

SPK 22-04  
(SPK 18-05)

CITY OF LAKE CITY  
SITE & DEVELOPMENT PLAN APPROVAL  
APPLICATION

Name of Applicant(s): Shaku M Patel Family Trust & ERA Investments LLC

Address: 162 NW Birdie PL & 3010 US Hwy 90 West

Telephone: (386) 984-0732 Fax: \_\_\_\_\_

City: Lake City State: FL Zip Code: 32055

Name of Applicant's Agent (if applicable): Christopher Gmuer, Gmuer Engineering, LLC

Agent's Address: 2603 NW 13th ST Box 314

City: Gainesville State: FL Zip Code: 32609

Telephone: (352) 281-4928 Fax: \_\_\_\_\_

Site & Development Plan Approval is requested in conformity with the Land  
Development Regulations to permit (Check as appropriate):

☐ **Alteration** of a site –

Square footage of gross floor area of alteration: \_\_\_\_\_

Total Square Ft. of Proposed Site Impervious Area: \_\_\_\_\_

☒ **New Construction** on a site –

Square footage of gross floor area of new construction: 45,000 sf GFA

Total Square Ft. of Proposed Site Impervious Area: 130,000 sf

☐ **Relocation** of structure –

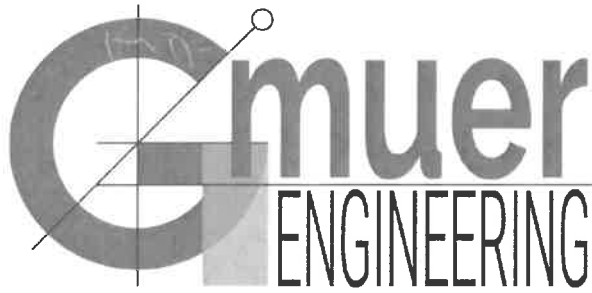
Square footage of gross floor area of structure: \_\_\_\_\_

On property described below, and in conformity with a site plan dated: \_\_\_\_\_

Legal Description: See attached deeds.

Total acreage of land to be considered under this application: 20.67 Acres

Future Land Use Plan Map Category: Commercial



2603 NW 13th St, Box 314  
Gainesville, FL 32609  
Ph. (352) 281-4928

[gmuereng.com](http://gmuereng.com)

January 28, 2022

Growth Management - City of Lake City  
205 North Marion Avenue, Lake City, FL 32055

Re: Lake City Hotels – Phase 1

Dear Staff,

This package is submitted as a Site and Development Plan Approval Application to Lake City. The project involves the construction of the first hotel on the master planned site with parking and utility connections. The site was formerly the Inn & Out RV Park located at 3010 W US Hwy 90, Lake City, FL 32025 and was demolished in 2019 and the infrastructure of the master plan was completed including water, sewer, and stormwater piping, concrete structures, and master stormwater management facility. The master plan was permitted with the SRWMD under ERP-209165-3 and FDOT under 2017-A-292-023. Please see the list below of items included with this application.

**Attachments:**

- Site and Development Plan Approval Application
- \$200 Fee made out to Lake City
- Warrantee Deed to the property
- Corporate Charter and Articles of Incorporation
- SRWMD Permit ERP-209165-3
- FDOT Permit 2017-A-292-023
- 4 Sets of Plans Signed and Sealed

Please let us know if you need any additional information for your review and we look forward to being scheduled for the board meeting and their approval.

Sincerely,  
Gmuer Engineering, LLC

Christopher A Gmuer, PE  
President

\_\_\_\_\_ was not made with respect to these premises.

If the title holder(s) are represented by an agent, a letter of such designation from the title holder(s) must be attach to the application and addressed to:

Robert Hathcox, Director  
Department of Growth Management  
City of Lake City  
205 North Marion Avenue  
Lake City, Florida. 32024

**Applicant/Agent Signature**

Date \_\_\_\_\_

Official Use Only

Planning & Zoning Board Decision: \_\_\_\_\_

1)

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

File No. 05-195

Inst:2005013981 Date:06/15/2005 Time:11:50  
Doc Stamp-Deed : 17500.00  
*YAK* DC, P. DeWitt Cason, Columbia County B:1048 P:2678

Property Appraiser's  
Parcel Identification Nos.  
35-3S-  
[REDACTED]

#### WARRANTY DEED

THIS INDENTURE, made this 14th day of June 2005, BETWEEN BEHRENWALD ENTERPRISES, INC., a corporation existing under the laws of the State of Florida, whose post office address is Post Office Box 3655, Lake City, Florida 32056, of the County of Columbia, State of Florida, party of the first part, and ERA INVESTMENTS, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is L [REDACTED] and whose Federal Tax I.D. Number is [REDACTED]\*, whose post office address is 162 NW Birdie Place, Lake City, Florida 32055, of the County of Columbia, State of Florida, party of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its successors and assigns forever, all that certain parcel of land lying and being in the County of Columbia and State of Florida, more particularly described as follows:

##### PARCEL NO. 1:

Lot or Block 8, Lake Harris Farms Subdivision, Unit "A", according to Plat thereof recorded in Plat Book 1, Page 22, public records of Columbia County, Florida, EXCEPT THAT PORTION deeded to the State of Florida for Road Right-of-Way purposes by conveyance recorded in Deed Book 78, Page 275, public records of Columbia County, Florida. Said lands being situate in the SW 1/4 of the SE 1/4 of Section 35, Township 3 South, Range 16 East, Columbia County, Florida.

##### PARCEL NO. 2:

Begin at the Northeast Corner of the NW 1/4 of NE 1/4, Section 2, Township 4 South, Range 16 East, Columbia County, Florida and run S 87°54'48"W along the North line of said Section 2, 452.80 feet;

thence S 02°27'06"E, 481.01 feet; thence N 87°54'48"E, 452.80 feet to the East line of said NW 1/4 of NE 1/4; thence N 02°27'06"W along said East line, 481.01 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

TOGETHER WITH: A 1998 HARB Doublewide Mobile Home, ID No. GAFLV35A13975HL21 and ID No. GAFLV35B13975HL21, which said mobile home is attached to and is a part of the above described Parcel No. 1.

\*N.B.: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER AND THE FEDERAL TAX I.D. NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OR SIMILAR NAME.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

And the said party of the first part doth covenant with said party of the second part that it is lawfully seized of said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by its President and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered  
in our presence:

BEHRENWALD ENTERPRISES, INC.



(First Witness)

Terry McDavid

Printed Name

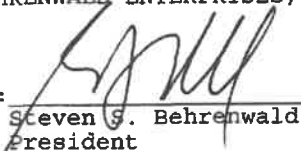


(Second Witness)

Myrtle Ann McElroy

Printed Name

By:

  
Steven S. Behrenwald  
President

Inst:2005013981 Date:06/15/2005 Time:11:50

Doc Stamp-Deed : 17500.00

DC,P.DeWitt Cason,Columbia County B:1048 P:2679

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14th day of June 2005, by STEVEN S. BEHRENWALD, President of BEHRENWALD ENTERPRISES, INC., a Florida corporation, on behalf of said corporation. He is personally known to me and did not take an oath.



Notary Public

My Commission Expires: \_\_\_\_\_



Inst: [REDACTED] Date: 06/15/2005 Time: 11:50  
Doc Stamp-Deed : 17500.00  
DC, P. Dewitt Cason, Columbia County B: 1048 P: 2680

Prepared by and return to:

Scott G. Miller, Esq.  
BROAD AND CASSEL  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801

Inst: 201212012504 Date: 8/21/2012 Time: 12:26 PM  
Doc Stamp-Deed: 0.70  
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1240 P: 658

Parcel Identification Number: 31-22-32-9797-01210

### WARRANTY DEED

THIS INDENTURE, made and executed on 4/9/12, by MINESH PATEL, Individually and KETNA M. PATEL, Individually, whose mailing address is 162 NW Birdie Place, Lake City, Florida 32055 (hereinafter collectively referred to as "Grantor") to MINESH A. PATEL and KETNA M. PATEL, AS CO-TRUSTEES OF THE KETNA M. PATEL FAMILY TRUST dated October 14, 2011 (hereinafter referred to as "Grantee").

### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee an undivided forty percent (40%) in certain real property located in Columbia County, Florida ("Property") which is more particularly described on Exhibit "A" attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2011, and other reservations, easements or matters of public record, provided, however, that this reference shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the day and year set forth above.

Signed, sealed and delivered in the presence of:

1 Hesther Jennings → Minesh Patel  
Print Name: Minesh Patel

2 Holly Garner  
Print Name: 162 NE Birdie Place  
Lake City, FL 32055

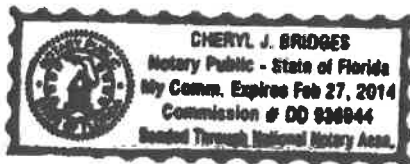
1 Hesther Jennings → Ketna M. Patel  
Print Name: Ketna M. Patel

2 Holly Garner  
Print Name: 162 NW Birdie Place  
Lake City, FL 32055

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me on 4-9-12,  
MINESH PATEL and KETNA M. PATEL. Said persons are both personally known to me, or  
each produced Personally Known as identification.



Cheryl J. Bridges  
Notary Public



**EXHIBIT "A"**

**Township 3 South – Range 16 East**

**SECTION 35:** Beginning at a point which is the SE corner of Lot 9 of "Lake Harris Farms" as per plat thereof recorded in Plat Book 1, Page 21, of the public records of Columbia County, Florida, said point being N 87°55' 17" E 868.20 feet from the SW corner of the SW ¼ of the NE ¼ of Section 35, Township 3 South, Range 16 East; thence N 7°03'47" E along the East boundary of said Lot 9 718.40 feet; thence N 84°41'43" W 360.00 feet; thence S 7°03'47" W parallel to the East Boundary of said Lot 9 765.25 feet to the South boundary of Lot 10 of said "Lake Harris Farms"; thence N 87°55'17" E along the South boundary of Lots 10 and 9 of said "Lake Harris Farms" 364.46 feet to the POINT OF BEGINNING – Columbia County, Florida.

~~TOGETHER with a non-exclusive perpetual easement for ingress and egress over and across the~~  
West 30 feet of the following described property:

**Township 3 South – Range 16 East**

**SECTION 35:** Commencing at a point which is the SE corner of Lot 9 of "Lake Harris Farms" as per plat thereof recorded in Plat Book 1, Page 21 of the public records of Columbia County, Florida, said point being N 87°55'17" E 868.20 feet from the SW corner of the SW ¼ of the SE ¼ of Section 35, Township 3 South, Range 16 East; thence N 7°03'47" E along the East boundary of said Lot 9 718.40 feet for the POINT OF BEGINNING; thence continue N 7°02'47" E along said East boundary 310.00 feet to the South right-of-way line of State Road No. 10 (U.S. Highway No. 90), said point being 87.00 feet from and at right angle to the survey center line of said State Road; thence N 84°41'43" W along said South right-of-way line 312.61 feet to the point of curvature of a right-of-way line curve being concave Southwesterly and having a radius of 3276.57 feet; thence Northwesterly along said South right-of-way line curve, a chord bearing and distance of N 85°06'35" W 47.40 feet; thence S 7°03'47" W parallel to the East boundary of said Lot 9 309.66 feet; thence S 84°41'43" E 360.00 feet to the POINT OF BEGINNING – Columbia County, Florida.

N.B. – Neither the Grantor, nor any member of his family live or reside on the property ~~described herein or any land adjacent thereto or claim any part thereof or any land adjacent~~  
thereto as their homestead.

Prepared by and return to:  
ERA Investments, LLC  
Attn: Minesh Patel  
3004 US Highway 90 West  
Lake City, Florida 32055

Inst: 201712086642 Date: 04/12/2017 Time: 10:58AM  
Page 1 of 3 B: 1334 P: 1568, P. DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 7.70

Columbia County Parcel ID:  
02-4S-16-02714-005

Consideration: \$1,100.00

### SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of this 31 day of March, 2017 by RIA, LLC, a Florida limited liability company (the "Grantor") whose address is 3004 US Highway 90 West, Lake City, Florida 32055, to ERA INVESTMENTS, LLC, a Florida limited liability company, whose address is 3010 US Highway 90 West, Lake City, Florida 32055 (hereinafter the "Grantee"). Whenever used in this Deed, the terms "Grantor" and "Grantee" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all of Grantor's entire interest in that certain land situate in Columbia County, Florida, being more particularly described on EXHIBIT "A" attached hereto and incorporated herein (the "Property").

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described Property, with all improvements thereon, unto Grantee in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that Grantor will warrant and defend the same against the lawful claims and demands of all persons or entities claiming by, through or under Grantor, but not against the claims and demands of any others; and that the said Property is free of encumbrances except taxes for the current year and subsequent years, and easements and restrictions of record, except that this reference shall not serve to re-impose same.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed the date first stated above.

Witnesses:

Grantor:

Sign: [Signature]

RIA, LLC, a Florida limited liability company

Print Name: Bigu Patel

By: J. R. Shukla  
Janak Shukla, Managing Member

Sign: [Signature]

Print Name: Minesh Patel

STATE OF FLORIDA ]

COUNTY OF Columbia ]

THE FOREGOING INSTRUMENT was acknowledged before me this 31 day of March, 2017, by JANAK SHUKLA as Managing Member of RIA, LLC, a Florida limited liability company, and on behalf of the company and who produced a valid FL DL as identification and did not take an oath.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 6/22/2019



EXHIBIT "A"

Lot 4, INTERSTATE COMMERCE CENTER, a subdivision according to the plat thereof recorded in Plat Book 5, Page 37 of the public records of Columbia County, Florida.

**2016 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L05000041345

**Entity Name:** ERA INVESTMENTS, LLC

**Current Principal Place of Business:**

3010 US HWY 90 WEST  
LAKE CITY, FL 32055

**Current Mailing Address:**

3004 US HWY 90 WEST  
LAKE CITY, FL 32055

**FEI Number:** 26-0119061

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

SHUKLA, JANAK  
3010 US HWY 90 WEST  
LAKE CITY, FL 32055 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title	MGR
Name	SHUKLA, JANAK R
Address	3004,US HWY 90 WEST
City-State-Zip:	LAKECITY FL 32055

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** JANAK R SHUKLA

GM

02/04/2016

Electronic Signature of Signing Authorized Person(s) Detail

Date



# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056  
mysuwanneeriver.com

January 4, 2018

Mahendra Patel  
AURUM, L.L.C.  
162 NW Birdie Lane  
Lake City, FL 32056-0575

SUBJECT: Permit Number ERP-023-209165-3  
Lake City Hotels

Dear Mahendra Patel:

Enclosed is your individual permit issued by the Suwannee River Water Management District on January 04, 2018. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

### **Noticing Your Permit:**

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

### **Compliance with Permit Conditions:**

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at [floridaswater.com/permitting](http://floridaswater.com/permitting) under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

### **Transferring Your Permit:**

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in

DON QUINCEY Chair  
Chiefland, Florida

ALPHONAS ALEXANDER Vice Chair  
Madison, Florida

VIRGINIA H. JOHNS Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

CHARLES KEITH  
Lake City, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

HUGH THOMAS  
Executive Director

accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

A handwritten signature in dark ink, appearing to read "Hugh Thomas", followed by a long, horizontal, slightly wavy line that extends to the right.

---

Hugh Thomas  
Executive Director

Enclosures: Permit

cc: District Permit File



# **SUWANNEE RIVER WATER MANAGEMENT DISTRICT**

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056  
mysuwanneeriver.com

## **ERP Individual Permit**

**PERMITTEE:**

Mahendra Patel  
AURUM, L.L.C.  
162 NW Birdie Lane  
Lake City, FL 32056-0575

**PERMIT NUMBER:** ERP-023-209165-3

**DATE ISSUED:** January 04, 2018

**DATE EXPIRES:** January 04, 2023

**COUNTY:** Columbia

**TRS:** S35 T3S R16E, S2 T4S R16E

**PROJECT:** Lake City Hotels

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mahendra Patel  
AURUM, L.L.C.  
162 NW Birdie Lane  
Lake City, FL 32056-0575

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

Previous permit was for the construction and operation of a surface water management system serving 6.10 acres of impervious surface on a total project area of 10.10 acres. This modification consists of relocating the master stormwater facility and the addition of 8.25 acres of impervious on a total project area of 17.61 acres. When constructed the project shall be in accordance with the application package submitted by Mahendra Patel, of Aurum, LLC., as an authorized agent for the Columbia County Board of County Commissioners, and the signed and sealed plans certified on October 31, 2017, by Christopher Gmuer, P.E., of Gmuer Engineering, LLC.



As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
  2. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
  1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
  2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
  1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  2. Convey to the permittee or create in the permittee any interest in real property;
  3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
  1. Immediately if any previously submitted information is discovered to be inaccurate; and
  2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C.

This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

**AUTHORIZED BY:** Suwannee River Water Management District

By:



---

Hugh Thomas  
Executive Director



## NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.
2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.
3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.
4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.
5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.
6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.
7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.
8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, F.S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.
10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Mahendra Patel  
AURUM, L.L.C.  
162 NW Birdie Lane  
Lake City, FL 32056-0575  
(386) 752-2209

This January 04, 2018

A handwritten signature in black ink, reading "Timothy J. Haglund". The signature is written in a cursive style with a horizontal line above the name.

---

Deputy Clerk  
Suwannee River Water Management District  
9225 C.R. 49  
Live Oak, Florida 32060  
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-023-209165-3

**NOTICING INFORMATION**

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

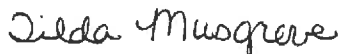
To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at [tjm@srwmd.org](mailto:tjm@srwmd.org) (preferred method) or send the original affidavit of publication to:

Tilda Musgrove  
Resource Management  
9225 CR 49  
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.

Sincerely,



Tilda Musgrove  
Business Resource Specialist  
Resource Management



NOTICE OF AGENCY ACTION TAKEN BY THE  
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on \_\_\_\_\_:  
(Name and address of applicant) \_\_\_\_\_  
permit# \_\_\_\_\_. The project is located in \_\_\_\_\_ County, Section  
\_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East. The permit authorizes a surface  
water management system on \_\_\_\_\_ acres for \_\_\_\_\_ known as  
\_\_\_\_\_. The receiving water body is \_\_\_\_\_.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to [tjm@srwmd.org](mailto:tjm@srwmd.org), within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak,, FL 32060, or by phone at 386.362.1001.

**NEWSPAPER ADVERTISING****ALACHUA**

Gainesville Sun Legal Advertising  
PO Box 14747  
Gainesville, FL 32614  
352.372.4222

**BRADFORD**

Bradford County Telegraph, Legal Advertising  
P. O. Drawer A  
Starke, FL 32901  
904-964-6305/ fax 904-964-8628

**COLUMBIA**

Lake City Reporter  
180 E Duval Street  
Lake City, FL 32055  
386.754.0401

**DIXIE**

Dixie County Advocate  
174 County Road 351  
Cross City, FL 32628  
352.498.3312

**GILCHRIST**

Gilchrist County Journal  
207 N Main St  
Trenton, FL 32693  
352.463.7135

**HAMILTON**

Jasper News  
521 Demorest Street SE  
Live Oak, FL 32064  
386.362.1734

**JEFFERSON**

Monticello News  
PO Drawer 772  
Madison, FL 32344  
850.997.3568

**LAFAYETTE**

Mayo Free Press  
521 Demorest Street SE  
Live Oak, FL 32064  
386.362.1734

**LEVY**

Levy County Journal  
PO Box 159  
Bronson, FL 32621  
352.486.2312

**MADISON**

Madison Carrier  
PO Drawer 772  
Madison, FL 32344  
850.973.4141

**SUWANNEE**

Suwannee Democrat  
521 Demorest Street SE  
Live Oak, FL 32064  
386.364.1734

**TAYLOR**

Taco Times  
PO Box 888  
Perry, FL 32348  
850.584.5513

**UNION**

Union County Times  
125 E Main Street  
Lake Butler, FL 32054  
386.496.2261



# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056  
mysuwanneeriver.com

January 4, 2018

Janak Shukla  
ERA INVESTMENTS LLC  
3010 W Us Highway 90  
Lake City, FL 32055-7711

SUBJECT: Permit Number ERP-023-209165-3  
Lake City Hotels

Dear Janak Shukla:

Enclosed is your individual permit issued by the Suwannee River Water Management District on January 04, 2018. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

### **Noticing Your Permit:**

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

### **Compliance with Permit Conditions:**

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at [floridaswater.com/permitting](http://floridaswater.com/permitting) under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

### **Transferring Your Permit:**

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in

DON QUINCEY Chair  
Chiefland, Florida

ALPHONAS ALEXANDER Vice Chair  
Madison, Florida

VIRGINIA H. JOHNS Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

CHARLES KEITH  
Lake City, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

HUGH THOMAS  
Executive Director

accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hugh Thomas', with a long horizontal flourish extending to the right.

---

Hugh Thomas  
Executive Director

Enclosures: Permit

cc: District Permit File

## **ERP Individual Permit**

**PERMITTEE:**

Janak Shukla  
ERA INVESTMENTS LLC  
3010 W Us Highway 90  
Lake City, FL 32055-7711

**PERMIT NUMBER:** ERP-023-209165-3**DATE ISSUED:** January 04, 2018**DATE EXPIRES:** January 04, 2023**COUNTY:** Columbia**TRS:** S35 T3S R16E, S2 T4S R16E**PROJECT:** Lake City Hotels

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mahendra Patel  
AURUM, L.L.C.  
162 NW Birdie Lane  
Lake City, FL 32056-0575

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

Previous permit was for the construction and operation of a surface water management system serving 6.10 acres of impervious surface on a total project area of 10.10 acres. This modification consists of relocating the master stormwater facility and the addition of 8.25 acres of impervious on a total project area of 17.61 acres. When constructed the project shall be in accordance with the application package submitted by Mahendra Patel, of Aurum, LLC., as an authorized agent for the Columbia County Board of County Commissioners, and the signed and sealed plans certified on October 31, 2017, by Christopher Gmuer, P.E., of Gmuer Engineering, LLC.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
  2. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
  1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
  2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
  1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  2. Convey to the permittee or create in the permittee any interest in real property;
  3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
  1. Immediately if any previously submitted information is discovered to be inaccurate; and
  2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C.

This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
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15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
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WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

**AUTHORIZED BY:** Suwannee River Water Management District

By:



Hugh Thomas  
Executive Director





## NOTICE OF RIGHTS

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7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.
8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
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10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Janak Shukla  
ERA INVESTMENTS LLC  
3010 W Us Highway 90  
Lake City, FL 32055-7711

This January 04, 2018

A handwritten signature in black ink, reading "Timothy J. Haglund". The signature is written in a cursive style with a horizontal line above the first name.

---

Deputy Clerk  
Suwannee River Water Management District  
9225 C.R. 49  
Live Oak, Florida 32060  
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-023-209165-3

## NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at [tjm@srwmd.org](mailto:tjm@srwmd.org) (preferred method) or send the original affidavit of publication to:

Tilda Musgrove  
Resource Management  
9225 CR 49  
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.

Sincerely,



Tilda Musgrove  
Business Resource Specialist  
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE  
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on \_\_\_\_\_:  
(Name and address of applicant) \_\_\_\_\_  
permit# \_\_\_\_\_. The project is located in \_\_\_\_\_ County, Section  
\_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East. The permit authorizes a surface  
water management system on \_\_\_\_\_ acres for \_\_\_\_\_  
\_\_\_\_\_ known as  
\_\_\_\_\_. The receiving water body is \_\_\_\_\_.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to [tjm@srwmd.org](mailto:tjm@srwmd.org), within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

**NEWSPAPER ADVERTISING****ALACHUA**

Gainesville Sun Legal Advertising  
PO Box 14747  
Gainesville, FL 32614  
352.372.4222

**BRADFORD**

Bradford County Telegraph, Legal Advertising  
P. O. Drawer A  
Starke, FL 32901  
904-964-6305/ fax 904-964-8628

**COLUMBIA**

Lake City Reporter  
180 E Duval Street  
Lake City, FL 32055  
386.754.0401

**DIXIE**

Dixie County Advocate  
174 County Road 351  
Cross City, FL 32628  
352.498.3312

**GILCHRIST**

Gilchrist County Journal  
207 N Main St  
Trenton, FL 32693  
352.463.7135

**HAMILTON**

Jasper News  
521 Demorest Street SE  
Live Oak, FL 32064  
386.362.1734

**JEFFERSON**

Monticello News  
PO Drawer 772  
Madison, FL 32344  
850.997.3568

**LAFAYETTE**

Mayo Free Press  
521 Demorest Street SE  
Live Oak, FL 32064  
386.362.1734

**LEVY**

Levy County Journal  
PO Box 159  
Bronson, FL 32621  
352.486.2312

**MADISON**

Madison Carrier  
PO Drawer 772  
Madison, FL 32344  
850.973.4141

**SUWANNEE**

Suwannee Democrat  
521 Demorest Street SE  
Live Oak, FL 32064  
386.364.1734

**TAYLOR**

Taco Times  
PO Box 888  
Perry, FL 32348  
850.584.5513

**UNION**

Union County Times  
125 E Main Street  
Lake Butler, FL 32054  
386.496.2261

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**DRIVEWAY CONNECTION PERMIT  
FOR ALL CATEGORIES****PART 1: PERMIT INFORMATION**APPLICATION NUMBER: 2017-A-292-023Permit Category: E - 4,001 to 10,000 VTPD

Access Classification: \_\_\_\_\_

Project: Lake City HotelsPermittee: CHRISTOPHER GMUERSection/Mile Post: /

State Road: \_\_\_\_\_

Section/Mile Post: /

State Road: \_\_\_\_\_

**PART 2: PERMITTEE INFORMATION**Permittee Name: CHRISTOPHER GMUERPermittee Mailing Address: 2603 NW 13th ST Box 314City, State, Zip: Gainesville, Florida 32609Telephone: (352) 281-4928 ext. \_\_\_\_\_

Engineer/Consultant/or Project Manager: \_\_\_\_\_

Engineer responsible for construction inspection: \_\_\_\_\_

NAME

P.E. #

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX, Mobile Phone, etc. Fax: / Mobile: \_\_\_\_\_**PART 3: PERMIT APPROVAL**

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 2017-A-292-023

Department of Transportation

Signature: Troy RegisterTitle: MAINTENANCE MANAGER/PERMITSDepartment Representative's Printed Name Troy RegisterTemporary Permit ☐ YES ☒ NO (If temporary, this permit is only valid for 6 months)Special provisions attached ☐ YES ☒ NODate of Issuance: 8/14/2019

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

See following pages for General and Special Provisions

Approved  
2017-A-292-023  
Troy Register  
8/14/2019



**PART 4: GENERAL PROVISIONS**

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.  
Phone: 3869617153 , Attention: Troy Register
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility, except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

Approved  
2017-A-292-023  
Troy Register  
8/14/2019

**PART 5: SPECIAL PROVISIONS**

NON-CONFORMING CONNECTIONS: ☐ YES ☐ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.
2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

Night time work required for median modifications.

**PART 6: APPEAL PROCEDURES**

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings  
Department of Transportation  
Haydon Burns Building  
605 Suwannee Street, M.S. 58  
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved: 023  
Troy Register  
8/14/2019













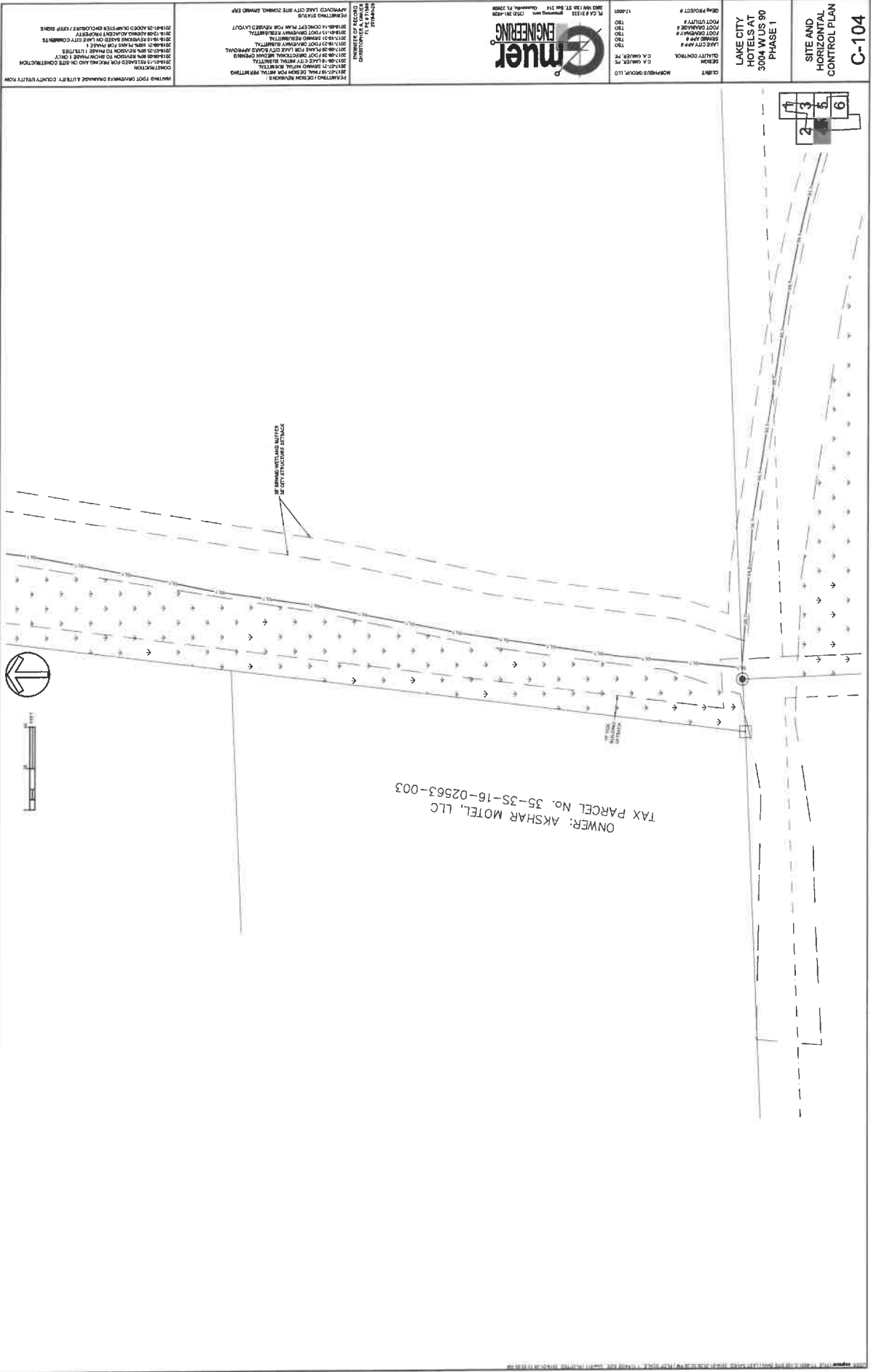












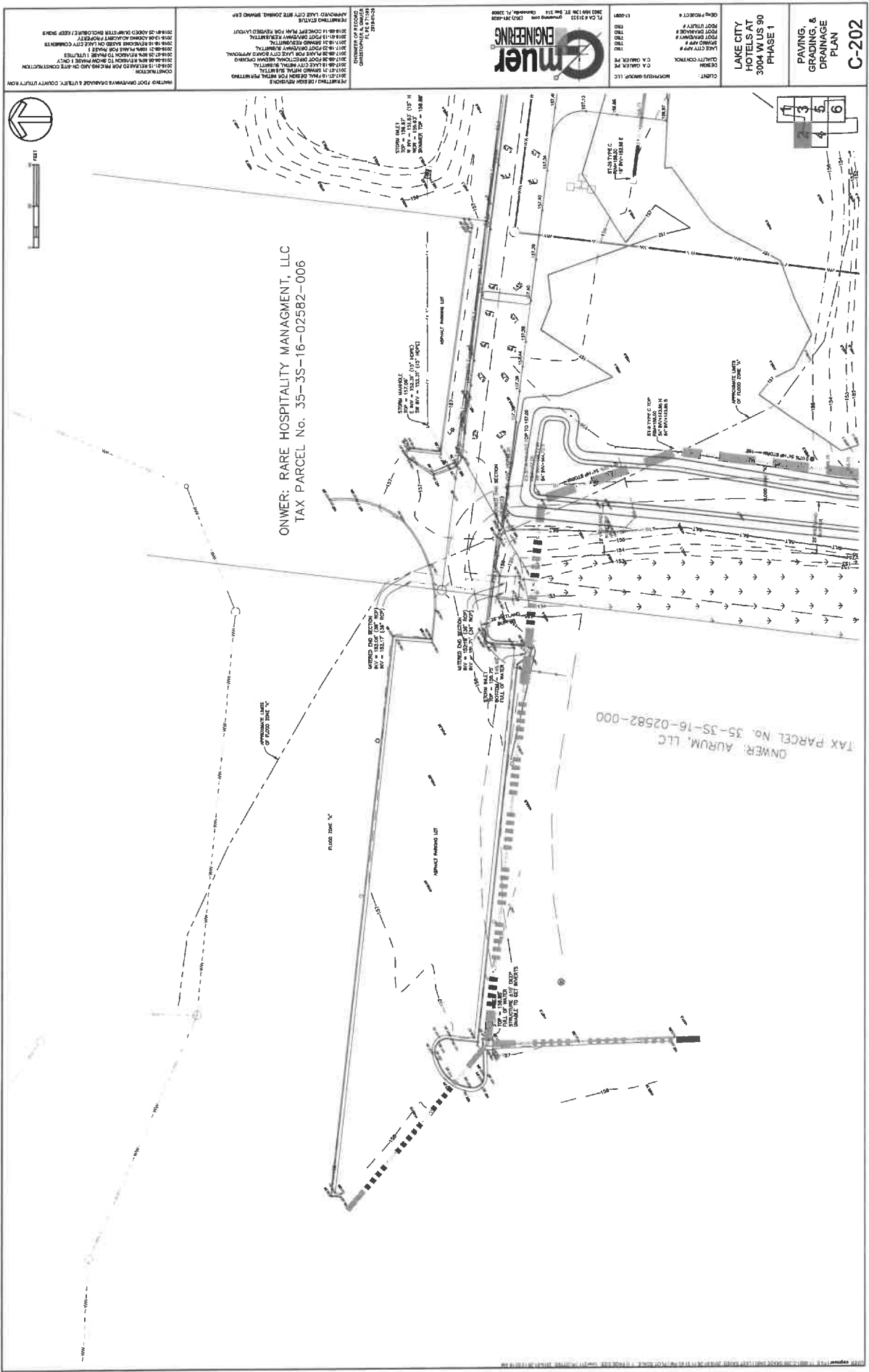
OWNER: AKSHAR MOTEL, LLC  
TAX PARCEL No. 35-35-16-02563-003











<p>CLIENT: RARE HOSPITALITY MANAGEMENT, LLC PROJECT: RARE HOSPITALITY MANAGEMENT, LLC SHEET: 1 OF 1 DATE: 10/1/2019 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES APPROVED BY: J. J. JONES</p>	<p>ONWER: RARE HOSPITALITY MANAGEMENT, LLC TAX PARCEL No. 35-3S-16-02582-006</p>	<p>ONWER: AURUM, LLC TAX PARCEL No. 35-3S-16-02582-000</p>	<p>APPROXIMATE LIMITS OF FLOOD ZONE</p>	<p>APPROXIMATE LIMITS OF FLOOD ZONE</p>
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ONWER: RARE HOSPITALITY MANAGEMENT, LLC  
TAX PARCEL No. 35-3S-16-02582-006

ONWER: AURUM, LLC  
TAX PARCEL No. 35-3S-16-02582-000

APPROXIMATE LIMITS OF FLOOD ZONE

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