



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

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

Variance Application

A. PROJECT INFORMATION

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

B. APPLICANT INFORMATION

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

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Aspri Investmetns LLC
 Mailing Address: po Box 52085
 City: Phoenix State: AZ Zip: 85072
 Telephone: (_____) Fax: (_____) Email: _____

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
- a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
 - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- ✓ 2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 3. Site Plan – Including, but not limited to the following:
 - ✓ a. Name, location, owner, and designer of the proposed development.
 - ✓ b. Present zoning for subject site.
 - ✓ c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - ✓ d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - ✓ e. Area and dimensions of site (Survey).
 - ✓ f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - ✓ g. Access to utilities and points of utility hook-up.
 - ✓ h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - ✓ i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - ✓ j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - ✓ k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - ✓ l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.
 - vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).

4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

Twelve (12) copies of a site plan must accompany an application for a Variance.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Growth Management Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Christopher S. Poy

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

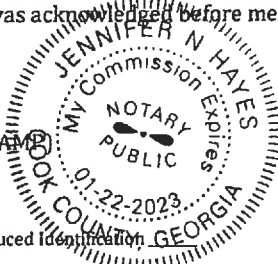
12 Sept 22

Date

STATE OF FLORIDA Georgia
COUNTY OF Cook

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

(NOTARY SEAL or STAMP)



[Signature]
Signature of Notary

Jennifer Hayes
Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

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



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

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

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

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

Site: 143 NW CENTURION Ct, LAKE CITY

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

NOTES:

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

Columbia County, FL

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

Commented [W1]:



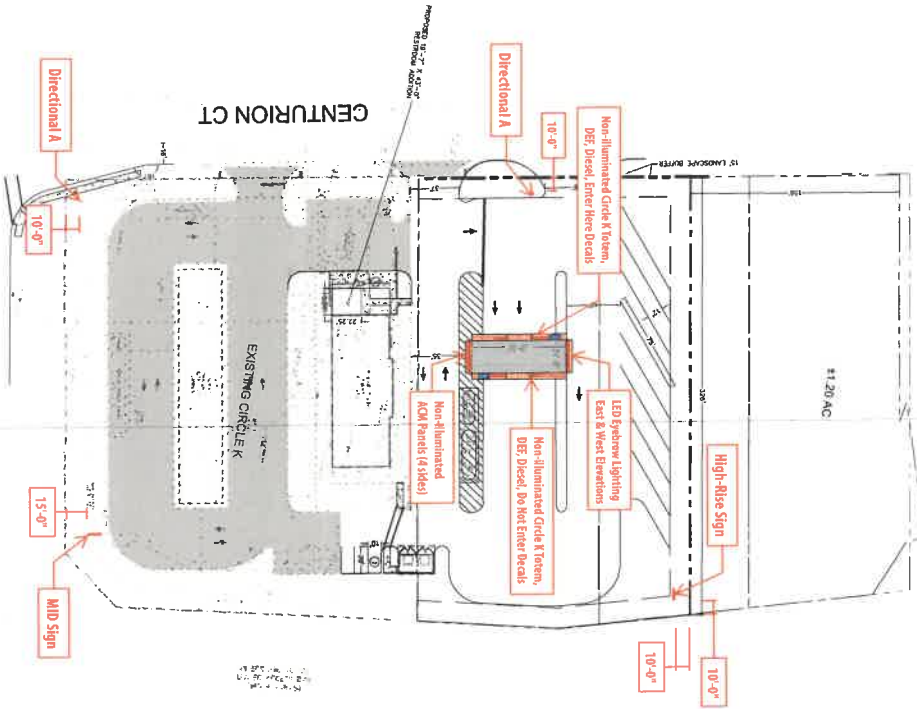








US HWY 90 & CENTURION CT



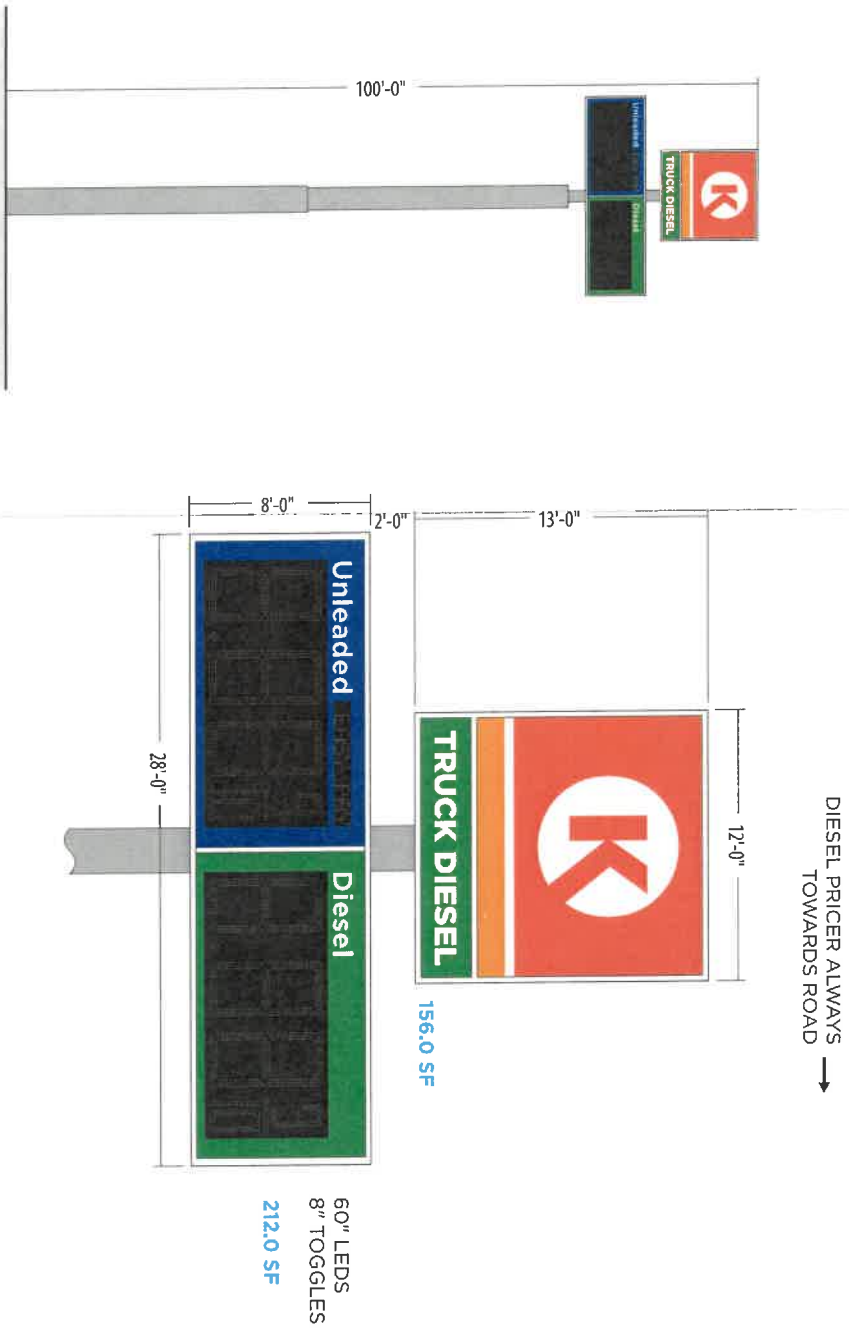
CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER	CIRCLE K	LOCATION	LAKE CITY, FL	DRAWN BY	MH	REVISION	03
SITE NUMBER	9831	ACCOUNT REP	BEN DEHAVES	DATE	09/13/22	SCALE	NTS
CORPORATE ID SOLUTIONS				5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-703-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM			

CUSTOMER ACCEPTANCE

THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC. CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS TO BE KEPT IN CONFIDENTIALITY AND NOT REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.

SIGNATURE _____ DATE _____



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER: CIRCLE K
 LOCATION: LAKE CITY, FL
 ACCOUNT REP: BEN DEHAVES
 SITE NUMBER: 9831

DRAWN BY: MH
 DATE: 09/13/22

REVISION: 03
 SCALE: NTS

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

CUSTOMER ACCEPTANCE

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SIGNATURE: _____ DATE: _____

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

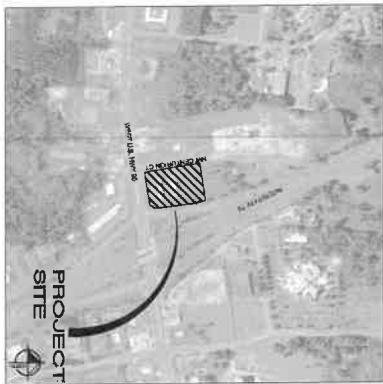
CONSTRUCTION PLANS

FOR

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

143 NW CENTURION COURT
 LAKE CITY, FLORIDA 32055

MAY 4, 2022
 PARCEL IDS: 35-3S-16-02524-001,
 35-3S-16-02524-102 AND 35-3S-16-02524-111



VICINITY MAP

1" = 80'

PROJECT TEAM

OWNER:

OWNER:
 PUMPART PARTNERS LLC
 2882 W. WINDGATE ROAD
 LAKE CITY, FL 32055
 CONTACT: DIANE BERRY
 PHONE: (407) 580-5173
 EMAIL: DBERRY@PUMPARTCONSTRUCT.COM

CIVIL ENGINEER:

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 178 SOUTH ORANGE AVENUE, SUITE 1000
 ORLANDO, FL 32801
 CONTACT: JAROD C. STUBBS, P.E.
 PHONE: (407) 409-7002
 EMAIL: JAROD.STUBBS@KIMLEY-HORN.COM

ARCHITECT:

ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 178 SOUTH ORANGE AVENUE, SUITE 1000
 RESTON, VA 20190
 CONTACT: MEGAN LARGENT
 PHONE: (703) 868-0066
 FAX: (703) 868-0065

LANDSCAPE ARCHITECT:

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

DEVELOPER:

DEVELOPER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 3802 CORPORA PARK DRIVE, SUITE 413
 TAMPA, FL 33619
 CONTACT: EDWARD GUILTYA
 PHONE: (407) 580-5173

CONTRACTOR:

CONTRACTOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 178 SOUTH ORANGE AVENUE, SUITE 1000
 ORLANDO, FL 32801
 CONTACT: JAROD C. STUBBS, P.E.
 PHONE: (407) 409-7002
 EMAIL: JAROD.STUBBS@KIMLEY-HORN.COM

UTILITY PROVIDERS:

WATERSUPPLY:
 CITY OF LAKE CITY UTILITIES
 2814 NE BURGON HARRIS DRIVE
 LAKE CITY, FL 32055
 CONTACT: SYLVIA EDWARDS
 PHONE: (386) 754-6200

ELECTRIC:
 FLORIDA POWER & LIGHT
 2814 NE BURGON HARRIS DRIVE
 LAKE CITY, FL 32055
 CONTACT: SYLVIA EDWARDS
 PHONE: (386) 754-6200

FIBER OPTIC:
 HARGREAVES INTERNATIONAL, INC.
 1000 W. WINDGATE ROAD, SUITE 100
 JACKSONVILLE, FL 32209
 CONTACT: JIMMY WILSON
 PHONE: (904) 842-9944

GAS:
 CITY OF LAKE CITY GAS/BIODIGESTION
 178 SOUTH ORANGE AVENUE, SUITE 1000
 LAKE CITY, FL 32055
 CONTACT: JIMMY WILSON
 PHONE: (386) 754-6200

TELEPHONE:
 AT&T
 6088 JAMESBOND ROAD
 LAKE CITY, FL 32055
 CONTACT: DINO PARRALON
 PHONE: (407) 580-5173
 EMAIL: DINO.PARRALON@ATT.COM

CABLE:
 COMCAST CABLE
 178 SOUTH ORANGE AVENUE, SUITE 1000
 JACKSONVILLE, FL 32209
 CONTACT: WENDY STENGER
 PHONE: (904) 786-6600

SUPERVISOR:

SUPERVISOR:
 JAROD C. STUBBS, P.E.
 3530 NW 43RD STREET
 GAINESVILLE, FL 32608
 CONTACT: TROY V. WRIGHT
 PHONE: (352) 375-6999

PREPARED BY:

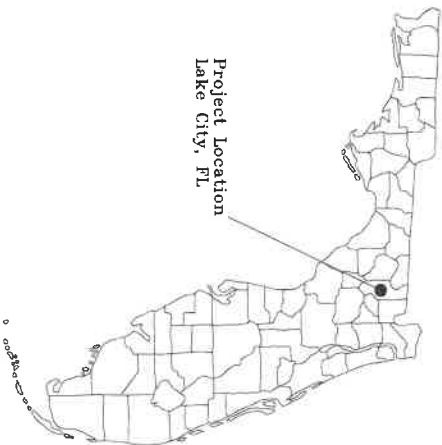
PREPARED BY:
 KIMLEY-HORN AND ASSOCIATES, INC.
 178 SOUTH ORANGE AVENUE, SUITE 1000
 RESTON, VA 20190
 CONTACT: MEGAN LARGENT
 PHONE: (703) 868-0066
 FAX: (703) 868-0065

REVISIONS:

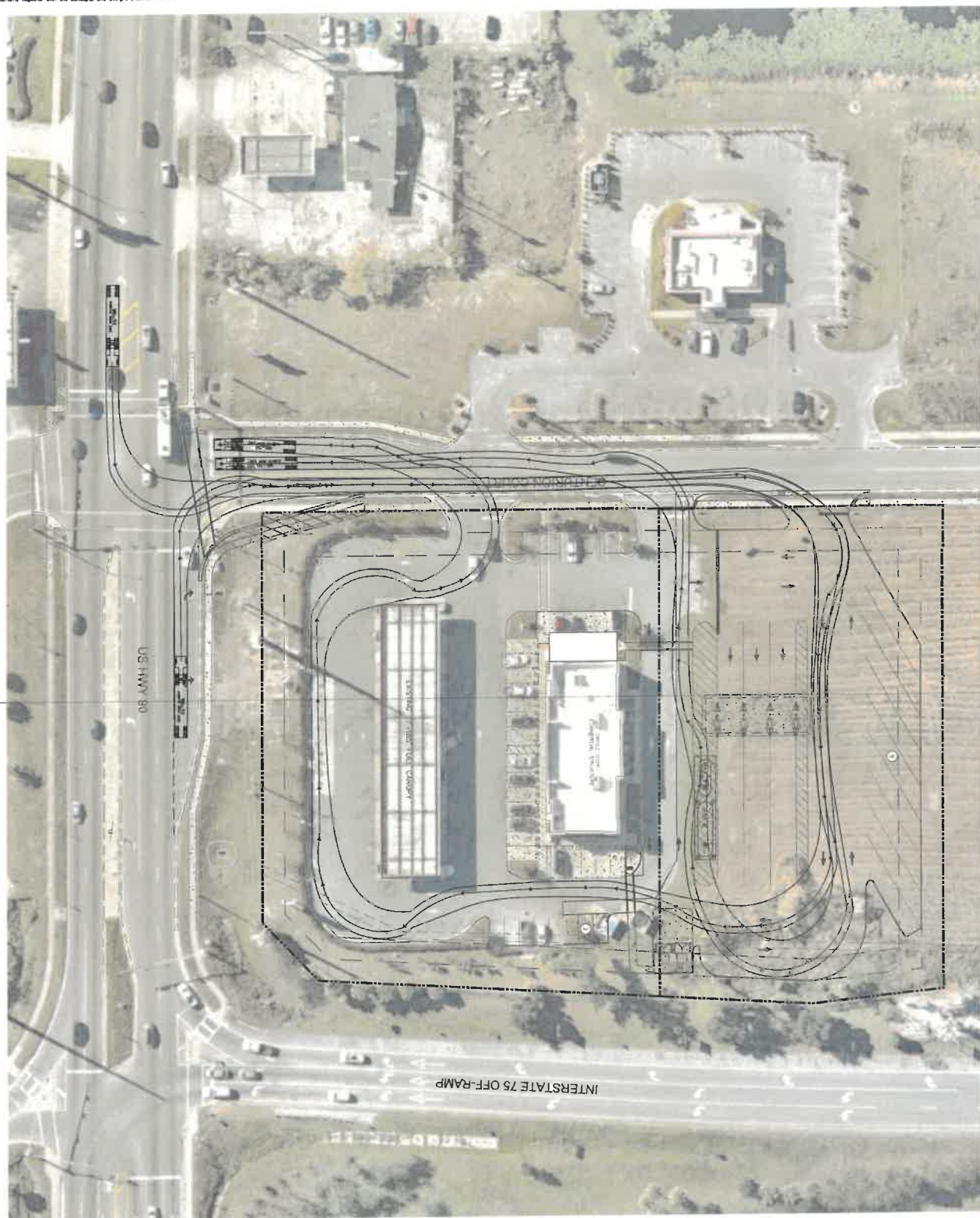
NO.	DATE	DESCRIPTION

SHEET INDEX

SHEET NO.	TITLE
00.0	COVER SHEET
C1.0-C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0-C3.1	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1	SITE PLAN
C4.2	INTERSECTION MODIFICATION PLAN
C4.3-C4.5	TRUCK TURNING MOVEMENTS
C5.0	PAVING, GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0-C7.1	GENERAL CONSTRUCTION DETAILS
L1.00	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	SCHEMATIC IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES



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



118
 CALL 48 HOURS
 BEFORE THE LAMINATING PROCESS
 1-800-851-1181
 www.kimley-horn.com
 Kimley-Horn and Associates, Inc.
 A MEMBER FIRM OF THE GROUP OF FIRM INC.

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

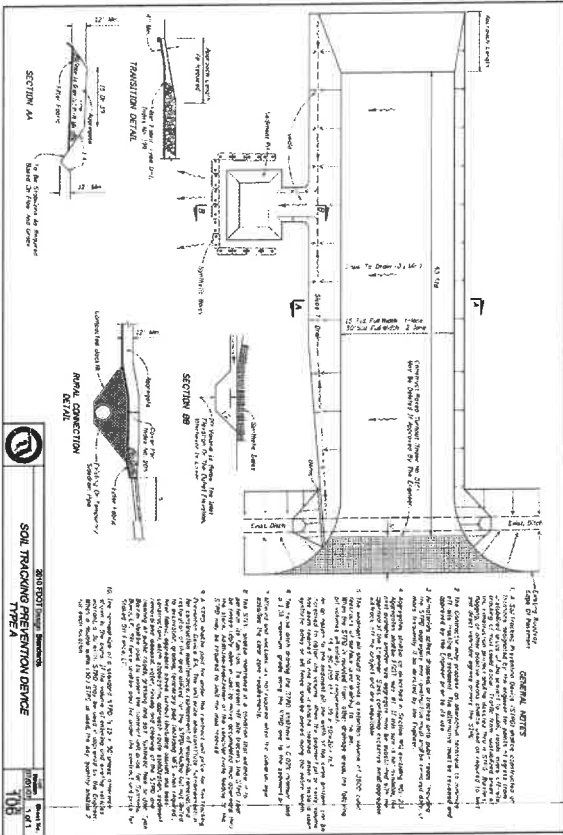
**TRUCK TURNING
 MOVEMENTS**

KHA PROJECT	145880040
DATE	05/04/2022
SCALE AS SHOWN	
DESIGNED BY	E.J.F.
DRAWN BY	E.J.F.
CHECKED BY	JCS
DATE	

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 180 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-899-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 33106

No.	REVISIONS	DATE	BY

This document, together with the proposals and designs presented herein, is an instrument of service, to be held only for the specific purpose and client for which it was prepared. Plans or other references on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



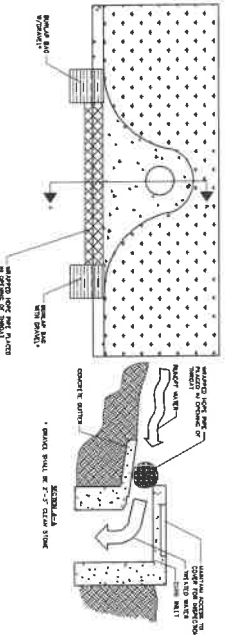
SECTION AA
SECTION BB
SECTION CC

SOIL TRACKING PREVENTION DEVICE
TYPE A

108

GENERAL NOTES

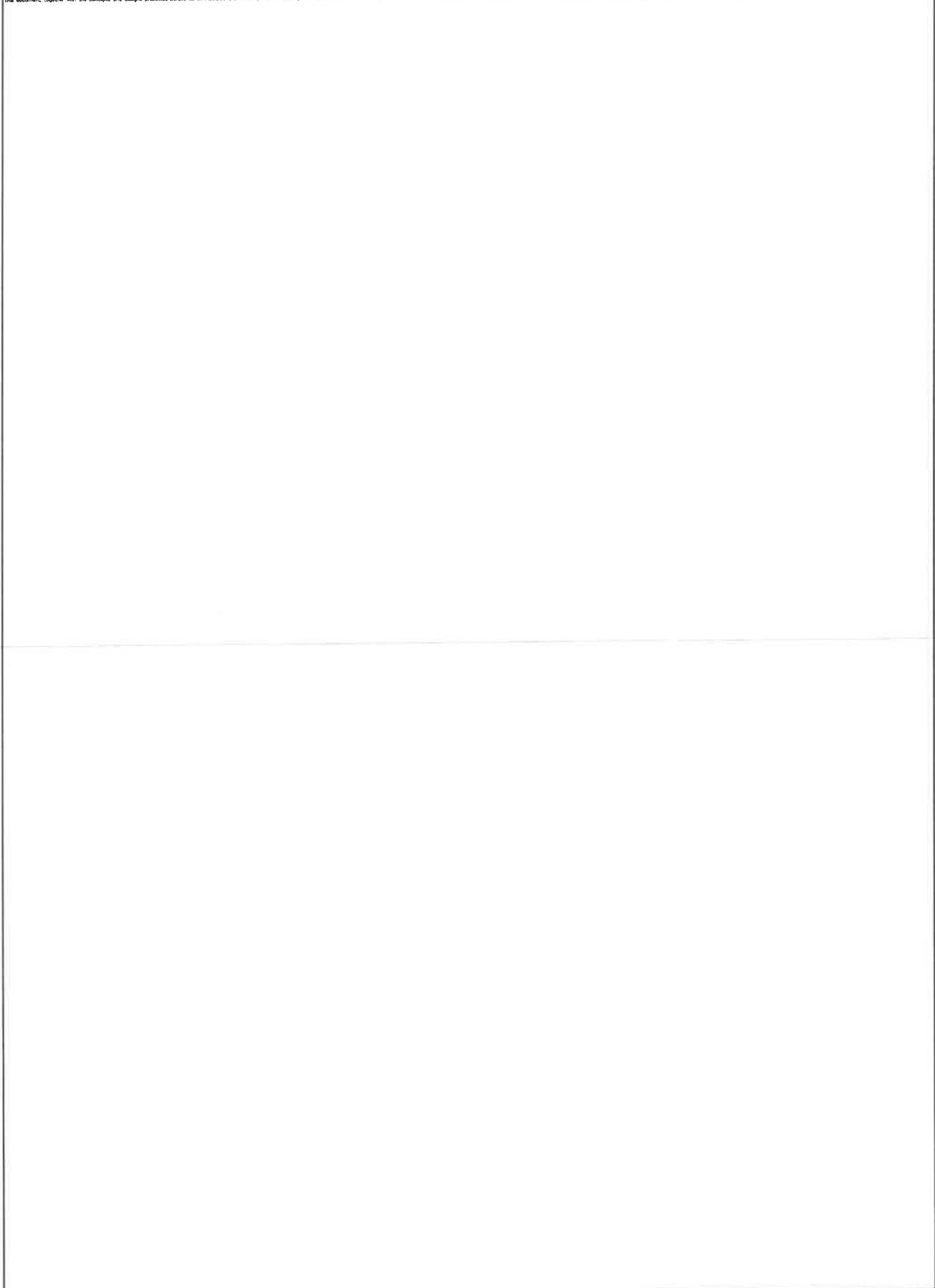
1. This device is to be installed in accordance with the details shown on this drawing.
2. The device shall be installed in a concrete curb and channel as shown in the details.
3. The device shall be installed in a concrete curb and channel as shown in the details.
4. The device shall be installed in a concrete curb and channel as shown in the details.
5. The device shall be installed in a concrete curb and channel as shown in the details.
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9. The device shall be installed in a concrete curb and channel as shown in the details.
10. The device shall be installed in a concrete curb and channel as shown in the details.



SOCKS DRAIN INLET SEDIMENT FILTER

NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BELOW THE SEDIMENT FILTER. THE PERFORATED PIPE MUST BE PROVIDED FOR BETWEEN THE INLET DRAINING AND THE SEDIMENT FILTER TO PREVENT THE PIPE FROM FALLING INTO THE INLET.

CITY OF LAKE CITY FLORIDA	GENERAL CONSTRUCTION DETAILS	KHA PROJECT 140880040			Kimley-Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-888-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 33106	No.	REVISIONS	DATE	BY
		CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION				DATE 05/04/2022	SCALE AS SHOWN	DESIGNED BY E.J.P.	DRAWN BY E.J.P.



SHEET NUMBER
C8.0

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

**CITY OF LAKE CITY
STANDARD DETAILS**

KHA PROJECT 149580040	LICENSED PROFESSIONAL:
DATE 05/04/2022	
SCALE: AS SHOWN	
DESIGNED BY: E.J.F.	
DRAWN BY: E.J.F.	
CHECKED BY: JCS	DATE:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-895-1511
WWW.KIMLEY-HORN.COM REGISTERED No. 35106

No.	REVISIONS	DATE	BY



April 1, 2022

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

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

To Whom it May Concern:

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

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

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

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

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Jarod C. Stubbs, P.E.
Project Engineer

DESCRIPTION:

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

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

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

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

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

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

This Instrument Was Prepared By,
Record and Return to:

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

Property Appraiser
Identification No.:
Consideration:\$

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

Two Witnesses:

Inn of Lake City, Inc., a Florida corporation

Debra D. Hardwick
Printed Name: Debra D. Hardwick

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

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

STATE OF Mississippi
COUNTY OF Hinds

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

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



Signature Page of Special Warranty Deed

EXHIBIT "A"

Real Property Description

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

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

EXHIBIT "B"

Exceptions

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



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

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

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

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

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

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

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

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

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

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

Jennifer N Hayes
 NOTARY'S SIGNATURE



6/9/22, 1:59 PM

Columbia County Tax Collector

Columbia County Tax Collector

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

Tax Record

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

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

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

6/9/22, 1:59 PM

Columbia County Tax Collector

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

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

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES