



GROWTH MANAGEMENT
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Lake City, FL 32055
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growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # SPR22-15
Application Fee: \$200.00
Receipt No. _____
Filing Date 4/1/22
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

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

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) **Agent**
2. Name of Applicant(s): Jarod Stubbs P.E. Title: Civil Engineer
Company name (if applicable): Kimley-Horn
Mailing Address: 189 S. Orange Ave. Suite 1000
City: Orlando State: FL Zip: 32801
Telephone: (407) 409-7002 Fax: () Email: jarod.stubbs@kimley-horn.com

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Daniel Hotte of GWC Development Partners, LLC
Mailing Address: 2682 W Noegel Rd
City: Lake City State: FL Zip: 32055
Telephone: (407) 580-5173 Fax: () Email: dberry@shafferconst.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
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.

Jared Stubbs
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

6/8/2022
Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Orange

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

(NOTARY SEAL or )

[Signature]
Signature of Notary

Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

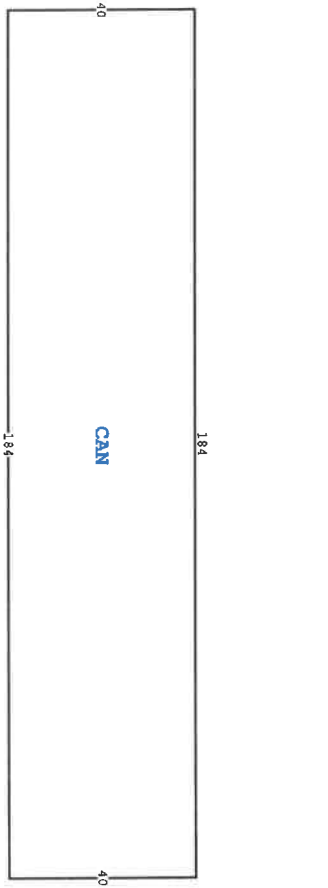
WD 1339-654

2022

35-3S-16-02524-001

BUILDING CHARACTERISTICS **CD CONSTRUCTION** **MARKET ADJUSTMENTS** **COLUMBIA COUNTY PROPERTY VALUATION SUMMARY** **SALES DATA**

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AVG	EVB	ECON FNCT	NORM	% COND
Exterior Wall	17	MSTRY STCC	4300	04	7.473	161.1610	97.50	728,618	2017	2017	0	0	3.00
Exterior Wall	21	STONE	1	NBHD CONVE	- 0%	- 0							
Roof Structure	09	RIDGE FRMR	100										
Roof Cover	04	BUILT-UP	100										
Interior Wall	08	DECORATIVE	100										
Interior Floor	15	HARDTILE	100										
Ceiling	01	FIN. STS	100										
Air Condition	06	ENG CENTRL	100										
Heating Type	09	ENG F AIR	100										
Fixtures	12		100										
Frame	03	MASONRY	100										
Story Height			12										
RMS			0										
Stories	1.		1.100										
Units			0										
Condition Adj	04		04										



TOTALS 12,625 7,473 706,759 143 NW CENTURION CT, LAKE CITY

L N CODE	OBXF	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBXF MKT VALUE	BLD DATE	XF DATE	INC DATE	LGJ DATE	LAND DATE	NOTES
1	0260	PAVEMENT-A	0	0	0	36,400.00	UT	1.60	1.60	100	2017	2017	3	100	58,240						
2	0166	CONC. PAYMT	0	0	0	11,300.00	UT	2.25	2.25	100	2017	2017	3	100	25,425						
3	0253	LIGHTING	0	0	0	10.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	15,000						
4	0164	CONC BIN	0	0	0	308.00	UT	11.00	11.00	100	2017	2017	3	100	3,388						
	59	FENCE/WOOD	0	0	0	74.00	UT	15.50	15.50	100	2017	2017	3	100	1,147						

LAND DESCRIPTION

L N CODE	USE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	1410	CONV STORE	0			0.00	0.00	86,206.00	SF		1.00	1.00	1.25	11.50	14.38	1,239,211	

EXTRA FEATURES

L N CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBXF MKT VALUE	BLD DATE	XF DATE	INC DATE	LGJ DATE	LAND DATE	NOTES
TOTAL OBXF 103,200																				

REVIEW DATE 11/01/2018 **BY** MBBC **Total Acres:** 1.98 **Total Land Value:** 1,239,211 **Market:** 0 **Agricultural:** 0 **Common:** 1,239,211 **PRINTED** 02/10/2022

BUILDING DIMENSIONS

BAS= W36 N3 W45 S3 W33 S45 E114 PTR=SS0 E35 CAN= W184 S40 E184 N40S W35 N50S N45S.

BUILDING NOTES

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	I	R	SALE PRICE
1339/0654	6/20/2017	INST	Q	I	I	CD	2,487,200

GRANTOR: GWC DEVELOPMENT PARTN
GRANTEE: ASPRI INVESTMENTS L

VALUATION BY

VALUATION BY	Tax Dist:	STANDARD
BUILDING MARKET VALUE		706,759
TOTAL MARKET OBXF VALUE		103,200
TOTAL LAND VALUE - MARKET		1,239,211
TOTAL MARKET VALUE		2,049,170
ASSESSD VALUE		2,049,170
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,049,170
TOTAL JUST VALUE		2,049,170
INCOME VALUE		2,056,457

PERMIT NUM

PERMIT NUM	DESCRIPTION	AMT	ISSUED