report, the seasonal high was estimated to be about 4 feet below existing grade or elevation 171.50. Please reference the ECS Florida, LLC geotechnical report for further detail pertaining to the existing onsite soil conditions.

Based on a review of the existing spot elevations, stormwater appears to flow from the existing building located at the middle of the site into the existing drainage inlets and on-site ponds on the west and southeast side of the property. It does not appear the project has positive outfall.

### III. Proposed Drainage

The proposed stormwater conveyance system will collect and route stormwater from the site into the dry pond located at the southeast end of the site. The water will percolate within the dry pond under 72 hours.

The stormwater management system for the development has been designed to provide both treatment and attenuation in accordance with the municipality requirements below.

SRWMD– Attenuate to the 100yr-24hr using SCS type II distribution. Pond system must recover within 72 hours.

City of Lake City – Provide treatment for the first 2” of runoff per the stream-to-sink requirements. Ponds shall be designed in accordance with the SRWMD requirements.

### IV. Environmental / FEMA Considerations

The project is not located within any known wetlands. The entirety of the site falls within FEMA flood zone 'X' per map number 12023C0291D (11/02/2018). See FEMA map in Appendix D.

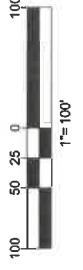
**Appendix A**  
**Aerial Map**



# AERIAL EXHIBIT

1518 W US 90  
LAKE CITY, FL 32055

2024-01-23 | SD | FLA320039.00

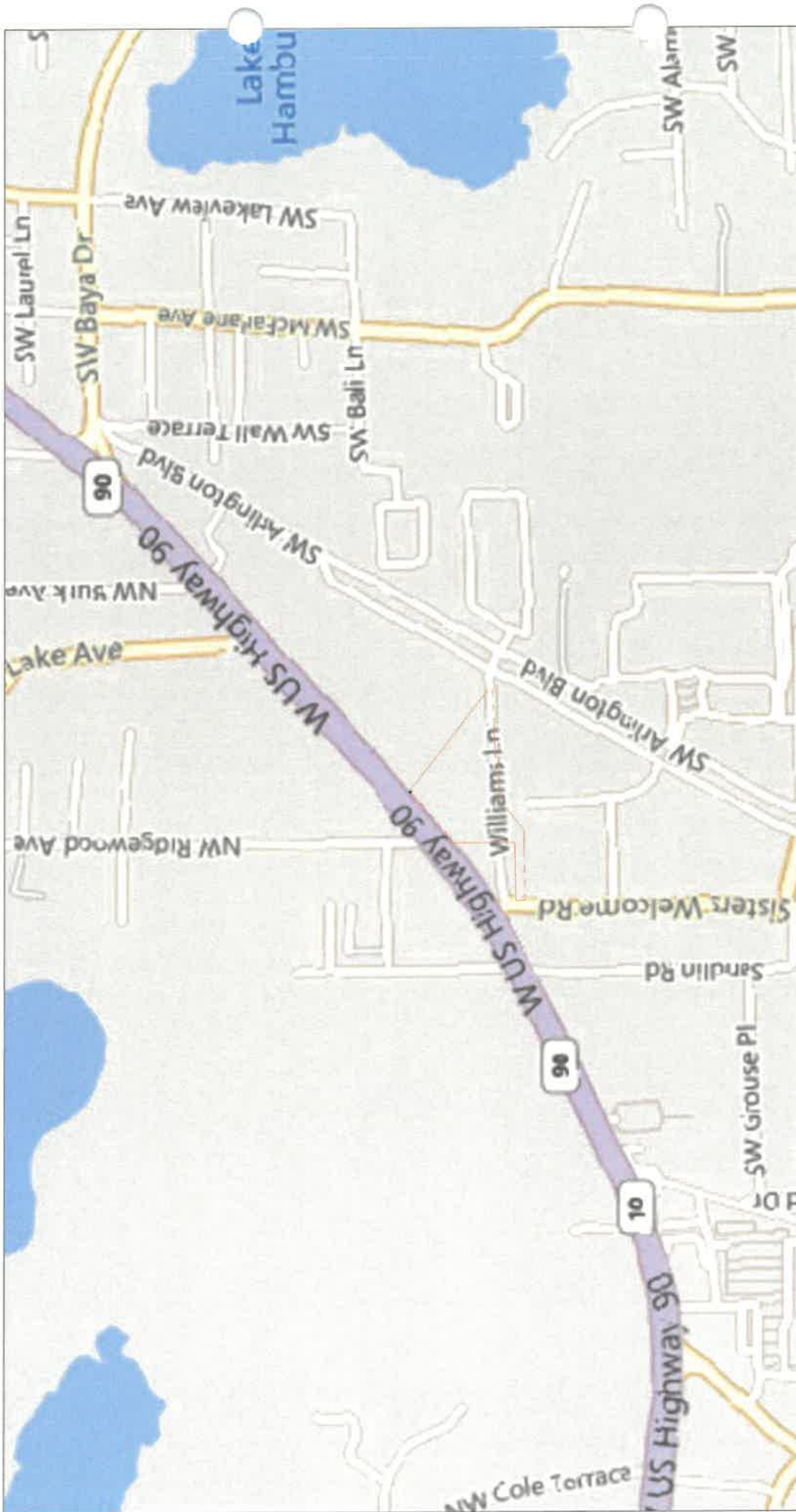


**BOHLER** //

600 N. WESTSHORE BLVD. SUITE 950  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
FLORIDA BUSINESS CERT. OF AUTH. NO. 30765

**Appendix B**  
**Vicinity Map**





2024-01-23 10:51 | FL-230303-00

**VICINITY EXHIBIT**

1518 W US 90  
LAKE CITY, FL 32055

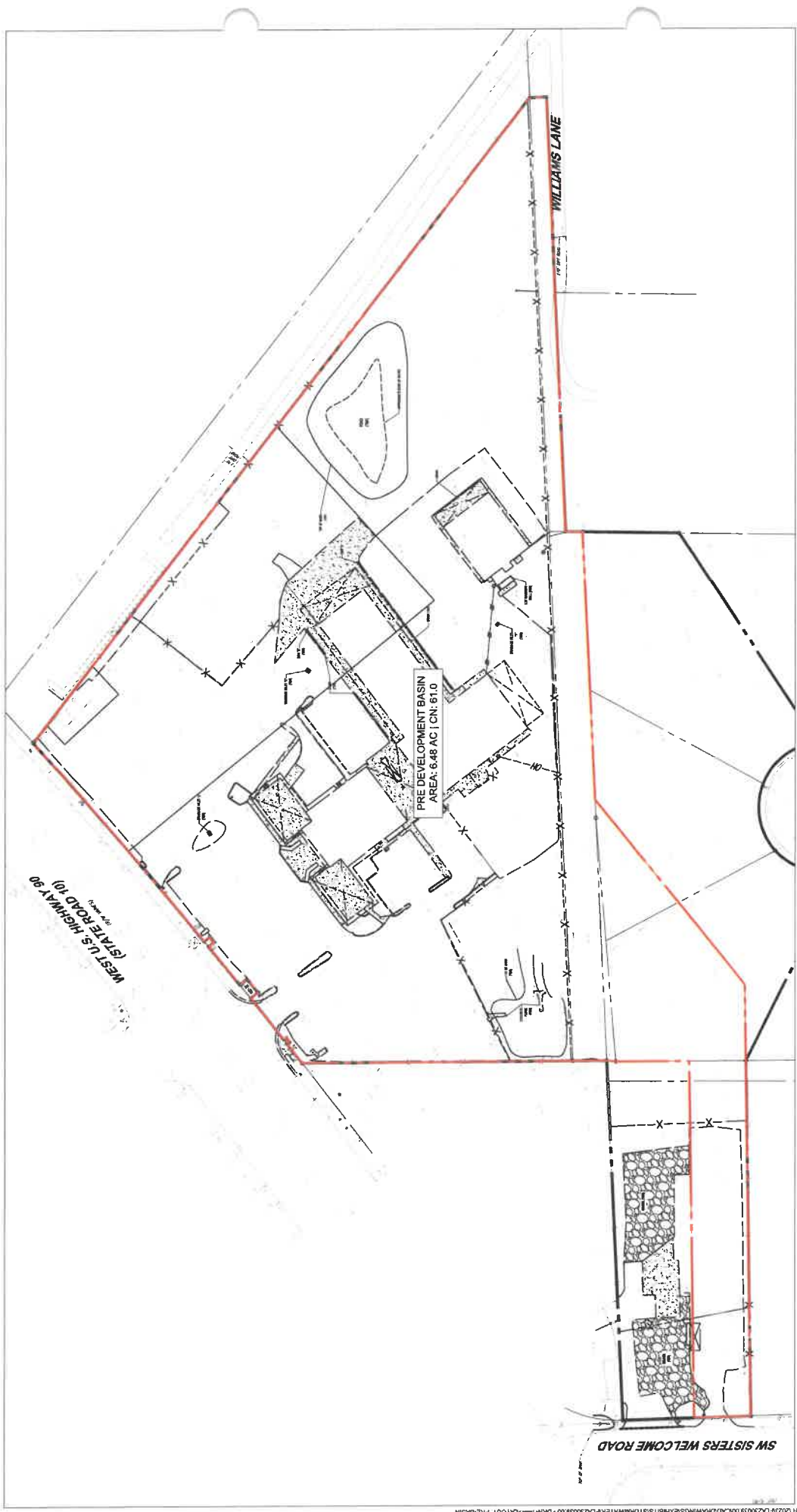
**BOHLER** //

600 N. WESTSHORE BLVD, SUITE 950  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101

FLORIDA BUSINESS CENTER AUTHORITY NO. 2016

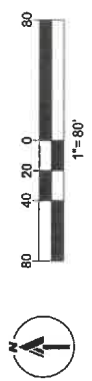
11-1-2023 10:51 AM - VICINITY

**Appendix C**  
**Pre & Post Basin Maps**



# PRE BASIN EXHIBIT

1518 W US 90  
LAKE CITY, FL 32055



2024-01-23 | 80 | FLA20039.00

**BOHLER** //

600 N. WESTSHORE BLVD., SUITE 950  
TAMPA, FLORIDA 33608  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
FLORIDA BUSINESS CERT. OF AUTH. No. 3276



# **Appendix D**

## **FEMA Map**

# National Flood Hazard Layer FIRMette



82°39'44"W 30°11'10"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, AE
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone X

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

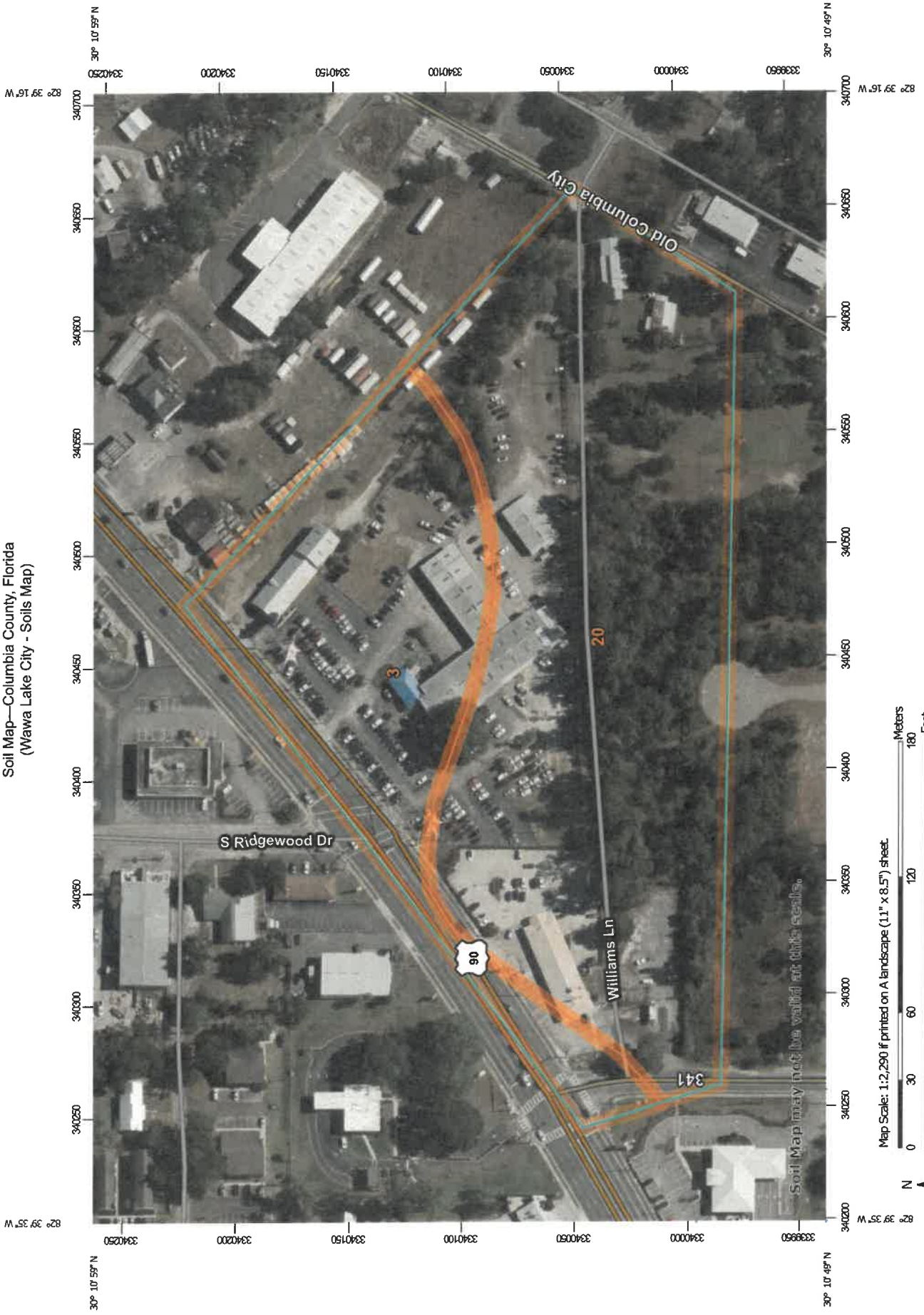
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/17/2023 at 3:20 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**Appendix E**  
**NRCS Soils Map**

Soil Map—Columbia County, Florida  
(Wawa Lake City - Soils Map)





## MAP LEGEND

- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features**
  - Streams and Canals
- Transportation**
  - Ralls
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida  
Survey Area Data: Version 18, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	4.9	32.2%
20	Chipley fine sand, 0 to 5 percent slopes	10.4	67.8%
<b>Totals for Area of Interest</b>		<b>15.3</b>	<b>100.0%</b>

## Columbia County, Florida

### 3—Alpin fine sand, 0 to 5 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2v174  
*Elevation:* 30 to 190 feet  
*Mean annual precipitation:* 51 to 59 inches  
*Mean annual air temperature:* 66 to 70 degrees F  
*Frost-free period:* 280 to 310 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Alpin and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Alpin

##### Setting

*Landform:* Knolls on marine terraces, ridges on marine terraces  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Eolian deposits or sandy marine deposits

##### Typical profile

*A - 0 to 6 inches:* fine sand  
*E - 6 to 65 inches:* fine sand  
*Bt - 65 to 80 inches:* fine sand

##### Properties and qualities

*Slope:* 0 to 5 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Excessively drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 4.0  
*Available water supply, 0 to 60 inches:* Very low (about 2.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4s  
*Hydrologic Soil Group:* A

*Forage suitability group:* Sandy soils on ridges and dunes of xeric uplands (G138XA111FL)  
*Other vegetative classification:* Sandy soils on ridges and dunes of xeric uplands (G138XA111FL)  
*Hydric soil rating:* No

### Minor Components

#### Blanton

*Percent of map unit:* 8 percent  
*Landform:* Knolls on marine terraces, ridges on marine terraces  
*Landform position (two-dimensional):* Shoulder  
*Landform position (three-dimensional):* Interfluve, side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Other vegetative classification:* Sandy soils on rises, knolls, and ridges of mesic uplands (G138XA121FL)  
*Hydric soil rating:* No

#### Chipley

*Percent of map unit:* 8 percent  
*Landform:* Knolls on marine terraces, rises on marine terraces, flats on marine terraces  
*Landform position (two-dimensional):* Shoulder, footslope  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands (G138XA131FL)  
*Hydric soil rating:* No

#### Albany

*Percent of map unit:* 4 percent  
*Landform:* Ridges on marine terraces  
*Landform position (two-dimensional):* Shoulder  
*Landform position (three-dimensional):* Interfluve, talf  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands (G138XA131FL)  
*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Columbia County, Florida  
Survey Area Data: Version 18, Sep 1, 2022

## Columbia County, Florida

### 20—Chipley fine sand, 0 to 5 percent slopes

#### Map Unit Setting

*National map unit symbol:* vrsw

*Elevation:* 330 to 660 feet

*Mean annual precipitation:* 50 to 58 inches

*Mean annual air temperature:* 64 to 72 degrees F

*Frost-free period:* 258 to 288 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Chipley and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Chipley

##### Setting

*Landform:* Knolls on marine terraces, rises on marine terraces, flats on marine terraces

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Parent material:* Sandy marine deposits

##### Typical profile

*A - 0 to 7 inches:* fine sand

*C - 7 to 80 inches:* fine sand

##### Properties and qualities

*Slope:* 0 to 5 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Somewhat poorly drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (6.00 to 20.00 in/hr)

*Depth to water table:* About 24 to 36 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 4.0

*Available water supply, 0 to 60 inches:* Low (about 3.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* A

*Forage suitability group:* Sandy soils on rises and knolls of mesic uplands (G138XA131FL)

*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands (G138XA131FL)

*Hydric soil rating:* No

### Minor Components

#### Alpin

*Percent of map unit:* 3 percent

*Landform:* Flats on marine terraces, knolls on marine terraces, ridges on marine terraces

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* Sandy soils on ridges and dunes of xeric uplands (G138XA111FL)

*Hydric soil rating:* No

#### Blanton

*Percent of map unit:* 3 percent

*Landform:* Knolls on marine terraces, ridges on marine terraces

*Landform position (three-dimensional):* Interfluve, side slope

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* Sandy soils on rises, knolls, and ridges of mesic uplands (G138XA121FL)

*Hydric soil rating:* No

#### Albany

*Percent of map unit:* 3 percent

*Landform:* Knolls on marine terraces, ridges on marine terraces

*Landform position (three-dimensional):* Interfluve, talf

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands (G138XA131FL)

*Hydric soil rating:* No

#### Hurricane

*Percent of map unit:* 3 percent

*Landform:* Rises on marine terraces, flats on marine terraces

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands (G138XA131FL)

*Hydric soil rating:* No

#### Lakeland

*Percent of map unit:* 3 percent

*Landform:* Knolls on marine terraces, ridges on marine terraces

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* Sandy soils on ridges and dunes of  
xeric uplands (G138XA111FL)

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Columbia County, Florida

Survey Area Data: Version 18, Sep 1, 2022

# **Appendix F**

## **Stormwater Calculations**



**PROJECT NAME:** Wawa - Lake City  
**PROJECT #:** FLA230039.00

**SUMMARY OF GROUND COVER DATA**

**COMBINED Parcels**

<b>BASINS A &amp; B</b>	<b>Land Use Description</b>	<b>CN</b>	<b>Area (ac.)</b>	<b>Total Area (ac)</b>	<b>Weighted CN</b>
PRE-DEVELOPMENT	Impervious	98	2.41	6.48	61.0
	Open Space	39	4.06		
	Open Water	100	0.00		
POST-DEVELOPMENT	Impervious	98	3.41	6.48	70.0
	Open Space	39	3.06		
	Open Water	100	0.00		

Notes:

- 1.) See Appendix D for NRCS Soils Map
- 2.) CN Values based on Hydrologic Soil Group information provided within the geotechnical report
- 3.) CN numbers per TR-55, Urban Hydrology for Small Watersheds

**Wawa Parcel**

<b>BASIN A (PARCEL 1)</b>	<b>Land Use Description</b>	<b>CN</b>	<b>Area (ac.)</b>	<b>Total Area (ac)</b>	<b>Weighted CN</b>
PRE-DEVELOPMENT BASIN	Impervious	98	2.41	6.48	61.0
	Open Space	39	4.06		
	Open Water	100	0.00		
POST-DEVELOPMENT BASIN	Impervious	98	2.22	5.16	64.3
	Open Space	39	2.93		
	Open Water	100	0.00		

**Outparcel**

<b>Basin B (PARCEL 2)</b>	<b>Land Use Description</b>	<b>CN</b>	<b>Area (ac.)</b>	<b>Total Area (ac)</b>	<b>Weighted CN</b>
PRE-DEVELOPMENT	Impervious	98	2.41	6.48	61.0
	Open Space	39	4.06		
	Open Water	100	0.00		
POST-DEVELOPMENT	Impervious[1]	98	1.19	1.32	92.1
	Open Space	39	0.13		
	Open Water	100	0.00		

[1] Outparcel designed to account for 90% impervious surface area.

**PROJECT: Wawa - Lake City**  
**PROJECT #: FLA230039.00**

Stage - Storage Calculations

**DRY POND**

<b>Elevation (ft NAVD)</b>	<b>Area (sq ft)</b>	<b>Area (acres)</b>	<b>Incremental Volume (ac-ft)</b>	<b>Cumulative Volume (ac-ft)</b>
172.50	40195	0.923	0.000	0.000
173.50	44320	1.017	0.970	0.970
174.50	48605	1.116	1.067	2.037
175.50	53000	1.217	1.166	3.203

<b>WATERSHED AREA CONTRIBUTING TO BASIN</b>	<b>(ac)</b>	6.48
<b>DEPTH OF TREATMENT</b>	<b>(in)</b>	2.00
<b>WATER QUALITY VOLUME</b>	<b>(ac-ft) (cu-ft)</b>	0.415 18077
<b>WATER QUALITY ELEVATION</b>	<b>(ft)</b>	172.93

<-- Per SRWMD Stream-to-Sink

# **Appendix G**

## **Ponds**

**PONDS Version 3.3.0276**  
**Retention Pond Recovery - Refined Method**  
**Copyright 2012**  
**Devo Seereeram, Ph.D., P.E.**

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**Project Data**

Project Name: Wawa - Lake City  
Simulation Description:  
Project Number: FLA230039.00  
Engineer : SD  
Supervising Engineer: KM  
Date: 01-23-2024

**Aquifer Data**

Base Of Aquifer Elevation, [B] (ft datum): 160.50  
Water Table Elevation, [WT] (ft datum): 171.50  
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 5.50  
Fillable Porosity, [n] (%): 25.00  
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 3.5  
Maximum Area For Unsaturated Infiltration, [Av] (ft<sup>2</sup>): 53000.0

**Geometry Data**

Equivalent Pond Length, [L] (ft): 500.0  
Equivalent Pond Width, [W] (ft): 106.0  
Ground water mound is expected to intersect the pond bottom

**Stage vs Area Data**

<u>Stage</u> (ft datum)	<u>Area</u> (ft <sup>2</sup> )
172.50	40195.0
173.50	44320.0
174.50	48605.0
175.50	53000.0

**Discharge Structures**

**Discharge Structure #1 is inactive**  
**Discharge Structure #2 is inactive**  
**Discharge Structure #3 is inactive**

**PONDS Version 3.3.0276**  
**Retention Pond Recovery - Refined Method**  
**Copyright 2012**  
**Devo Seereeram, Ph.D., P.E.**

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**Scenario Input Data**

*Scenario 1 :: Suwanee River WMD 24 Hour (100-YR)*

Hydrograph Type:     Inline SCS  
Modflow Routing:     Routed with infiltration  
Repetitions:         1

Basin Area (acres)         6.480  
Time Of Concentration (minutes)   10.0  
DCIA (%)                 0.0  
Curve Number             70  
Design Rainfall Depth (inches)     9.8  
Design Rainfall Duration (hours)   24.0  
Shape Factor             UHG 256  
Rainfall Distribution         Suwanee River WMD 24 Hour

Initial ground water level (ft datum)   171.50 (default)

No times after storm specified.

*Scenario 2 :: Suwanee River WMD 24 Hour (10-YR)*

Hydrograph Type:     Inline SCS  
Modflow Routing:     Routed with infiltration  
Repetitions:         1

Basin Area (acres)         6.480  
Time Of Concentration (minutes)   10.0  
DCIA (%)                 0.0  
Curve Number             70  
Design Rainfall Depth (inches)     6.7  
Design Rainfall Duration (hours)   24.0  
Shape Factor             UHG 256  
Rainfall Distribution         Suwanee River WMD 24 Hour

Initial ground water level (ft datum)   171.50 (default)

No times after storm specified.

*Scenario 3 :: Suwanee River WMD 24 Hour (25-YR)*

Hydrograph Type:     Inline SCS  
Modflow Routing:     Routed with infiltration  
Repetitions:         1

Basin Area (acres)         6.480  
Time Of Concentration (minutes)   10.0  
DCIA (%)                 0.0  
Curve Number             70  
Design Rainfall Depth (inches)     7.9  
Design Rainfall Duration (hours)   24.0  
Shape Factor             UHG 256  
Rainfall Distribution         Suwanee River WMD 24 Hour

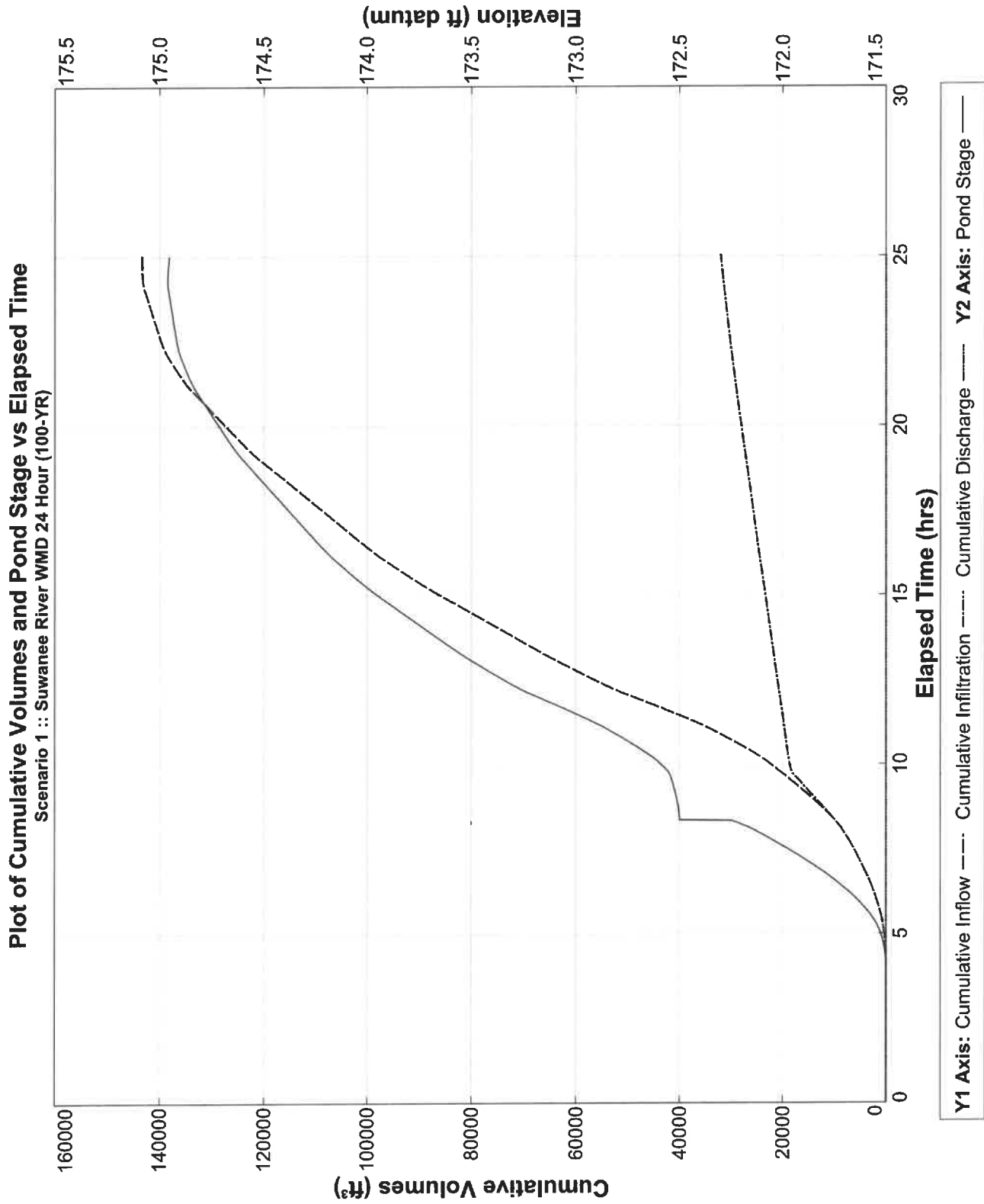
Initial ground water level (ft datum)   171.50 (default)

No times after storm specified.

**PONDS Version 3.3.0276**  
**Retention Pond Recovery - Refined Method**  
**Copyright 2012**  
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**Summary of Results** :: Scenario 1 :: Suwanee River WMD 24 Hour (100-YR)

	Time (hours)	Stage (ft datum)	Rate (ft <sup>3</sup> /s)	Volume (ft <sup>3</sup> )
<b>Stage</b>				
Minimum	0.000	171.50		
Maximum	24.289	174.96		
<b>Inflow</b>				
Rate - Maximum - Positive	12.000		4.7902	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.978			143308.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			143308.1
<b>Infiltration</b>				
Rate - Maximum - Positive	9.711		1.6367	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	25.022			32050.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			32050.6
<b>Combined Discharge</b>				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			0.0
<b>Discharge Structure 1 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Discharge Structure 2 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Discharge Structure 3 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Pollution Abatement:</b>				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

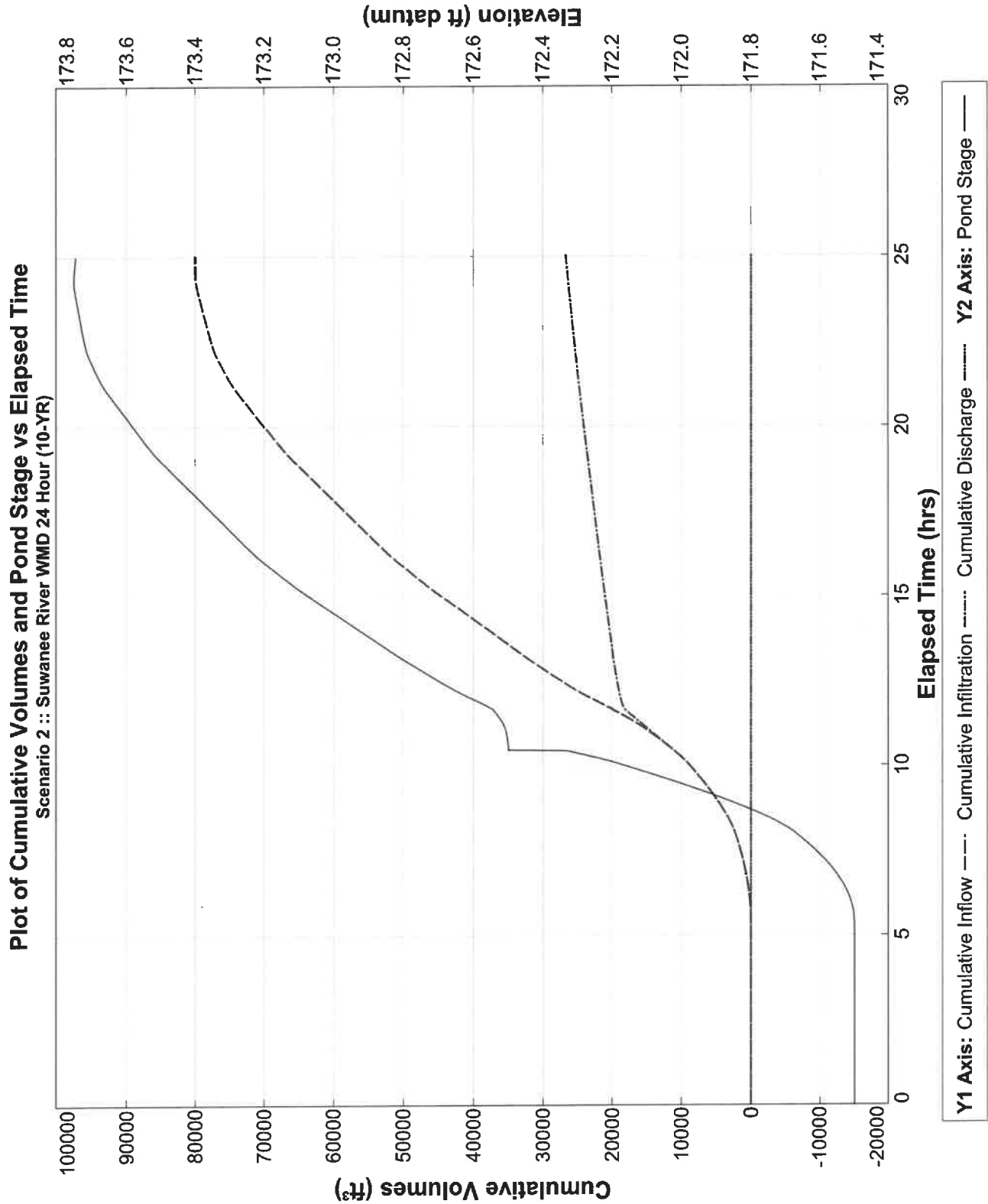


**PONDS Version 3.3.0276**  
**Retention Pond Recovery - Refined Method**  
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**Summary of Results** :: Scenario 2 :: Suwanee River WMD 24 Hour (10-YR)

	Time (hours)	Stage (ft datum)	Rate (ft <sup>3</sup> /s)	Volume (ft <sup>3</sup> )
<b>Stage</b>				
Minimum	0.000	171.50		
Maximum	24.267	173.75		
<b>Inflow</b>				
Rate - Maximum - Positive	12.000		2.6909	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.978			79882.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			79882.9
<b>Infiltration</b>				
Rate - Maximum - Positive	11.622		1.6358	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	25.022			26666.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			26666.7
<b>Combined Discharge</b>				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			0.0
<b>Discharge Structure 1 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Discharge Structure 2 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Discharge Structure 3 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Pollution Abatement:</b>				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

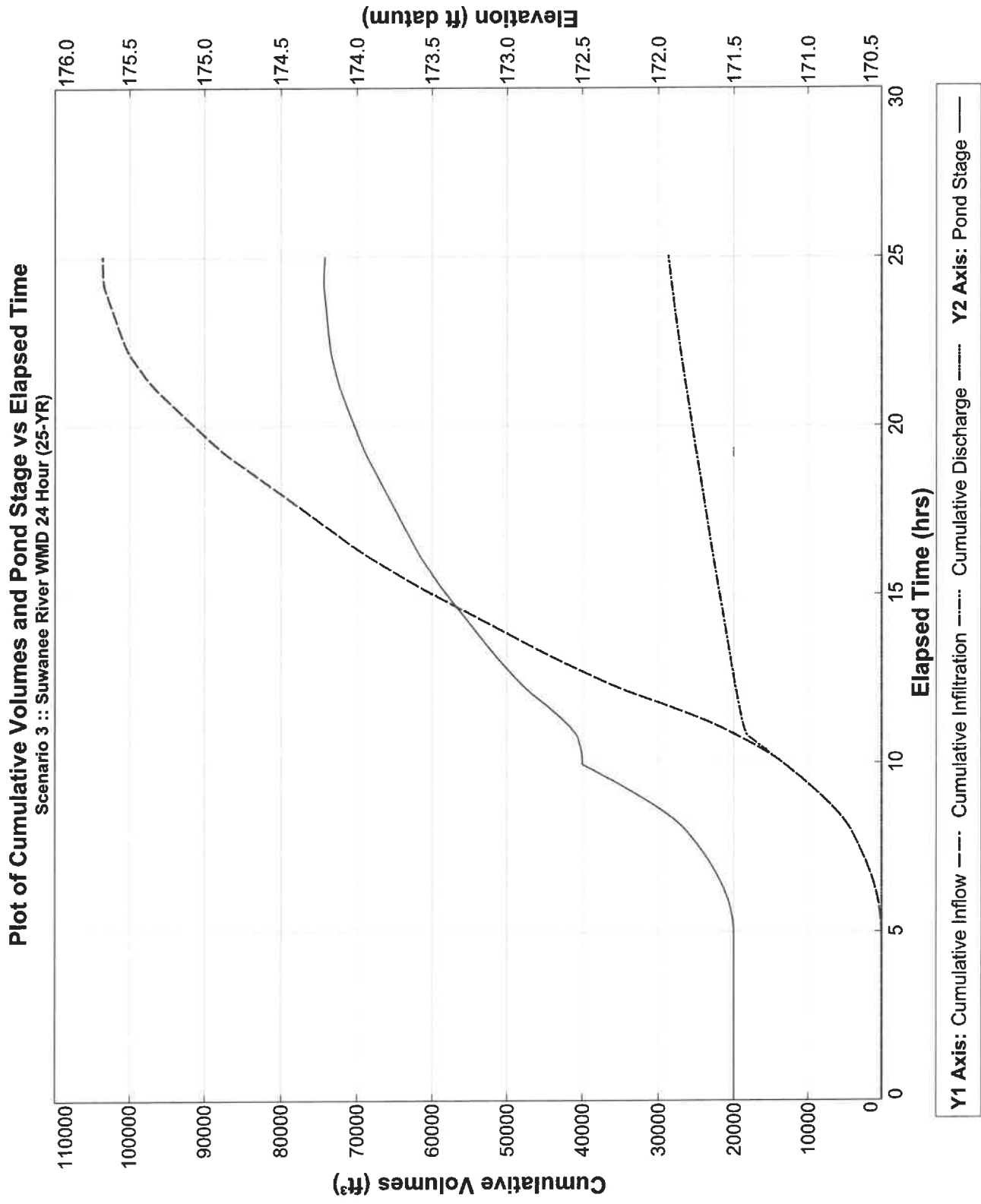




**PONDS Version 3.3.0276**  
**Retention Pond Recovery - Refined Method**  
**Copyright 2012**  
**Devo Seereeram, Ph.D., P.E.**

**Summary of Results** :: Scenario 3 :: Suwanee River WMD 24 Hour (25-YR)

	Time (hours)	Stage (ft datum)	Rate (ft <sup>3</sup> /s)	Volume (ft <sup>3</sup> )
<b>Stage</b>				
Minimum	0.000	171.50		
Maximum	24.267	174.22		
<b>Inflow</b>				
Rate - Maximum - Positive	12.000		3.4867	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.978			103629.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			103629.4
<b>Infiltration</b>				
Rate - Maximum - Positive	10.778		1.8208	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	25.022			28713.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			28713.5
<b>Combined Discharge</b>				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	25.022			0.0
<b>Discharge Structure 1 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Discharge Structure 2 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Discharge Structure 3 - inactive</b>				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
<b>Pollution Abatement:</b>				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

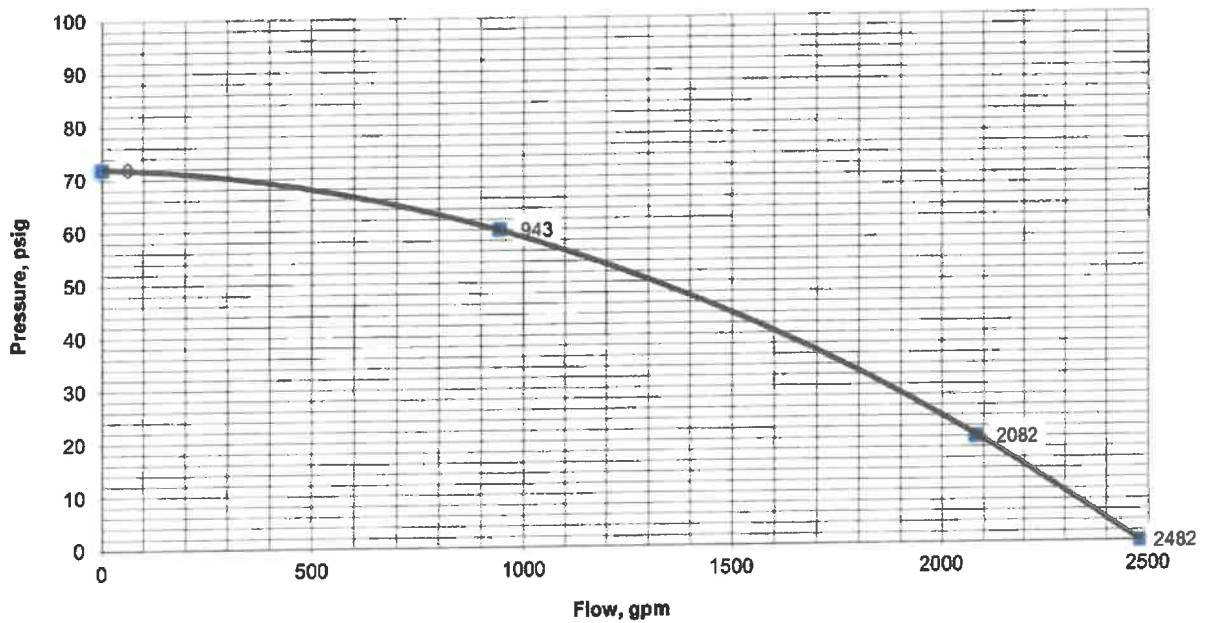


# City of Lake City Water flow report

HYDRANT # & LOCATION: **CO US 90 & Sisters Welcome Road**      DATE: **2/7/2024**  
 TEST BY: **AI/Brandon**      Day: **Wednesday**      Time: **13:15**      Minutes: **2**  
 WATER SUPPLIED BY: **Municipal**  
 PURPOSE OF TEST: **request**

### DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
COEFFICIENT:	<b>0.8</b>		
PITOT READING:	<b>40</b>		
GPM:	<b>943</b>	<b>0</b>	<b>0</b>
TOTAL FLOW DURING TEST:	<b>943</b> GPM		
STATIC READING:	<b>72</b> PSI		RESIDUAL: <b>60</b> PSI
RESULTS:	AT 20 PSI RESIDUAL <b>2082</b> GPM		AT 0 PSI <b>2482</b> GPM
ESTIMATED CONSUMPTION:	<b>1887</b> GAL.		
REMARKS:			





**NFPS**



PO BOX 3823  
LAKE CITY, FL 32056



PHONE (386) 752-4675  
FAX (386) 752-4674



[www.nfps.net](http://www.nfps.net)

## **DATA ANALYSIS AND CONCURRENCY REPORT**

Application for Site &  
Development Plan Approval

Prepared for:



Prepared by:



Brandon M. Stubbs, Senior Planner  
North Florida Professional Services, Inc.



# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



PHONE (386) 752-4675  
FAX (386) 752-4674



[www.nfps.net](http://www.nfps.net)

## General Project Information

**SUBJECT:** A request for a Site & Development Plan Approval for a +/-5,915 square foot Automotive Self-Service Station use, as permitted in Section 4.13.2 of the Land Development Regulations, along with parking, stormwater management system, landscaping, and other amenities on 6.48-acre subject property.

**APPLICANT/AGENT:** Brandon M. Stubbs, Senior Planner for North Florida Professional Services, Inc.

**PROPERTY OWNER(S):** WPG-LAKE CITY, LLC.

**LOCATION:** North of SW Midtown Place; South of U.S. Highway 90, Buddy's Home Furnishings, ABC Fine Wine & Spirits, and NW Ridgewood Ave; East of Cedar River Seafood, SW Sister's Welcome Road, and Campus USA Credit Union; and West of Fueled Outdoors, Easy Street Auto, and Chevron Station; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 06185-000 and 06233-000

**ACREAGE:** ±6.48-Acres

**FLUM** City of Lake City Commercial & Columbia County Commercial

**ZONING** City of Lake City Commercial, Intensive ("CI") & Columbia County Commercial, Intensive ("CI")



## SUMMARY

The proposal is to construct a ±5,915 square foot building for an Automotive Self-Service Station use within a Commercial, Intensive (“CI”) Zone District on a ±6.48 acres subject property with associated parking, landscaping, stormwater management, and other amenities. The subject property was utilized for the sale of new and used automobiles but remained vacant for several months.

### **FUTURE LAND USE MAP DESIGNATION of Subject Property**

The City of Lake City Commercial FLUM Designation is described as follows in Policy I.1.2 of the Future Land Use Element of the Comprehensive Plan:

*“Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.*

*(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.”*

### **OFFICIAL ZONING ATLAS DESIGNATION of Subject Property**

The City of Lake City Commercial, Intensive (“CI”) Designation is described as follows in Section 4.13.1 of the Land Development Regulations:

*“The “CI” Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.”*



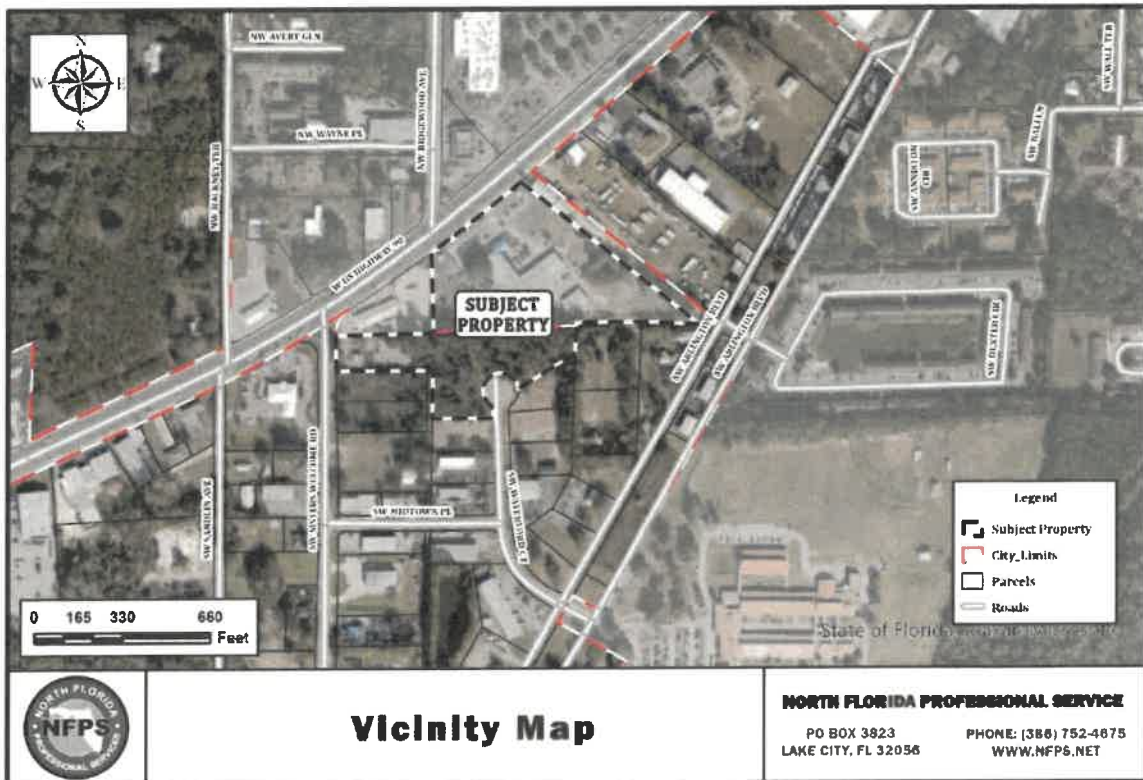
## SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	U.S. Highway 90/Buddy's Home Furnishings/ABC Fine Wine & Spirits/NW Ridgewood Ave	Commercial	Commercial, Intensive ("CI")
South	SW Waterford Court/Hydroponic Garden Center/Vacant Commercial Lands	Columbia County Commercial	Columbia County Commercial, Intensive ("CI")
East	Fueled Outdoors/Chevron/Florida Highway Patrol Station	Commercial/ Columbia County Commercial	Commercial, Intensive ("CI")/ Columbia County Commercial, Intensive ("CI")
West	Cedar River Seafood/SW Sisters Welcome Road/Campus USA Credit Union	Commercial/Columbia County Commercial	Commercial, Intensive ("CI")/ Columbia County Commercial, Intensive ("CI")

Map 1. Vicinity Map





## CONSISTENCY WITH THE COMPREHENSIVE PLAN

Below is a chart of the existing FLUM Designation and the corresponding Official Zoning Atlas designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

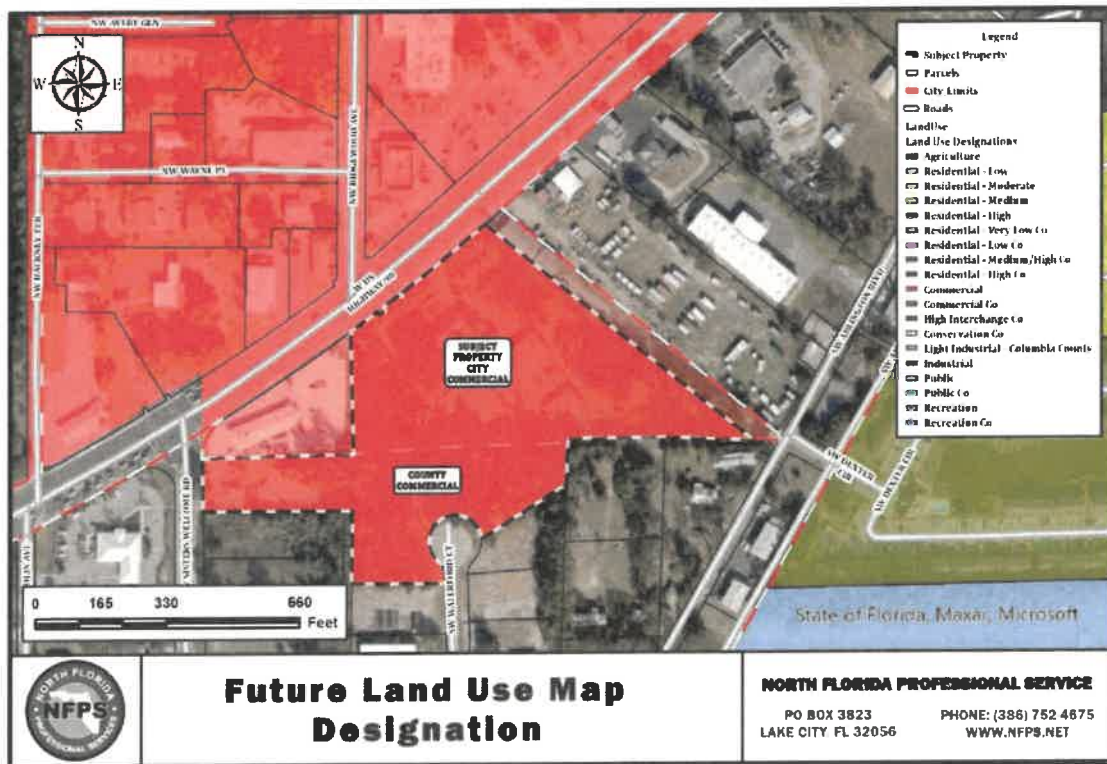
FLUM Designation	Official Zoning Atlas Designation	Consistent
Commercial	Commercial, Intensive ("CI")	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Future Land Use Map Amendment to the Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

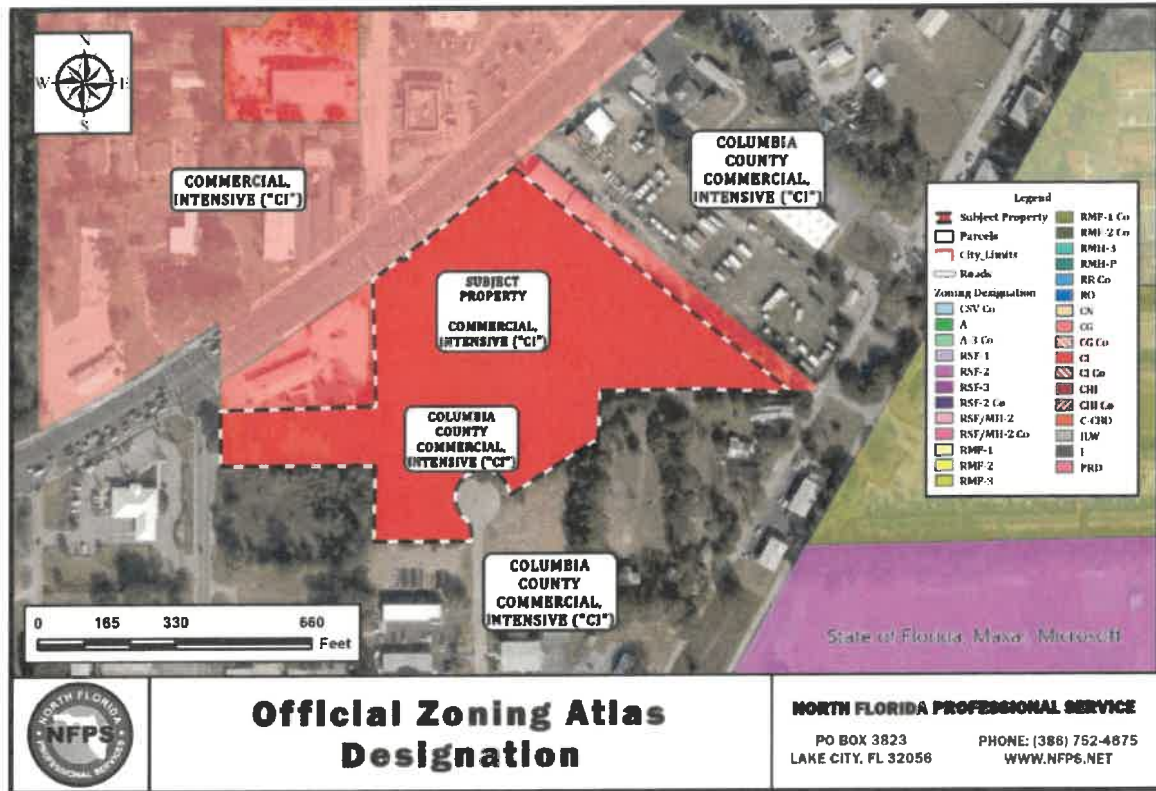
An analysis of Section 15.2.2 of the Land Development Regulations along with a Comprehensive Plan Consistency Analysis have been submitted as an accessory document to this report. According to the analysis, this application is consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

### Map 2. FLUM Map





Map 3. Official Zoning Atlas Map



## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: Given there are no known wetlands located onsite, there are no issues related to wetland protection.



Map 6. NWI Wetlands Map



## Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated 2002. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one soil types found on the subject property:

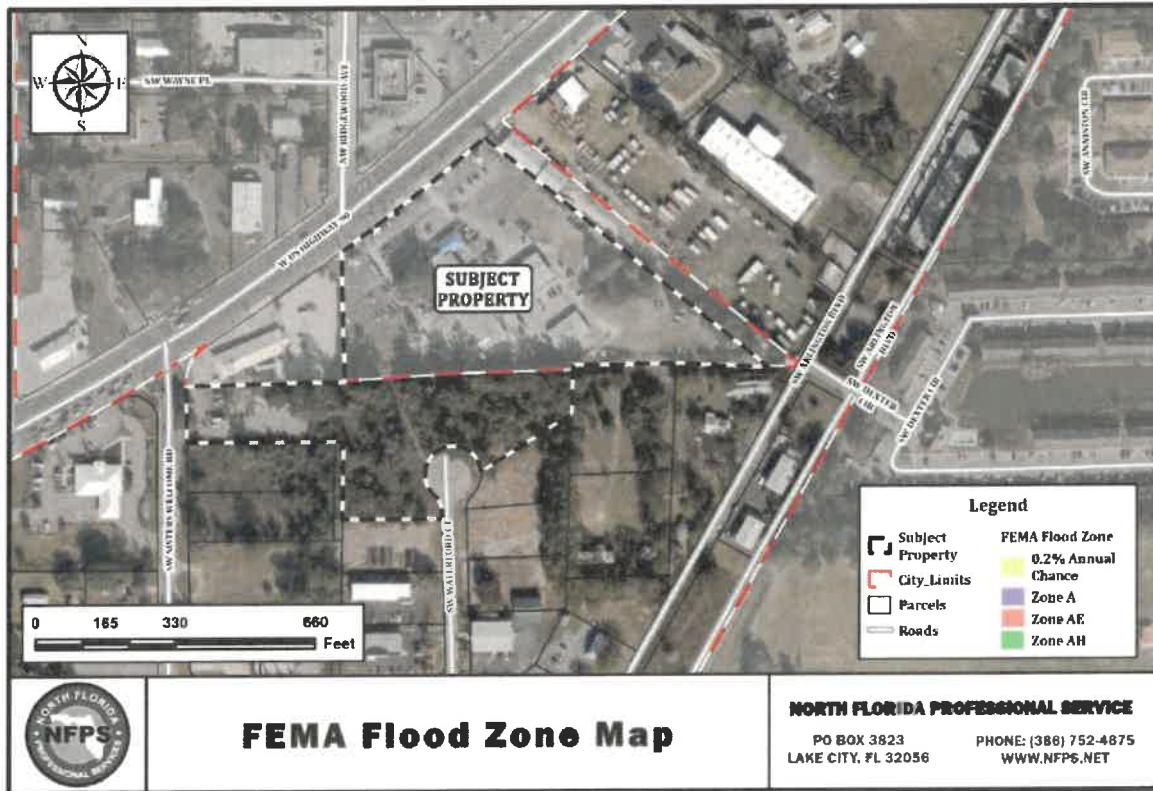
- 1) Leon Fine Sand soils are poorly drained, nearly level soils in broad flatwoods and in areas adjacent to wet depressions and drainage ways in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 19 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Leon fine sand soils have severe limitations for building site development and for septic tank absorption fields.

Evaluation: The soil type found on the subject property is Leon Fine Sand Soils (0 to 5 percent slopes). Leon Fine Sand Soils type pose severe limitations for building development and severe limitations for septic tank absorption field. The proposed development has provided a stormwater management





**Map 8. FEMA FIRM Map**



## Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, the subject property is not located within a stream to sink area.

Evaluation: Section 4.2.38 of the County’s LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.

## Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain any minerals.

Evaluation: There are no issues related to minerals.



## Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1998, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

## Aquifer Vulnerability

According to the Prime Natural Groundwater Aquifer Recharge Areas Map 2019, prepared by the Suwannee River Water Management District, dated 2000, the subject property is not located in a high Groundwater Aquifer Recharge area.

Evaluation: Given the subject property is not located in a High Groundwater Aquifer Recharge Area, there is no issue related to aquifer vulnerability at this time.

## Vegetative Communities/Wildlife

The subject property is located within an area not known as a vegetative community.

Evaluation: There are no known wildlife habitats associated with a non-vegetative community. Further, the subject property is an existing developed site; therefore, there is no issue related to vegetative communities or wildlife.

## **PUBLIC FACILITIES IMPACT**

### Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	U.S. 90 (from S.R. 247 to Baya Ave)	6-D	Arterial I	Transition	D

<sup>1</sup> Source: City of Lake City Comprehensive Plan, Traffic Element.

<sup>2</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Lake City Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 4. Existing Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Automobile Sales (Used) <sup>1</sup> (ITE Code 041)	482	88
<b>Total</b>	<b>482</b>	<b>88</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.

<sup>2</sup> Formula: AADT = ITE, 10<sup>th</sup> Edition - 27.06 trips per thousand SQ FT x 17,798 SQ FT = 482 AADT

<sup>3</sup> Formulas: PM Peak = ITE, 10<sup>th</sup> Edition - 4.92 trips per SQ FT x 17,798 SQ FT = 88 PM Peak Trips



**Table 5. Proposed Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Convenience Market with Gasoline Pumps <sup>1</sup> (ITE Code 853)	3,692	293
<b>Total</b>	<b>3,692</b>	<b>293</b>

<sup>4</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>5</sup> Formula: AADT = ITE, 10th Edition - 624.20 trips per thousand SQ FT x 5,915 SQ FT = 3,692 AADT  
<sup>6</sup> Formulas: PM Peak = ITE, 10th Edition - 49.59 trips per SQ FT x 5,915 SQ FT = 293 PM Peak Trips

**Table 6. Net Increase in Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Convenience Market with Gasoline Pumps (ITE Code 853)	3,692	293
Automobile Sales (Used) (ITE Code 841)	482	88
<b>Total</b>	<b>3,210</b>	<b>205</b>

**Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	US 90 Segment # 6 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	56,800
Existing Traffic <sup>3</sup>	31,500
Reserved Trips <sup>4</sup>	0
Available Capacity	25,300
<b>Projected Daily Trips</b>	<b>3,210</b>
<b>Residual Capacity</b>	<b>22,090</b>
PM Peak Hour Traffic Analysis	US 90 Segment # 6 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	5,110
Existing Traffic <sup>3</sup>	2,993
Reserved Trips <sup>4</sup>	0
Available Capacity	2,117
<b>Projected PM Peak Hour Trips</b>	<b>205</b>
<b>Residual Capacity</b>	<b>1,912</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2023 Multimodal Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Urbanized Areas.  
<sup>3</sup> Florida Department of Transportation, District II, Annual Average Daily Traffic Report.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

## Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The City of Lake City Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008,F.S.



The proposed use is a ±5,915 sq ft Automobile Self-Service Station use. A proposed Automobile Self-Service Station creates 325 GPD per day per water closet. The proposed Automobile Self-Service Station proposes 6 water closets. Therefore, the proposed use will generate 1,950 GPD.  $6 \text{ WC} \times 325 \text{ GPD} = 1,950 \text{ GPD Total}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

### Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The subject property will be served sanitary sewer via City of Lake City Sanitary Sewer System. The City of Lake City Sanitary Sewer System is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008, F.S.

The proposed use is a ±5,915 sq ft Automobile Self-Service Station use. A proposed Automobile Self-Service Station creates 325 GPD per day per water closet. The proposed Automobile Self-Service Station proposes 6 water closets. Therefore, the proposed use will generate 1,950 GPD.  $6 \text{ WC} \times 325 \text{ GPD} = 1,950 \text{ GPD Total}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

### Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed use is a ±5,915 sq ft Automobile Self-Service Station use. A proposed Automobile Self-Service Station on average generates approximately 2.5 lbs of solid waste per 100 square feet per day.  $(1 \text{ LBS} \times 59.15 \text{ SQ FT}) = 148 \text{ pounds of solid waste per day.}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

### Recreation Facilities

The proposed development is commercial in nature; therefore, there is no impact on recreation facilities. The development will have no negative impact on the Level of Service (LOS) of recreation facilities.





# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



PHONE (386) 752-4675  
FAX (386) 752-4674



[www.nfps.net](http://www.nfps.net)

## Public School Facilities

The proposed development is commercial in nature; therefore, there is no impact on public school facilities. The development will have no negative impact on the Level of Service (LOS) of public school facilities.



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## Comprehensive Plan Analysis

**Comprehensive Plan Compliance Narrative:** The subject property is surrounded by urban uses, including commercial uses and land use to the north, south, east, and west. The Commercial, Intensive ("CI") Zoning Designation is consistent with the underlying Future Land Use Map Designation. Further, both the Commercial FLUM Designation and CI Zoning Designation permit Automotive Self-Service Stations as a by-right use.

**Below is a list of Goals, Objectives, and Policies the proposed development is consistent with:**

**OBJECTIVE I.1** The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

**Policy I.1.1** The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

**Policy I.1.2** The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

### COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio. (CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

**Policy I.1.3** The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban

land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Policy I.1.4 The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

OBJECTIVE I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy II.1.2. The City shall control the number and frequency of connections and access points of driveways and roads to arterials and collectors by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, and the following requirements for non-state roads: 1. Permitting 1 access point for ingress and egress purposes to a single property or development; 2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet; 3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or 4. Permitting more than 3 access points where a minimum distance of 1,000 feet is maintained between each access point.

Policy II.1.3. The City shall continue to require development to provide safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

OBJECTIVE II.2 The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads, as identified on the Future Traffic Circulation Map.

Policy II.4.7 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

**PARCEL TAX NUMBERS**

31-3S-17-06233-000 (26332)

31-3S-17-06185-000 (26291)

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1**

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 00°13'36" W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°13'36" W, STILL ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 238.42 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 90, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF 04°24'15", SAID CURVE ALSO HAVING A CHORD DISTANCE OF 356.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 90 A DISTANCE OF 356.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 47°50'15" E, STILL ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 11.57 FEET; THENCE S 52°17'44" E, 713.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE S 87°23'33" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 846.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN O.R. BOOK 988, PAGE 387 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**PARCEL 2**

LOTS 14, 15, 16, AND 17, MIDTOWN COMMERCIAL CENTER, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 200 AND 201, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**PARCEL 3**

LOT 14, RIDGEWOOD MANOR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 105, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**PARCEL 4**

COMMENCE AT THE NORTHEAST CORNER OF THE W 1/2 OF THE SW 1/4 OF THE SW 1/4, SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 87°23'33" WEST ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4, 18 FEET TO

THE NORTHEAST CORNER OF LOT 14 OF RIDGEWOOD MANOR, A SUBDIVISION ACCORDING TO A PLAT RECORDED IN PLAT BOOK 2, PAGE 105, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 14, 123.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE RUN NORTH  $87^{\circ}23'33''$  WEST, 18 FEET TO THE EAST LINE OF THE W 1/2 OF THE SW 1/4 OF THE SW 1/4; THENCE RUN NORTH ALONG THE EAST LINE OF SAID W 1/2 OF THE SW 1/4 OF THE SW 1/4, 123.48 FEET TO THE NORTHEAST CORNER OF THE W 1/2 OF THE SW 1/4 OF THE SW 1/4 AND THE POINT OF BEGINNING.

PARCEL 5

TOGETHER WITH THAT PORTION OF VACATED WILLIAMS LANE LYING NORTH OF LOTS 15, 16 AND 17, MIDTOWN COMMERCIAL CENTER ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 200 AND 201, AS VACATED BY RESOLUTION NO. 98R-26, RECORDED IN OFFICIAL RECORDS BOOK 864, PAGE 1410, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO TOGETHER WITH THE NORTH 1/2 OF VACATED WILLIAMS LANE LYING EAST OF MIDTOWN COMMERCIAL CENTER ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 200 AND 201, ABUTTING PARCEL 1 ABOVE ON THE SOUTH, AS VACATED BY RESOLUTION NO. 98R-26, RECORDED IN OFFICIAL RECORDS BOOK 864, PAGE 1410, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALL OF THE ABOVE ALSO DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN NORTH  $00^{\circ}12'45''$  WEST, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 29.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE CONTINUE NORTH  $00^{\circ}13'36''$  WEST, ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 238.63 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 90, THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 90 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) 21.65 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF  $00^{\circ}16'03''$ , AND A CHORD BEARING AND DISTANCE OF NORTH  $52^{\circ}05'04''$  EAST, 21.65 FEET; 2) SOUTH  $38^{\circ}02'58''$  EAST, A DISTANCE OF 3.00 FEET; 3) NORTH  $51^{\circ}55'23''$  EAST, A DISTANCE OF 4.44 FEET; 4) NORTH  $38^{\circ}06'38''$  WEST, A DISTANCE OF 3.00 FEET; 5) 46.63 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF  $00^{\circ}34'36''$ , AND A CHORD BEARING AND DISTANCE OF NORTH  $51^{\circ}36'27''$  EAST, 46.63 FEET; 6) SOUTH  $38^{\circ}40'51''$  EAST, A DISTANCE OF 8.00 FEET; 7) NORTH  $51^{\circ}13'35''$  EAST, A DISTANCE OF 15.02 FEET; 8) NORTH  $38^{\circ}51'58''$  WEST, A DISTANCE OF 8.00 FEET; 9) 43.69 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF  $00^{\circ}32'25''$ , AND A CHORD BEARING AND DISTANCE OF NORTH  $50^{\circ}51'49''$  EAST, 43.69 FEET; 10) SOUTH  $39^{\circ}28'51''$  EAST, A DISTANCE OF 6.00 FEET; 11) NORTH  $50^{\circ}33'23''$  EAST, A DISTANCE OF 6.01 FEET; 12) NORTH  $39^{\circ}28'51''$  WEST, A DISTANCE OF 6.00 FEET; 13) 219.50 FEET ALONG THE ARC OF A

CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF 02°42'51", AND A CHORD BEARING AND DISTANCE OF NORTH 49°09'44" EAST, 219.48 FEET; 14) NORTH 48°23'22" EAST, A DISTANCE OF 11.57 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 52°14'22" EAST, A DISTANCE OF 713.51 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE SOUTH 02°37'16" EAST; A DISTANCE OF 15.00 FEET; THENCE SOUTH 87°25'58" WEST, A DISTANCE OF 381.66 FEET; THENCE SOUTH 00°55'33" WEST, A DISTANCE OF 14.67 FEET TO THE NORTHEAST CORNER OF LOT 17, MIDTOWN COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 6, PAGES 200 AND 201; THENCE SOUTH 00°55'33" WEST ALONG THE EAST BOUNDARY LINE OF SAID LOT 17, A DISTANCE OF 84.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 56°23'45" WEST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 17, A DISTANCE OF 221.30 FEET TO A POINT OF CURVATURE AND A POINT ON THE RIGHT-OF-WAY LINE OF SW WATERFORD COURT (R/W VARIES), MIDTOWN COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 6, PAGES 200 AND 201; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) 125.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 57.00 FEET AND A CENTRAL ANGLE OF 126°33'01", AND A CHORD BEARING AND DISTANCE OF NORTH 68°38'40" WEST, 101.82 FEET; 2) 97.61 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 57.00 FEET AND A CENTRAL ANGLE OF 98°07'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°24'18" EAST, 86.11 FEET TO A POINT OF REVERSE CURVATURE; 3) 33.40 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 47°50'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°35'28" EAST, 32.43 FEET TO A POINT OF TANGENCY; 4) SOUTH 02°44'10" EAST, A DISTANCE OF 18.97 FEET TO THE SOUTHEAST CORNER OF LOT 14, MIDTOWN COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 6, PAGES 200 AND 201; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF SW WATERFORD COURT ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 14, SOUTH 89°04'05" WEST, A DISTANCE OF 201.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 00°09'34" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 14, A DISTANCE OF 163.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°06'43" WEST, A DISTANCE OF 312.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE NORTH 01°46'36" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 112.77 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD, NORTH 87°22'20" EAST, A DISTANCE OF 316.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 377,905 SQUARE FEET - 8.68 ACRES MORE OR LESS.

**Columbia County Property Appraiser**

Jeff Hampton

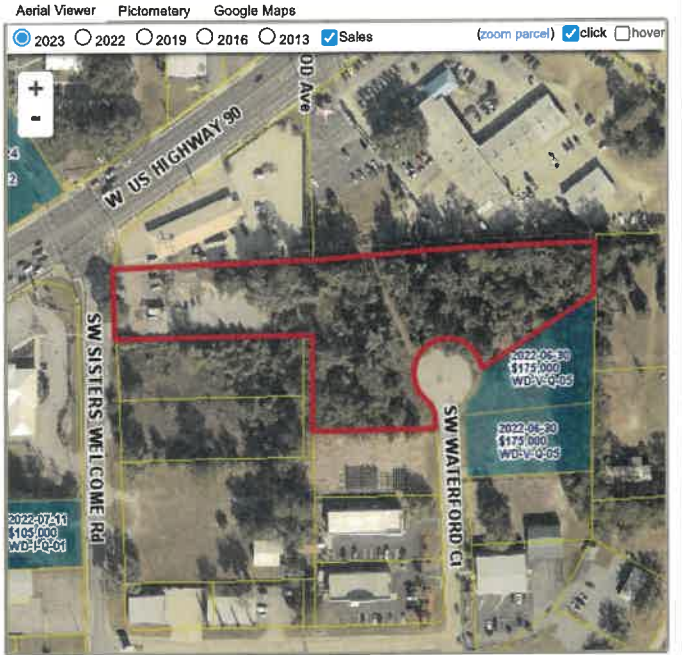
**2024 Working Values**  
updated: 1/25/2024

- Retrieve Tax Record | 2023 TRIM (pdf) | Property Card | Parcel List Generator | Show on GIS Map | Print

Parcel: << 31-3S-17-06233-000 (26332) >>

Owner & Property Info		Show Search Results	
Owner	LAKE CITY U AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA, FL 33612		
Site	129 SW SISTERS WELCOME RD, LAKE CITY		
Description*	LOT 14 RIDGEWOOD MANOR S/D. & COMM NE COR OF LOT 14 RIDGEWOOD MANOR S/D. RUN E 18 FT, S 122.39 FT, W 18 FT, N 122.39 FT TO POB. & A PORTION OF WILLIAMS LN VACATED IN RES # 98R-21 IN ORB 864-1410. & LOTS 14 THRU 17 MIDTOWN COMMERCIAL CENTER S/D. 637-760 T ...more>>>		
Area	2.97 AC	S/T/R	31-3S-17
Use Code**	MISC IMPROVED (0700)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values			
2023 Certified Values		2024 Working Values	
Mkt Land	\$210,750	Mkt Land	\$210,750
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$7,317	XFOB	\$7,317
Just	\$218,067	Just	\$218,067
Class	\$0	Class	\$0
Appraised	\$218,067	Appraised	\$218,067
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$218,067	Assessed	\$218,067
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$218,067 city:\$0 other:\$0 school:\$218,067	Total Taxable	county:\$218,067 city:\$218,067 other:\$0 school:\$218,067

Sales History		Show Similar Sales within 1/2 mile		Fill out Sales Questionnaire		
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/16/2016	\$2,422,500	1327/2609	WD	I	U	30
6/30/2016	\$2,282,900	1318/0514	WD	I	U	37
9/30/2009	\$2,500,000	1181/1894	WD	I	Q	01
8/17/2009	\$100	1180/0438	QC	I	U	11
6/17/2004	\$244,000	1018/1447	WD	V	U	09
6/11/2004	\$81,000	1018/1449	WD	V	Q	
1/5/2001	\$39,900	0917/1896	WD	V	Q	
1/5/2001	\$39,900	0917/1890	WD	V	Q	
1/5/2001	\$39,900	0917/1884	WD	V	Q	
1/21/2000	\$39,900	0906/1935	WD	V	Q	
10/1/1997	\$55,000	0846/1953	WD	I	Q	
2/13/1997	\$243,607	0835/0764	WD	I	U	35
10/1/1990	\$0	0732/0414	WD	I	U	11

Building Characteristics		Year Blt		Base SF		Actual SF		Bldg Value	
Bldg Sketch	Description*	NONE							
		NONE							

Extra Features & Out Buildings (Codes)		Year Blt		Value		Units		Dims	
Code	Desc								
0260	PAVEMENT-ASPHALT	2001		\$5,017.00		11148.00		0 x 0	
0166	CONC,PAVMT	2001		\$500.00		1.00		0 x 0	
0169	FENCE/WOOD	1993		\$600.00		1.00		0 x 0	
0140	CLFENCE 6	1993		\$1,200.00		1.00		0 x 0	

Land Breakdown		Units		Adjustments		Eff Rate		Land Value	
Code	Desc								
1001	MISC COMMERCIAL (MKT)	37,900.000 SF (0.870 AC)		1.0000/1.0000 1.0000/ /		\$3 /SF		\$94,750	
1000	VACANT COMMERCIAL (MKT)	1.000 LT (0.500 AC)		1.0000/1.0000 1.0000/ /		\$29,000 /LT		\$29,000	
1000	VACANT COMMERCIAL (MKT)	1.000 LT (0.540 AC)		1.0000/1.0000 1.0000/ /		\$29,000 /LT		\$29,000	
1000	VACANT COMMERCIAL (MKT)	1.000 LT (0.470 AC)		1.0000/1.0000 1.0000/ /		\$29,000 /LT		\$29,000	
1000	VACANT COMMERCIAL (MKT)	1.000 LT (0.590 AC)		1.0000/1.0000 1.0000/ /		\$29,000 /LT		\$29,000	

Show Search Results

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**

updated: 1/25/2024

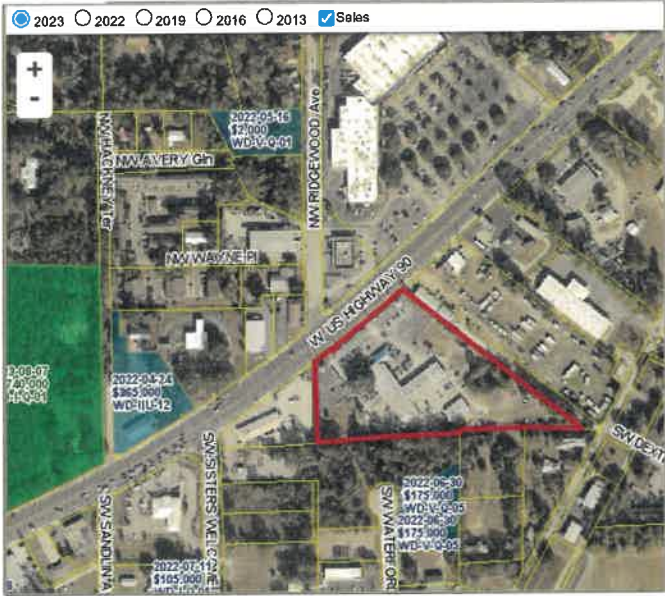
Parcel: **31-3S-17-06185-000 (26291)**

[Aerial Viewer](#) [Pictometry](#) [Google Maps](#)

**Owner & Property Info**

<b>Owner</b>	LAKE CITY U AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA, FL 33612		
<b>Site</b>	1518 W US HIGHWAY 90, LAKE CITY		
<b>Description*</b>	COMM AT SW COR OF E1/2 OF NW1/4 OF SW1/4, RUN N 30 FT TO N R/W LINE OF CO GRADED RD FOR POB, CONT N 238.42 FT TO A PT ON SE'RLY R/W LINE US-90, RUN NELY ALONG R/W 356.18 FT, RUN N 47 DG E 11.57 FT, S 52 DG E 713.76 FT TO PT ON N R/W LINE CO GRADED RD, W 8... <a href="#">more&gt;&gt;&gt;</a>		
<b>Area</b>	5.125 AC	S/T/R	31-3S-17
<b>Use Code**</b>	VEH SALE/REPAIR (2700)	Tax District	1

\*The Description above is not to be used as the legal description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



**Property & Assessment Values**

2023 Certified Values		2024 Working Values	
Mkt Land	\$1,040,038	Mkt Land	\$1,040,038
Ag Land	\$0	Ag Land	\$0
Building	\$468,840	Building	\$257,577
XFOB	\$55,222	XFOB	\$55,222
Just	\$1,564,100	Just	\$1,352,837
Class	\$0	Class	\$0
Appraised	\$1,564,100	Appraised	\$1,352,837
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,564,100	Assessed	\$1,352,837
Exempt	\$0	Exempt	\$0
<b>Total</b>	county:\$1,564,100 city:\$1,564,100	<b>Total</b>	county:\$1,352,837 city:\$1,352,837
<b>Taxable</b>	other:\$0 school:\$1,564,100	<b>Taxable</b>	other:\$0 school:\$1,352,837

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/16/2016	\$2,422,500	<a href="#">1327/2609</a>	WD	I	U	30
6/30/2016	\$2,282,900	<a href="#">1318/0514</a>	WD	I	U	37
9/30/2009	\$2,500,000	<a href="#">1181/1694</a>	WD	I	Q	01
1/1/1995	\$1,959,800	<a href="#">0903/0463</a>	WD	I	U	03
6/21/1993	\$1,000	<a href="#">0776/0652</a>	CT	I	U	11
9/23/1988	\$150,000	<a href="#">0665/0439</a>	WD	I	U	02 (Multi-Parcel Sale) - <a href="#">show</a>
10/30/1987	\$1,600,000	<a href="#">0636/0265</a>	WD	I	U	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	VEH SHRM (6604)	1984	4524	10212	\$100,478
<a href="#">Sketch</a>	VEH SALE/R (6600)	1984	12310	16895	\$115,455
<a href="#">Sketch</a>	SERVGARAGE (6500)	1993	3000	3800	\$41,644

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**▼ Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	1993	\$41,903.00	93118.00	0 x 0
0140	CLFENCE 6	1993	\$3,720.00	1958.00	0 x 0
0166	CONC,PAVMT	1993	\$3,419.00	4558.00	0 x 0
0253	LIGHTING	1993	\$4,000.00	8.00	0 x 0
0253	LIGHTING	1993	\$1,200.00	4.00	0 x 0
0296	SHED METAL	1993	\$200.00	1.00	5 x 13
0298	SERVICE BOOTH	2008	\$780.00	120.00	5 x 24

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2700	AUTO SALES (MKT)	130,680.000 SF (3.000 AC)	1.0000/1.0000 1.0000/ /	\$7 /SF	\$947,430
2700	AUTO SALES (MKT)	92,608.000 SF (2.125 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$92,608



**This Instrument Prepared By  
and Should be Returned To:**

**Stephen E. Cook, Esquire  
SHUTTS & BOWEN LLP  
300 S. Orange Avenue, Suite 1000  
Orlando, Florida 32801**

Tax Parcel I.D. No.: R06185-000 and R06233-000

**SPECIAL WARRANTY DEED**  
(North Florida Auto)

**THIS SPECIAL WARRANTY DEED** is made as of the 16<sup>th</sup> day of December, 2016, by and between **LAKE CITY T AUTOMOTIVE MANAGEMENT, LLC**, a Florida limited liability company, whose mailing address is 1101 E. Fletcher Avenue, Tampa, Florida 33612 (hereinafter referred to as "Grantor"), and **LAKE CITY U AUTOMOTIVE MANAGEMENT, LLC**, a Florida limited liability company, whose address is 1101 E. Fletcher Avenue, Tampa, Florida 33612 (hereinafter referred to as "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

**WITNESSETH:**

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Columbia County, Florida, more particularly described in Exhibit "A" attached hereto (the "Property").

**TOGETHER** with all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and easement hereto belonging or in anywise appertaining, and together with all improvements located thereon or therein.

**TO HAVE AND TO HOLD** the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

**AND** Grantor hereby covenants with said 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 Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, and that the Property is free of all encumbrances, except for matters of record, this reference to which shall not serve to reimpose the same.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed as of the day and year first above written.


Signed, sealed and delivered  
in the presence of:

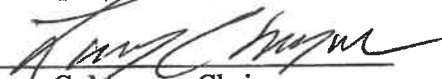
**"GRANTOR"**

LAKE CITY T AUTOMOTIVE  
MANAGEMENT, LLC, a Florida limited  
liability company

  
Print Name: T. Bennett

By: LCM Investments Holdings II,  
LLC, a Delaware limited liability  
company, Manager

  
Print Name: Robert Murray

By:   
Larry C. Morgan, Chairman

STATE OF FLORIDA

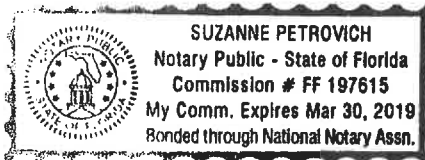
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_\_ day of December, 2016, by Larry C. Morgan, as Chairman of LCM Investments Holdings II, LLC, a Delaware limited liability company, Manager of Lake City T Automotive Management, LLC, a Florida limited liability, on behalf of the company. He, who is personally known to me or has produced \_\_\_\_\_ as identification.



Print Name: \_\_\_\_\_  
Notary Public, State of Florida at Large  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[Affix Notary Seal]



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

Commence at the Southwest corner of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 3 South, Range 17 East, Columbia County, Florida and run N 00°13'36" W, along the West line of said East 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 30.00 feet to the Northerly right-of-way line of a County Graded Road and the POINT OF BEGINNING; thence continue N 00°13'36" W, still along the West line of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 238.42 feet to a point on the Southeasterly right-of-way line of US Highway No. 90, said point being on the arc of a curve concave to the Northwest having a radius of 4,633.66 feet and a central angle of 04°24'15", said curve also having a chord distance of 356.10 feet; thence Northeasterly along the arc of said curve, being also said Southeasterly right-of-way line of US Highway No. 90 a distance of 356.18 feet to the Point of Tangency of said curve; thence N 47°50'15" E, still along said Southeasterly right-of-way line 11.57 feet; thence S 52°17'44" E, 713.76 feet to a point on the Northerly right-of-way line of a County Graded Road; thence S 87°23'33" W, along said Northerly right-of-way line 846.06 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion conveyed in O.R. Book 988, Page 387 of the public records of Columbia County, Florida.

ALSO,

Lots 14, 15, 16, and 17, MIDTOWN COMMERCIAL CENTER, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 200-201 of the public records of Columbia County, Florida.

ALSO,

Lot 14, Ridgewood Manor, a subdivision according to the plat thereof recorded in Plat Book 2, Page 105 of the public records of Columbia County, Florida.

ALSO,

COMMENCE at the Northeast Corner of the W 1/2 of the SW 1/4 of the SW 1/4, Section 31, Township 3 South, Range 17 East, Columbia County, Florida and run S 87°23'33" West along the North line of the SW 1/4 18 feet to the Northeast Corner of Lot 14 of RIDGEWOOD MANOR, a subdivision according to a plat recorded in Plat Book 2, Page 105 of the public records of Columbia County, Florida; thence run South along the East line of said Lot 14, 123.48 feet to the Southeast Corner of said Lot; thence run N 87°23'33" West, 18 feet to the East line of the W 1/2 of the SW 1/4 of the SW 1/4; thence run North along the East line of said W 1/2 of the SW 1/4 of the SW 1/4, 123.48 feet to the Northeast Corner of the W 1/2 of the SW 1/4 of the SW 1/4 and the POINT OF BEGINNING.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
WPG-LAKE CITY, LLC

### Filing Information

**Document Number** L23000428448  
**FEI/EIN Number** 93-3453099  
**Date Filed** 09/13/2023  
**State** FL  
**Status** ACTIVE

### Principal Address

4211 W. BOY SCOUT BLVD STE 620  
TAMPA, FL 33607

### Mailing Address

4211 W. BOY SCOUT BLVD STE 620  
TAMPA, FL 33607

### Registered Agent Name & Address

JENNEWEIN, JONATHAN P  
101 E. KENNEDY BLVD STE 3700  
TAMPA, FL 33602

### Authorized Person(s) Detail

NONE

### Annual Reports

**No Annual Reports Filed**

### Document Images

[09/13/2023 – Florida Limited Liability](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
WAGNER PROPERTY GROUP, LLC

### Filing Information

**Document Number** L14000046784  
**FEI/EIN Number** 46-5251347  
**Date Filed** 03/20/2014  
**State** FL  
**Status** ACTIVE

### Principal Address

101 E. KENNEDY BLVD, SUITE 3700  
TAMPA, FL 33602

### Mailing Address

101 E. KENNEDY BLVD, SUITE 3700  
TAMPA, FL 33602

### Registered Agent Name & Address

JENNEWEIN, JONATHAN P  
101 E. KENNEDY BLVD, SUITE 3700  
TAMPA, FL 33602

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Wagner, Michael T  
4211 W Boy Scout Blvd  
Suite 620  
Tampa, FL 33607

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	04/27/2021
2022	03/28/2022
2023	03/02/2023

### Document Images

[03/02/2023 -- ANNUAL REPORT](#)

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**LIMITED LIABILITY COMPANY AFFIDAVIT  
OF WPG-LAKE CITY, LLC**

STATE OF FLORIDA


COUNTY OF HILLSBOROUGH

Before me, the undersigned authority, personally appeared Michael T. Wagner (“Affiant”), who being by me first duly sworn, on oath deposes and says that:

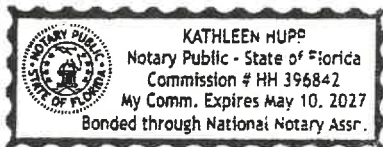
1. He is the sole Manager of Wagner Property Group, LLC, a Florida limited liability company, the Manager of **WPG-LAKE CITY, LLC**, a Florida limited liability company (“**WPG-LAKE CITY**”), and is authorized to execute this Affidavit on behalf of **WPG-LAKE CITY**.
2. **WPG-LAKE CITY** is currently in existence under valid Articles of Organization and has not been terminated or dissolved.
3. Affiant is authorized, by the Articles of Organization and Operating Agreement of Wagner Property Group, LLC, and by the Articles of Organization and Operating Agreement of **WPG-LAKE CITY** to represent said entity as it pertains to any and all permitting, approvals, necessary government filings related to this project.
4. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this Affidavit and understands its contents.

[SIGNATURE PAGE TO LIMITED LIABILITY COMPANY AFFIDAVIT  
OF WPG-LAKE CITY, LLC]

FURTHER AFFIANT SAYETH NAUGHT.

  
Michael T. Wagner

Sworn and subscribed before me by means of  physical presence or \_\_\_ online notarization, this 1<sup>st</sup> day of February, 2024, by Michael T. Wagner, who  is personally known to me or \_\_\_ has produced a valid driver's license as identification.



  
(Signature of Notary Public)

KATHLEEN HUPP  
(Printed Notary Name)

My Commission Expires:  
MAY 10, 2027





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

AGENT AUTHORIZATION FORM

I, WPG-Lake City, LLC (owner name), owner of property parcel

number 31-3S-17-06233-000 & 31-3S-17-06815-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Kyle Morel, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

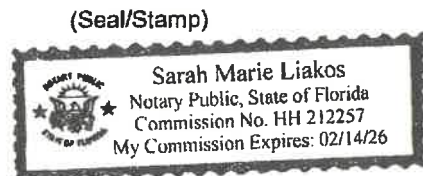
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Michael T. Wagner 1/31/24  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:  
 STATE OF: FLORIDA COUNTY OF: HILLSBOROUGH

The above person, whose name is MICHAEL T WAGNER, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 31<sup>st</sup> day of JANUARY, 20 24.

NOTARY'S SIGNATURE



# Columbia County Tax Collector

generated on 1/30/2024 10:23:01 AM EST

## Tax Record

Last Update: 1/30/2024 2:00:13 AM EST

**Register for eBill**

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R06185-000	REAL ESTATE	2023			
<b>Mailing Address</b> LAKE CITY U AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA FL 33612		<b>Property Address</b> 1518 US HIGHWAY 90 LAKE CITY  <b>GEO Number</b> 313S17-06185-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b> 31-3S-17 2700/27005.13 Acres COMM AT SW COR OF E1/2 OF NW1/4 OF SW1/4, RUN N 30 FT TO N R/W LINE OF CO GRADED RD FOR POB, CONT N 238.42 FT TO A PT ON SE'RLY R/W LINE US-90, RUN NE'LY ALONG R/W 356.18 FT, RUN N 47 DG E 11.57 FT, S 52 DG E 713.76 FT TO PT ON N R/W LINE See Tax Roll For Extra Legal					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	1,356,406	0	\$1,356,406	\$6,646.39
BOARD OF COUNTY COMMISSIONERS	7.8150	1,356,406	0	\$1,356,406	\$10,600.31
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	1,356,406	0	\$1,356,406	\$1,014.59
LOCAL	3.2170	1,356,406	0	\$1,356,406	\$4,363.56
CAPITAL OUTLAY	1.5000	1,356,406	0	\$1,356,406	\$2,034.61
SUWANNEE RIVER WATER MGT DIST	0.3113	1,356,406	0	\$1,356,406	\$422.25
LAKE SHORE HOSPITAL AUTHORITY	0.0001	1,356,406	0	\$1,356,406	\$0.14
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$25,081.85
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$5,946.51
<b>Total Assessments</b>					\$5,946.51
Taxes & Assessments					\$31,028.36
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>
11/8/2023	PAYMENT	9920579.0001	2023	\$29,787.23

Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

# Columbia County Tax Collector

generated on 1/30/2024 10:27:38 AM EST

## Tax Record

Last Update: 1/30/2024 2:00:13 AM EST

**Register for eBill**

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R06233-000	REAL ESTATE	2023
<b>Mailing Address</b> LAKE CITY U AUTOMOTIVE MANAGEMENT LLC 1101 E FLETCHER AVE TAMPA FL 33612		<b>Property Address</b> 129 SISTERS WELCOME LAKE CITY  <b>GEO Number</b> 313S17-06233-000
<b>Exempt Amount</b>	<b>Taxable Value</b>	
See Below	See Below	
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>
NO EXEMPTIONS	002	
<b>Legal Description (click for full description)</b> 31-3S-17 0700/07002.97 Acres LOT 14 RIDGEWOOD MANOR S/D. & COMM NE COR OF LOT 14 RIDGE- WOOD MANOR S/D, RUN E 18 FT, S 122.39 FT, W 18 FT, N 122.39 FT TO POB. & A PORTION OF WILLIAMS LN VACATED IN RES # 98R-21 IN ORB 864-1410. & LOTS 14 THRU 17 MIDTOWN See Tax Roll For Extra Legal		
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>
BOARD OF COUNTY COMMISSIONERS	7.8150	218,067
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	218,067
LOCAL	3.2170	218,067
CAPITAL OUTLAY	1.5000	218,067
SUWANNEE RIVER WATER MGT DIST	0.3113	218,067
LAKE SHORE HOSPITAL AUTHORITY	0.0001	218,067
		<b>Exemption Amount</b>
		0
		<b>Taxable Value</b>
		\$218,067
		<b>Taxes Levied</b>
		\$1,704.19
		\$163.11
		\$701.52
		\$327.10
		\$67.88
		\$0.02
<b>Total Millage</b>		13.5914
<b>Total Taxes</b>		\$2,963.82
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levy Authority</b>	<b>Amount</b>
FFIR	FIRE ASSESSMENTS	\$3.19
<b>Total Assessments</b>		\$3.19
Taxes & Assessments		\$2,967.01
<b>If Paid By</b>		<b>Amount Due</b>
		\$0.00
<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>
		<b>Item</b>
		<b>Amount Paid</b>

11/8/2023	PAYMENT	9920579.0002	2023	\$2,848.33
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Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES