



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

FOR PLANNING USE ONLY
 Application # SPR24-06
 Application Fee: \$200.00
 Receipt No. 2024-00049966
 Filing Date 4/26/24
 Completeness Date 4/29/24

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Lake City Hotels Phase 2
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 35-3S-16-02582-002
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: C1
6. Acreage: 3.971
7. Existing Use of Property: Vacant
8. Proposed use of Property: Hotels
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 50,850
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Christopher A. Gmuer, PE Title: President
 Company name (if applicable): Gmuer Engineering, LLC
 Mailing Address: 2603 NW 13th Street, Box 314
 City: Gainesville State: FL Zip: 32609
 Telephone: (352) 281-4928 Fax: () Email: chrisg@gmuereng.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): ERA Investments, LLC
 Mailing Address: 162 NW Birdie Pl
 City: Lake City State: FL Zip: 32055
 Telephone: (386) 984-0732 Fax: () Email: drpatel@primarycaremedic.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: N/A
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes No
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes No
Variance Application No. _____
Special Exception: Yes No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

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

Janak Shukla, Manager, ERA Investments, LLC

Applicant/Agent Name (Type or Print)

J R. Shukla.

Applicant/Agent Signature

11/16/23

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 16 day of Nov, 2023, by (name of person acknowledging).



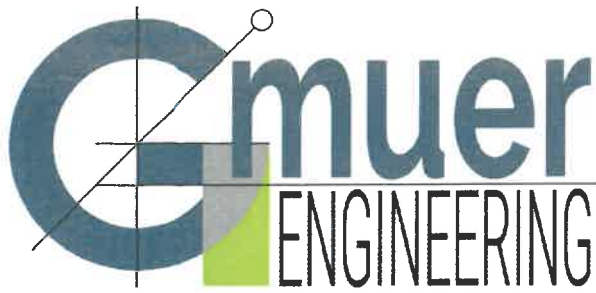
(NOTARY SEAL STAMP)

April Reeves

Signature of Notary

Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced



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

gmuereng.com

April 25, 2024

Department of Growth Management, City of Lake City
205 North Marion Avenue, Lake City, Florida. 32055

Re: Lake City Hotels Phase 2

Dear Staff,

This package is submitted as a Site and Development Plan Application to Lake City. The project proposes the construction of a second hotel with associated parking and utility infrastructure at 3004 W US Hwy 90, Lake City, FL. The hotel will be internal to the site and will connect to the drive isles and utility mains constructed with Phase 1. Please see the list below of items included with this application.

Attachments:

- Fee in the amount of \$200.00
- Site Plan Application
- Concurrency Impact Analysis
- Comprehensive Plan Consistency Analysis
- Legal Description (word format)
- Warranty Deed
- Agent Authorization Form
- Proof of Payment of Taxes
- Stormwater Management Report
- Fire Department Access and Water Supply Plan
- SRWMD Permit
- 2 Sets of Plans

Please let us know if you need any additional information for your review.

Sincerely,
Gmuer Engineering, LLC
Christopher A Gmuer, PE
President

A handwritten signature in blue ink, appearing to read 'Christopher A. Gmuer', is written over a light blue circular stamp.

1 of 1

LAKE CITY HOTELS

PHASE 2

PROJECT INFORMATION

PROJECT NAME LAKE CITY HOTELS - PHASE 2
 PROJECT LOCATION 2233 SW COMMERCIAL DRIVE
 OWNER ERA INVESTMENTS, LLC
 ARCHITECT CHRISTOPHER A. GMUER, PE
 ENGINEER C.A. GMUER, PE
 CONTRACT NO. 2024-04-23
 DATE 04/23/2024
 SHEET NO. C-000
 TOTAL SHEETS 123 SHEETS
 SCALE 1/8" = 1'-0"
 COUNTY OF CLATSOP, CLATSOP COUNTY HEALTH DEPARTMENT
 PERMITTED BY HEALTH DEPARTMENT NO. 2024-04-23
 DATE 04/23/2024
 CITY OF LAKE CITY, CLATSOP COUNTY HEALTH DEPARTMENT
 PERMITTED BY HEALTH DEPARTMENT NO. 2024-04-23
 DATE 04/23/2024

SUMMARY OF APPLICABLE ZONING REQUIREMENTS

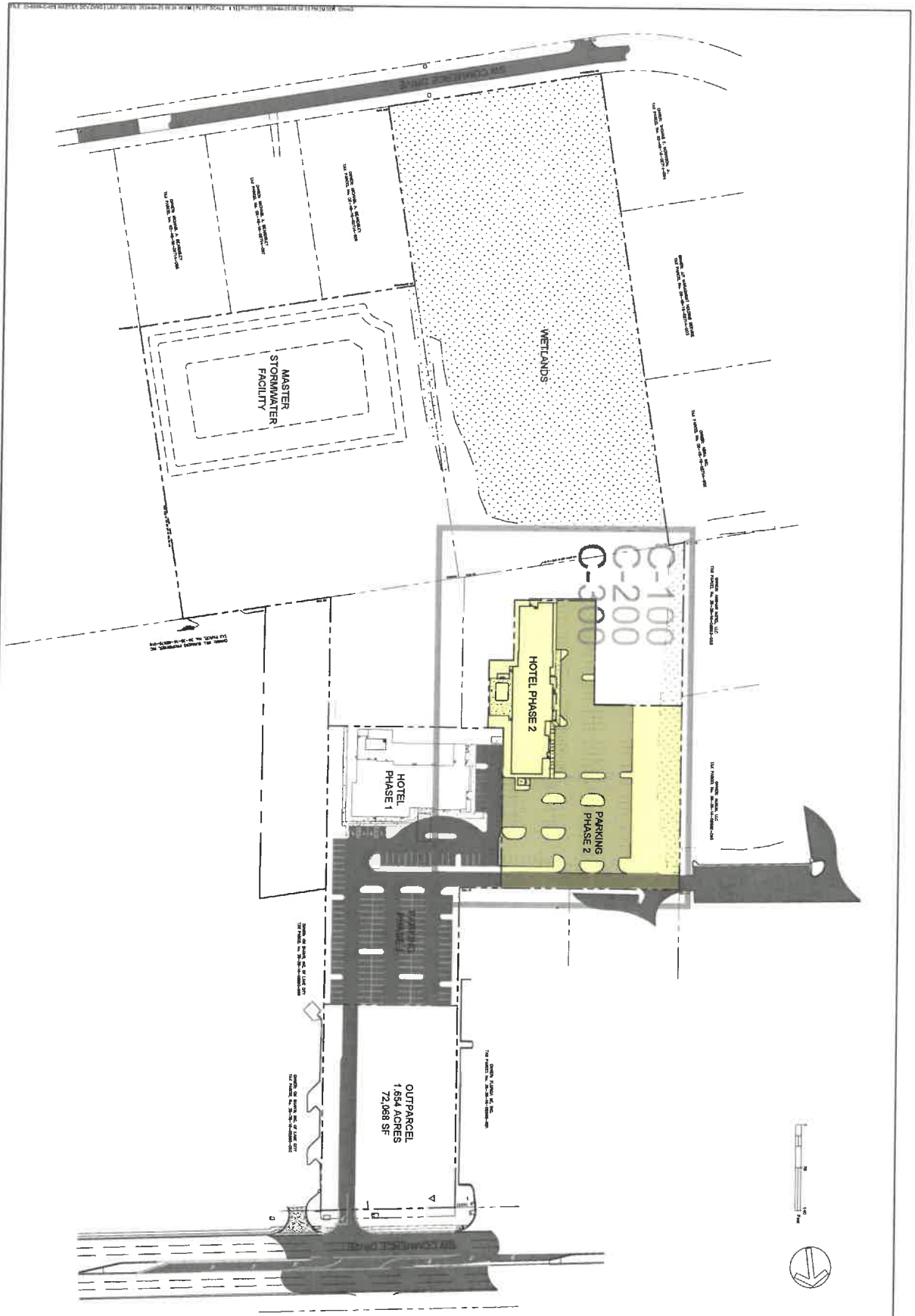
DRIVEWAY/CONNECTING DRIVE
 PERMITTED TO BE LOCATED ON THE SIDE OF THE LOT OR ON THE CORNER OF THE LOT.
CONCRETE DRIVE
 PERMITTED TO BE LOCATED ON THE SIDE OF THE LOT OR ON THE CORNER OF THE LOT.
ASPHALT DRIVE
 PERMITTED TO BE LOCATED ON THE SIDE OF THE LOT OR ON THE CORNER OF THE LOT.
LANDSCAPE DRIVE
 PERMITTED TO BE LOCATED ON THE SIDE OF THE LOT OR ON THE CORNER OF THE LOT.
PERMITTED TO BE LOCATED ON THE SIDE OF THE LOT OR ON THE CORNER OF THE LOT.

- ### SHEET INDEX
- C-000 COVER & SHEET INDEX
 - C-001 MASTER DEVELOPMENT PLAN
 - C-002 LOTS & LEGEND
 - C-003 EROSION CONTROL PLAN
 - C-100 SITE & HORIZONTAL CONTROL PLAN
 - C-200 PAVING, GRADING, & DRAINAGE PLAN
 - C-300 UTILITY PLAN
 - C-310 EASEMENT MAP
 - C-350 UTILITY DETAILS
 - LS-01 LANDSCAPE PLAN
 - LS-02 IRRIGATION PLAN
 - 1 of 1 AS-BUILT SURVEY
 - 1 to 8 OF 8 BOUNDARY, TOPOGRAPHIC & TREE SURVEY
 - 4 SHEETS ARCHITECT FLOOR PLANS & ELEVATIONS



Christopher A. Gmuier
 0004-22:32:50 2024.04.23

C-000 COVER AND SHEET INDEX	CLIENT: ERA INVESTMENTS LLC DESIGN: C.A. GMUER, PE QUALITY CONTROL: C.A. GMUER, PE DATE: 04/23/2024 SHEET NO: C-000 PROJECT NO: 2024-04-23	 Christopher A. Gmuier Engineering, Inc. 71. CA # 15532 2024 APR 23 11:58 AM 2024 APR 23 11:58 AM	PERMITTING / DESIGN REVISIONS 2024-11-28 INITIAL CONCEPT BASE DRAWING 2024-04-23 INITIAL SUBMITTAL 2024-04-23 80% PLANS FOR CLIENT REVIEW 2024-04-23 80% PLANS FOR CLIENT REVIEW 2024-04-23 INITIAL SUBMITTAL TO LAKE CITY & SWED	PRELIMINARY BUDGETING
	PROJECT NO: 2024-04-23 SHEET NO: C-000 DATE: 04/23/2024			



C-001

MASTER DEVELOPMENT PLAN

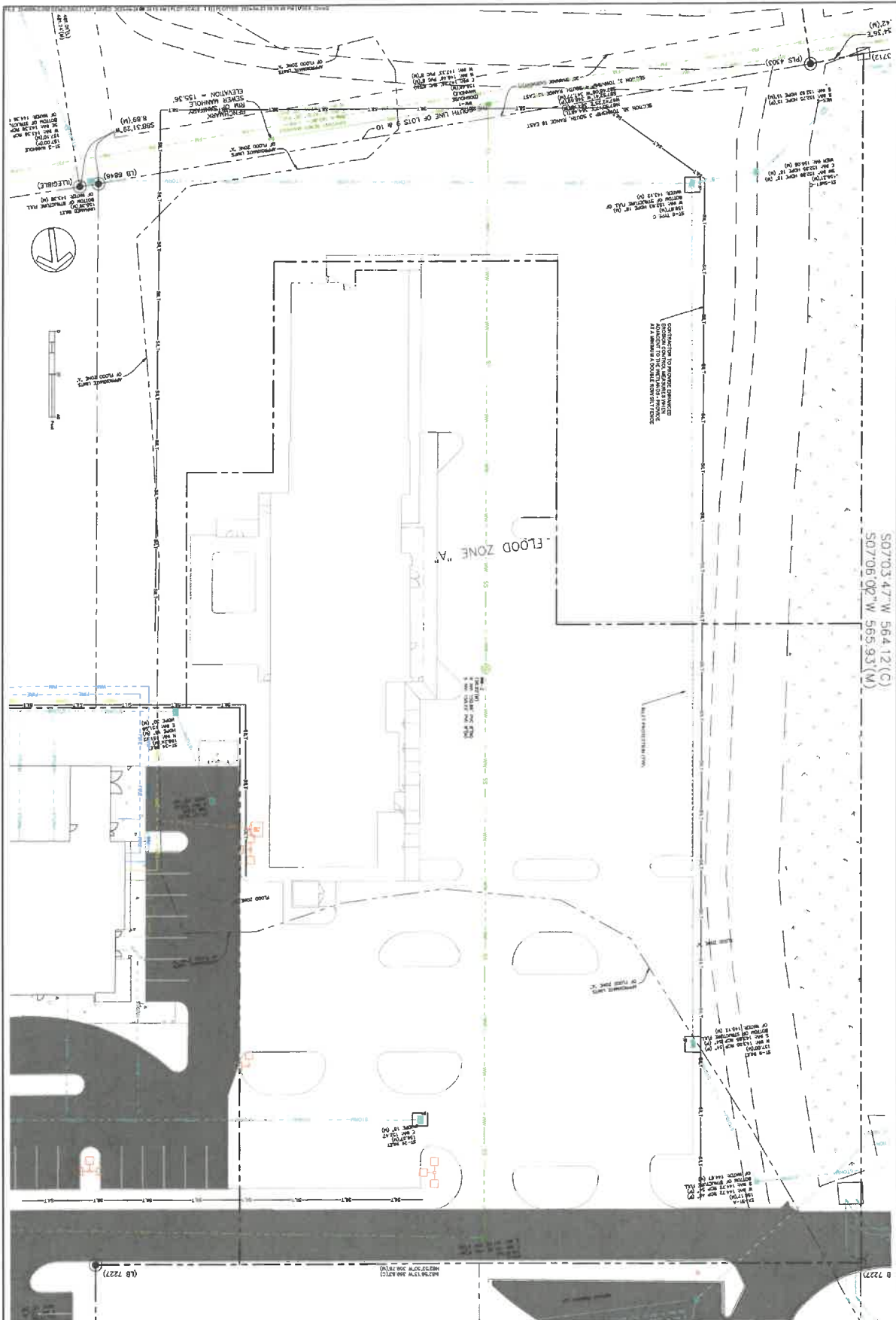
LAKE CITY HOTELS PHASE 2

CLIENT: ERA INVESTMENTS LLC
 DESIGN: C.A. SHAFER, PE
 QUALITY CONTROL: C.A. SHAFER, PE
 SITE PLAN APP # 1703-APP-17
 USG PROJECT #

FL CA # 15153 gmuier.com (850) 291-0206
 2900 WY 15th ST. Ste 214 Gainesville, FL 32608

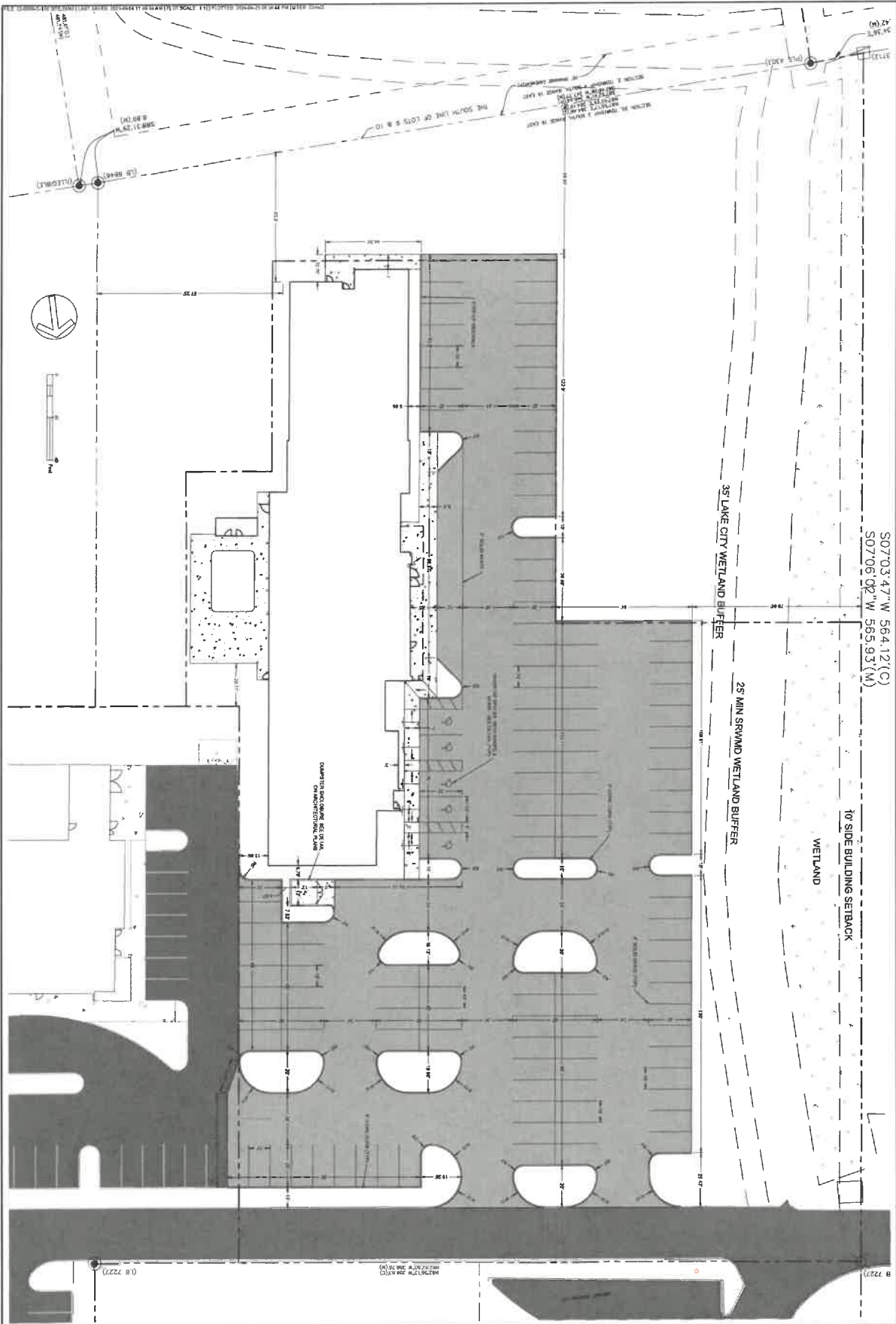
PERMITTING / DESIGN REVISIONS
 2024-04-01 30% SUBMITTAL
 2024-06-01 90% PLANS FOR CLIENT REVIEW
 2024-03-01 90% PLANS FOR CLIENT REVIEW
 2024-08-23 INITIAL SUBMITTAL TO LAKE CITY & BROWARD

PERMITS	PRELIMINARY
CONSTRUCTION	BUDGETING



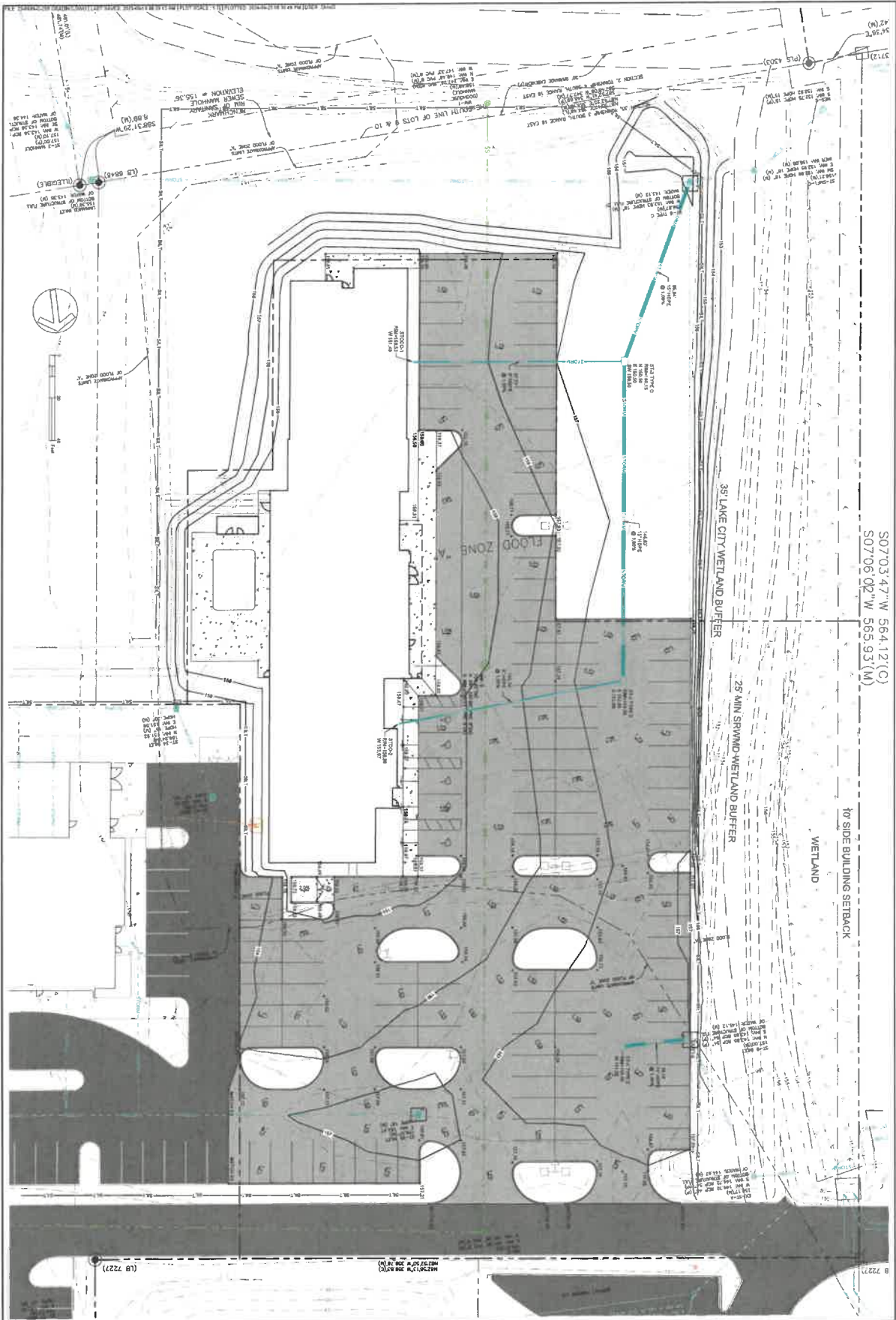
SD7'03.47"W 56.4 12'(C)
 SD7'06.00"W 56.5 93'(M)

<p>C-050</p> <p>DEMOLITION & EROSION CONTROL PLAN</p>	<p>CLIENT</p> <p>EMA INVESTMENTS LLC</p>	<p>Gmuer ENGINEERING</p> <p>FL C.A. # 31520 gengineering.com (562) 281-6828 2903 NW 136 ST. Suite 214 Ocala, FL 32060</p>	<p>DESIGN</p> <p>QUALITY CONTROL</p> <p>C.A. GIBSER, PE C.A. GIBSER, PE</p>		<p>PERMITTING / DESIGN REVIEWS</p> <p>2024-1-28 INITIAL CONCEPT BASE DRAWING 2023-09-19 PRELIMINARY 2023-06-19 60% PLANS FOR CLIENT REVIEW 2023-04-08 60% PLANS FOR CLIENT REVIEW 2023-04-23 INITIAL SUBMITTAL TO LAKE CITY & SRWMD</p>	<p>PRECING</p> <p>CONSTRUCTION</p>	<p>PRELIMINARY</p> <p>BUDGETING</p>
	<p>DATE</p> <p>7/20/24</p> <p>PROJECT</p> <p>LAKE CITY HOTELS PHASE 2</p>		<p>SCALE</p> <p>AS SHOWN</p>		<p>PROJECT NO.</p> <p>24-001</p>		



S07'03.47"W 564.12'(C)
 S07'06.02"W 565.93'(M)

C-100 SITE & HORIZONTAL CONTROL PLAN	CLIENT: ERA INVESTMENTS LLC DESIGN: C.A. OMBEK, PE QUALITY CONTROL: C.A. OMBEK, PE SITE PLAN APP #: WSD APP #: O&M PROJECT #	TSD: TSD: 23-008	<p>Gmuer ENGINEERING</p> <p>FL CA # 31523 gmuereng.com (352) 281-4828 3900 HWY 136 ST, Box 314 Ocala, FL 32068</p>	PREPARING / DESIGN REVISIONS 2023-11-28 INITIAL CONCEPT BASE DRAWING 2023-05-01 20% SUBMITTAL 2023-04-18 80% PLANS FOR CLIENT REVIEW 2023-03-08 80% PLANS FOR CLIENT REVIEW 2023-04-02 METAL SUBMITTAL TO LAKE CITY & DROWD	PRELIMINARY BUDGETING
	PRECISO CONSTRUCTION	ADMINISTERED BY FLORIDA PROFESSIONAL ENGINEERS BOARD OF PROFESSIONAL ENGINEERS STATE OF FLORIDA No. 21368 EXPIRES 12/31/2025			



S07'03.47"W 564.12'(C)
 S07'06.02"W 565.93'(M)

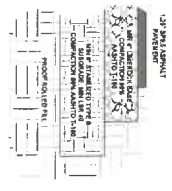
to SIDE BUILDING SETBACK

WETLAND

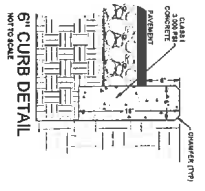
35' LAKE CITY WETLAND BUFFER

25' MIN SRWMD WETLAND BUFFER

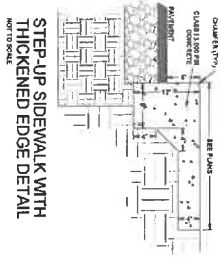
C-200 GRADING & DRAINAGE PLAN	CLIENT: ERA INVESTMENTS LLC DESIGN: C.A. GIBBER, PE QUALITY CONTROL: C.A. GIBBER, PE DATE: 12/20/2018 TIME: 2:00PM PROJECT: LAKE CITY HOTELS PHASE 2	<p>FL CA # 21523 gmuereng.com (562) 281-4829 2902 NW 130 ST, Suite 314 - Ocala, FL 32067</p>		PERMITS / DESIGN REVISIONS 2023-11-30 INITIAL CONCEPT BASE DRAWING 2023-05-01 30% SUBMITTAL 2023-08-08 85% PLAN FOR CLIENT REVIEW 2024-02-08 85% PLAN FOR CLIENT REVIEW 2024-04-03 INITIAL SUBMITTAL TO LAKE CITY & SRWMD	PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]	PRELIMINARY DO NOT CONSTRUCT
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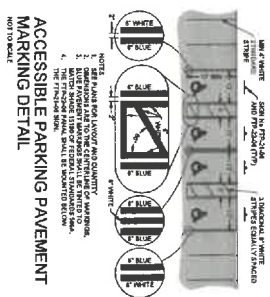
PAVEMENT DESIGN DETAIL
NOT TO SCALE



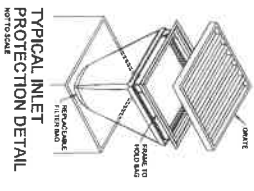
6\"/>



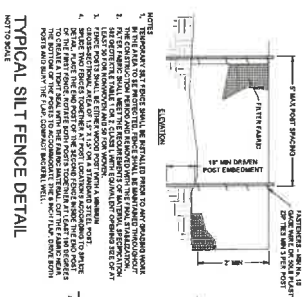
STEP-UP SIDEWALK WITH THICKENED EDGE DETAIL
NOT TO SCALE



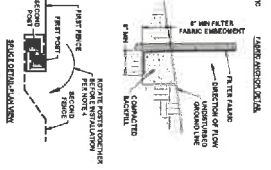
ACCESSIBLE PARKING PAVEMENT MARKING DETAIL
NOT TO SCALE



TYPICAL INLET PROTECTION DETAIL
NOT TO SCALE

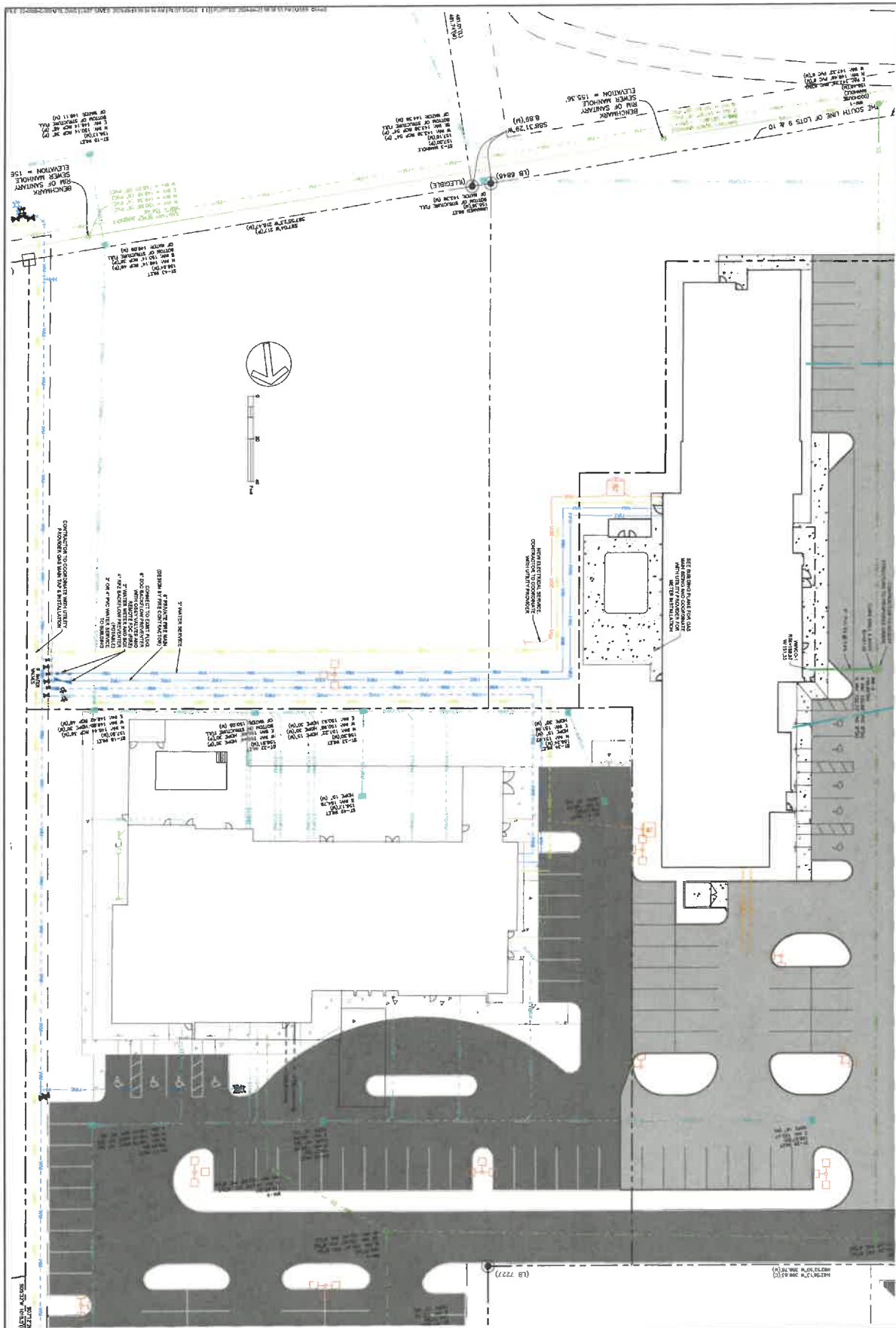


TYPICAL SILT FENCE DETAIL
NOT TO SCALE



LARGE ANCHOR DETAIL
NOT TO SCALE

<p>CLIENT: ERA INVESTMENTS LLC</p> <p>DESIGN: C.A. OLMIER, PE</p> <p>QUALITY CONTROL: C.A. OLMIER, PE</p> <p>SITE PLAN APP # 23A006</p> <p>PROJ # 23A006</p> <p>DATE: 08/23/2023</p>	<p>FL CA # 31593 gmuereinc.com (352) 281-6426</p> <p>2800 NW 136 ST, Ste 104 Ocala, FL 32068</p>	<p>PERMITTING / DESIGN REVISIONS</p> <p>2023-11-29 INITIAL CONCEPT BASE DRAWING</p> <p>2023-12-01 90% SUBMITTAL</p> <p>2023-12-01 90% PLANS FOR CLIENT REVIEW</p> <p>2023-12-01 90% PLANS FOR CLIENT REVIEW</p> <p>2023-12-01 90% PLANS FOR CLIENT REVIEW</p> <p>2024-08-29 INITIAL SUBMITTAL TO LAKE CITY & BRWAD</p>	<p>PRELIMINARY</p> <p>BUDGETING</p>
			<p>GRADING & DRAINAGE PLAN</p> <p>C-201</p>



C-300

UTILITY PLAN

LAKE CITY HOTELS PHASE 2

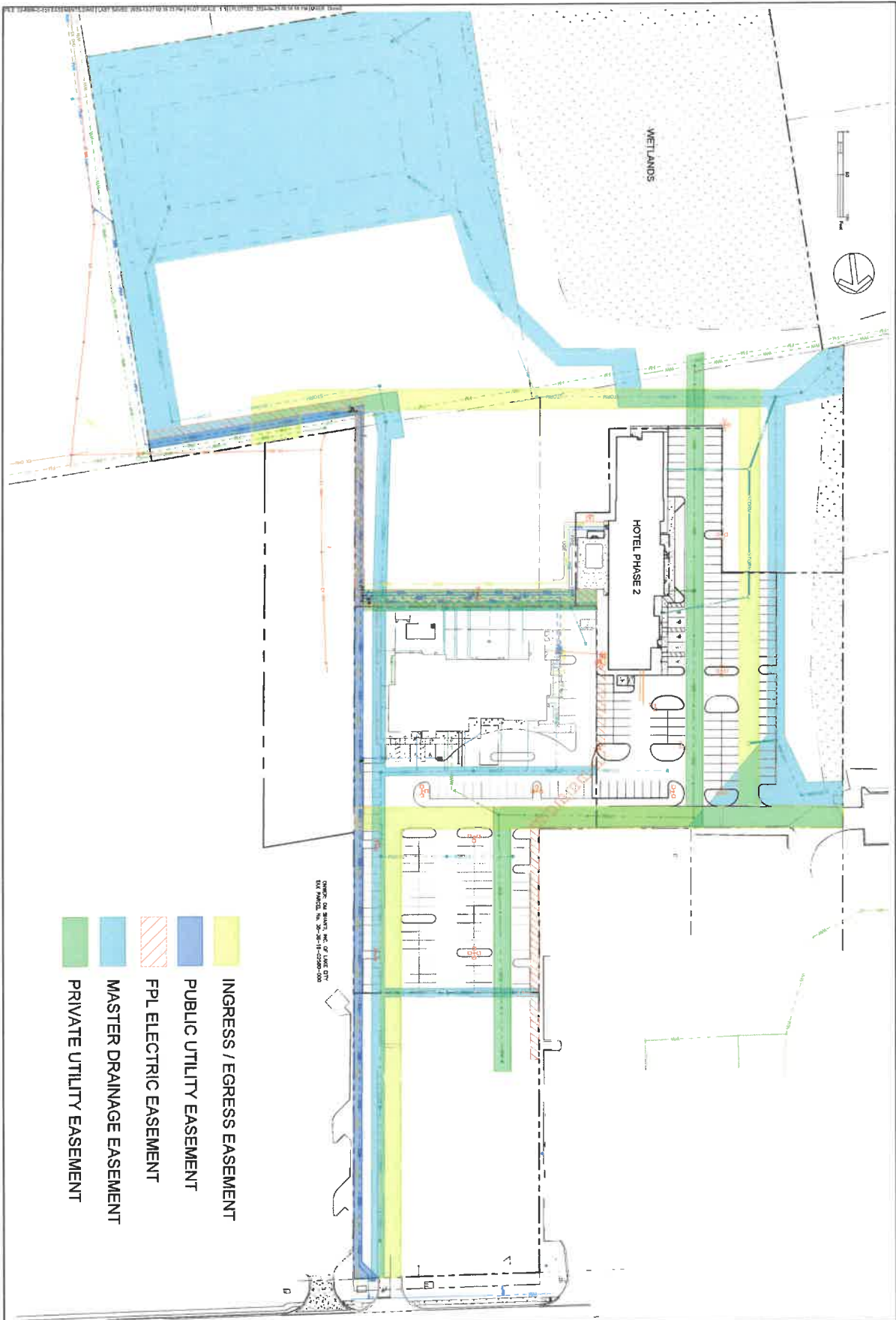
CLIENT: ERA INVESTMENTS LLC
 DESIGN: C.A. GIMPER, PE
 QUALITY CONTROL: C.A. GIMPER, PE
 SITE PLAN APP # TSD
 VWS APP # TSD
 DRWG PROJECT # 22-006



FL CA # 31533 | 3100 W. 13th St., Box 314 | Oklawaha, FL 32969
 (407) 281-4928

PERMITTED / DESIGN & CONSTRUCTION
 2023-11-28 INITIAL CONCEPT BASE DRAWING
 2023-03-27 30% SUBMITTAL
 2023-08-18 60% PLANS FOR CLIENT REVIEW
 2024-02-26 90% PLANS FOR CLIENT REVIEW
 2024-03-07 INITIAL SUBMITTAL TO LAKE CITY & SRWMD

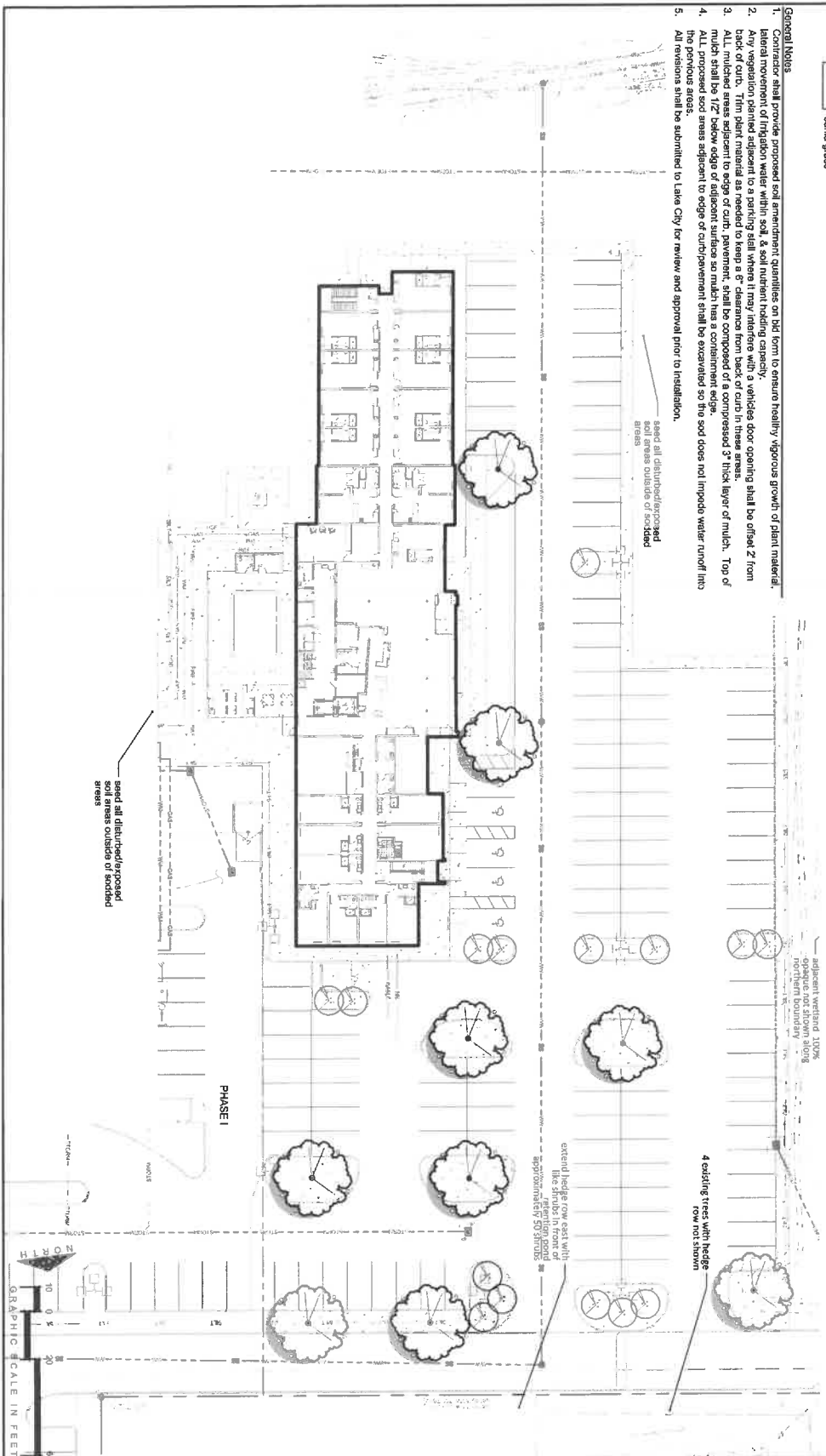
PHASE	DESCRIPTION
PRELIMINARY	BUDGETING
CONSTRUCTION	



C-310 EASEMENTS	CLIENT: EFA INVESTMENTS LLC DESIGN: C.A. OMAKER, PE QUALITY CONTROL: C.A. OMAKER, PE SITE PLAN APP #: REG. APP #: O&G PROJECT #	<p>FL CA# 31523 gmuer.com (813) 261-6828 2902 HWY 19th ST., Suite 314 Odessa, FL 33559</p>		PERMITTING / DESIGN REVISIONS 2023-11-29 INITIAL CONCEPT BASE DRAWING 2023-05-01 20% SUBMITTAL 2023-04-18 80% PLANS FOR CLIENT REVIEW 2024-02-28 90% PLANS FOR CLIENT REVIEW PROPOSED INITIAL SUBMITTAL TO LAKE CITY & SARASOTA	PRELIMINARY BUDGETING
	LAKE CITY HOTELS PHASE 2	PRICING CONSTRUCTION			

Quantity	Abbr.	Botanical Name /	Size / Caliper	Spacing	Comments
9		<i>Quercus virginiana</i> live oak	12"HT, 3" CAL	per plan	
15		<i>Lagerstromia indica</i> 'Natchez' crape myrtle	15"HT, 4" CAL	per plan	
Shrubs					
50		Match existing at Pond	18"HT X 18"SPR	per existing	
Groundcovers					
3234SF		Pine Bark Mulch			
X 3" thick					
15,265SF		<i>Paspalum notatum</i> 'Argentina' satin grass			

- General Notes**
- Contractor shall provide proposed soil amendment quantities on bid form to ensure healthy vigorous growth of plant material. Lateral movement of irrigation water within soil & soil nutrient holding capacity.
 - Any vegetation planted adjacent to a parking stall where it may interfere with a vehicles door opening shall be offset 2' from back of curb. Thin plant material as needed to keep a 6" clearance from back of curb in these areas.
 - ALL mulched areas adjacent to edge of curb, pavement, shall be composed of a compressed 3" thick layer of mulch. Top of mulch shall be 1/2" below edge of adjacent surface so much has a containment edge.
 - ALL proposed sod areas adjacent to edge of curb/pavement shall be excavated so the sod does not impede water runoff into the previous areas.
 - All revisions shall be submitted to Lake City for review and approval prior to installation.



LS-01	PLANS PREPARED BY		LAKE CITY HOTEL Phase 2 Lake City, FL	LANDSCAPE PLAN	Seaton Design Inc. 1000 Lake City Road, Suite 100 Lake City, FL 33701 Phone: 813.426.1234 Fax: 813.426.1235 www.seatondesign.com
	DESIGNED BY: 808	DATE: 9/20/2023			
DRAWN BY: 808		BOI NO. 232119			
CHECKED BY: 808		REVISIONS			
SIGNAL DAVID BORTON FL NO. LA0007028					

Legend

- sleeve - Unless specified on plans all sleeves shall be installed on plans all lateral in pipe, install pipe in sleeve and cap both ends 12" beyond end of sleeve.
- blank poly tubing
- controller
- rain sensor
- control valves
- 1/2" drip shut-off valve
- zone # and flow rate in gallons per minute

Number of emitters per tree/shrub	Emitter	Quantity	Description
0	Rainbird DS2-82X Sensor	1	Rainbird DS2-82X Sensor
1	Rainbird DS2-DV	1	Rainbird DS2-DV
1	Rainbird FSI-M50X-100	1	Rainbird FSI-M50X-100
0	Rainbird GIKCHK-100 drip filter	0	Rainbird GIKCHK-100 drip filter
0	Rainbird XE-05PC drip emitter	0	Rainbird XE-05PC drip emitter
0	Rainbird XE-10PC drip emitter	0	Rainbird XE-10PC drip emitter
0	Rainbird XE-20PC drip emitter	0	Rainbird XE-20PC drip emitter
TBD	Rainbird BVAL50-415139 drip valve	TBD	Rainbird BVAL50-415139 drip valve
TBD	127' Pemaloc EndCap w/ Flush Valve	TBD	127' Pemaloc EndCap w/ Flush Valve
TBD	Rain Bird PVEBRND 6 in. round valve box	TBD	6" 9-gauge galvanized ground staples
TBD			

Installation Notes

- Drip line shall be installed on top of soil and covered with mulch.
- Control valve shall be installed on 1/2" poly pipe, 15' from proposed flow.
- Proposed 1/2" poly pipe shall be installed in a 1.5" PVC pipe with a minimum 200 PCV.
- Installation materials not identified on irrigation schedule or in specifications are to be brand and model # shall be either Rainbird, Hunter, or Hunter and sized appropriately by contractor to meet requirements by the manufacturer. Contractor shall include all materials including quantity, model, size, and installed price for each item on bid form.
- All irrigation revisions shall be submitted to Lake City for review and approval prior to installation.
- No irrigation to be provided at sod. Contractor shall engage with a water truck as needed for the first two weeks.
- Pipe shall not be installed within 50% of any existing tree drip line UNLESS piping is installed via a trenchless installation method.

Watering Schedule for Zone 1 & 2

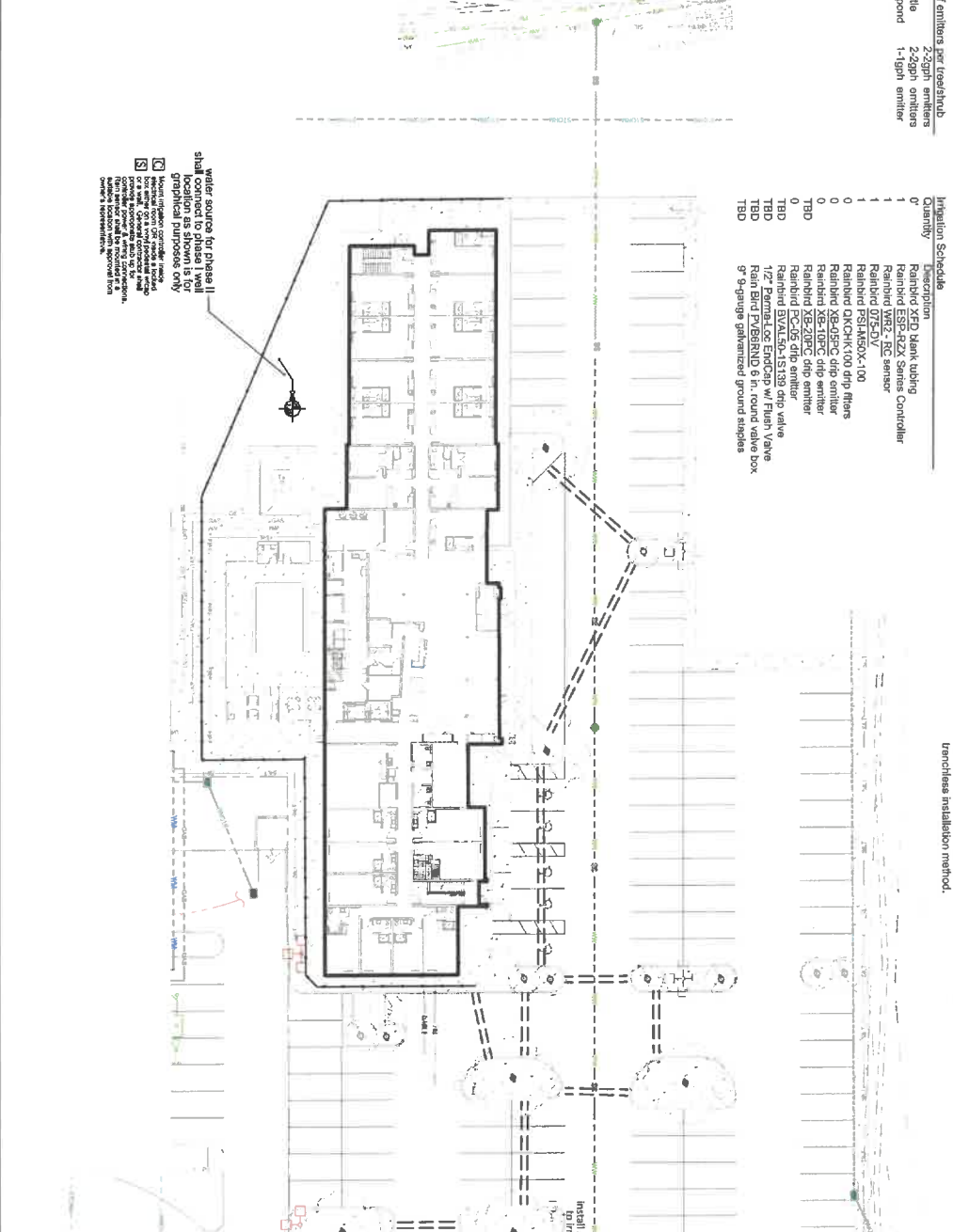
Water of plants shall be applied during the first (90) thirty days and every other day for the next (90) thirty days thereafter. Follow watering restrictions per jurisdiction until established. Shrub drip valves may be shut-off after (3) three months. After (1) one year trees should be sufficiently rooted into existing soil for shutdown; however, it is recommended that a review be performed by a certified arborist before shutting off the drip valves on trees. If a drought occurs, falling grass shall be temporarily watered via hand moved sprinklers for two weeks if rainfall is not occurring as needed.

IRRIGATION PLAN

LAKE CITY HOTEL Phase 2 Lake City, FL

Borgoni Precision Inc
 14210 E. 15th Ave, Suite 100
 Denver, CO 80232
 Tel: (303) 733-8800
 Fax: (303) 733-8801
 www.borgoniprecision.com

water source for phase II shall connect to phase I well location as shown is for graphical purposes only



PLANS PREPARED BY
 BRIAN DAVID BORTON P.L.
 NO. LA0551028

BOI NO. 23219 REVISIONS
 DRAWN BY: BOB
 DESIGNED BY: BOB
 CHECKED BY: BOB
 DATE: 9/26/2023

LS-02

GRAPHIC SCALE IN FEET

0 10 20

AS-BUILT SURVEY

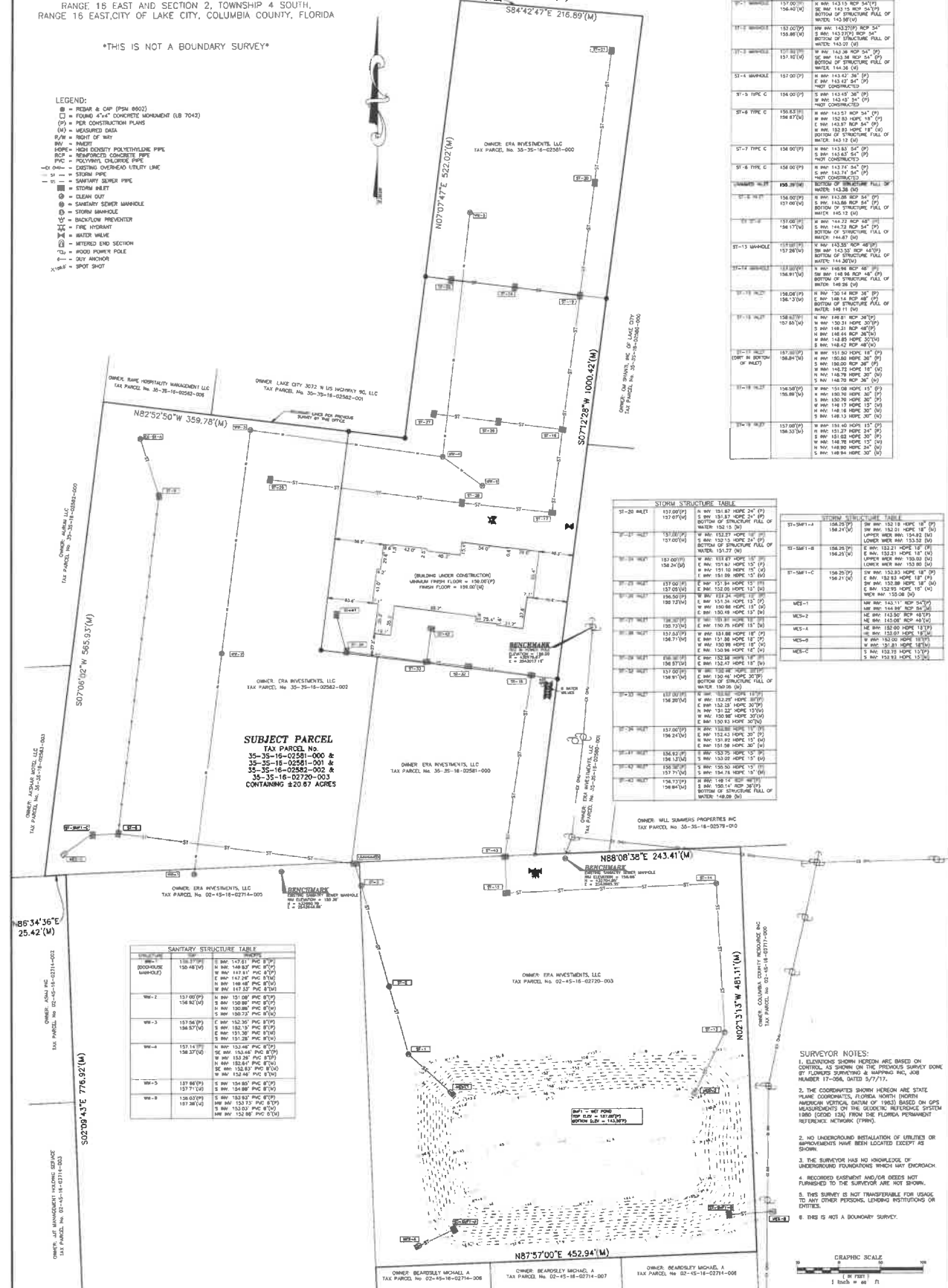
LYING IN SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 16 EAST AND SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

LEGEND:

- = REBAR & CUP (FSH 8502)
- = FORMED 4" x 4" CONCRETE ANCHORAGE (LB 7043)
- (S) = PER CONSTRUCTION PLANS
- (M) = WEIGHTED DATA
- P/W = RIGHT OF WAY
- BN = MANHOLE
- HCN = HIGH DENSITY POLYETHYLENE PIPE
- RCN = REINFORCED CONCRETE PIPE
- PCN = POLYVINYL CHLORIDE PIPE
- OCN = DRAIN OVERHEAD UTILITY LINE
- SN = STORM PIPE
- SN1 = SANITARY SEWER PIPE
- SN2 = STORM INLET
- = CLEAN OUT
- = SANITARY SEWER MANHOLE
- = STORM MANHOLE
- = BACKFLOW PREVENTER
- = FIRE HYDRANT
- = WATER WELLS
- = INTERED END SECTION
- = WOOD POWER POLE
- = DIRT MOUND
- = SPOT SHOT

U.S. HIGHWAY No. 80
(104 R/W)



STRUCTURE	TYPE	DESCRIPTION
ST-1	MANHOLE	N 143.13 RCP 24\"/>
ST-2	MANHOLE	N 143.13 RCP 24\"/>
ST-3	MANHOLE	N 143.13 RCP 24\"/>
ST-4	MANHOLE	N 143.13 RCP 24\"/>
ST-5	TYPE C	N 143.13 RCP 24\"/>
ST-6	TYPE C	N 143.13 RCP 24\"/>
ST-7	TYPE C	N 143.13 RCP 24\"/>
ST-8	TYPE C	N 143.13 RCP 24\"/>
ST-9	TYPE C	N 143.13 RCP 24\"/>
ST-10	TYPE C	N 143.13 RCP 24\"/>
ST-11	TYPE C	N 143.13 RCP 24\"/>
ST-12	TYPE C	N 143.13 RCP 24\"/>
ST-13	MANHOLE	N 143.13 RCP 24\"/>
ST-14	MANHOLE	N 143.13 RCP 24\"/>
ST-15	MANHOLE	N 143.13 RCP 24\"/>
ST-16	MANHOLE	N 143.13 RCP 24\"/>
ST-17	MANHOLE	N 143.13 RCP 24\"/>
ST-18	MANHOLE	N 143.13 RCP 24\"/>
ST-19	MANHOLE	N 143.13 RCP 24\"/>
ST-20	MANHOLE	N 143.13 RCP 24\"/>
ST-21	MANHOLE	N 143.13 RCP 24\"/>
ST-22	MANHOLE	N 143.13 RCP 24\"/>
ST-23	MANHOLE	N 143.13 RCP 24\"/>
ST-24	MANHOLE	N 143.13 RCP 24\"/>
ST-25	MANHOLE	N 143.13 RCP 24\"/>
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ST-30	MANHOLE	N 143.13 RCP 24\"/>
ST-31	MANHOLE	N 143.13 RCP 24\"/>
ST-32	MANHOLE	N 143.13 RCP 24\"/>
ST-33	MANHOLE	N 143.13 RCP 24\"/>
ST-34	MANHOLE	N 143.13 RCP 24\"/>
ST-35	MANHOLE	N 143.13 RCP 24\"/>
ST-36	MANHOLE	N 143.13 RCP 24\"/>
ST-37	MANHOLE	N 143.13 RCP 24\"/>
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ST-39	MANHOLE	N 143.13 RCP 24\"/>
ST-40	MANHOLE	N 143.13 RCP 24\"/>
ST-41	MANHOLE	N 143.13 RCP 24\"/>
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ST-44	MANHOLE	N 143.13 RCP 24\"/>
ST-45	MANHOLE	N 143.13 RCP 24\"/>
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ST-47	MANHOLE	N 143.13 RCP 24\"/>
ST-48	MANHOLE	N 143.13 RCP 24\"/>
ST-49	MANHOLE	N 143.13 RCP 24\"/>
ST-50	MANHOLE	N 143.13 RCP 24\"/>

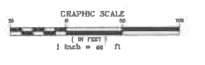
STRUCTURE	TYPE	DESCRIPTION
ST-51	MANHOLE	N 143.13 RCP 24\"/>
ST-52	MANHOLE	N 143.13 RCP 24\"/>
ST-53	MANHOLE	N 143.13 RCP 24\"/>
ST-54	MANHOLE	N 143.13 RCP 24\"/>
ST-55	MANHOLE	N 143.13 RCP 24\"/>
ST-56	MANHOLE	N 143.13 RCP 24\"/>
ST-57	MANHOLE	N 143.13 RCP 24\"/>
ST-58	MANHOLE	N 143.13 RCP 24\"/>
ST-59	MANHOLE	N 143.13 RCP 24\"/>
ST-60	MANHOLE	N 143.13 RCP 24\"/>
ST-61	MANHOLE	N 143.13 RCP 24\"/>
ST-62	MANHOLE	N 143.13 RCP 24\"/>
ST-63	MANHOLE	N 143.13 RCP 24\"/>
ST-64	MANHOLE	N 143.13 RCP 24\"/>
ST-65	MANHOLE	N 143.13 RCP 24\"/>
ST-66	MANHOLE	N 143.13 RCP 24\"/>
ST-67	MANHOLE	N 143.13 RCP 24\"/>
ST-68	MANHOLE	N 143.13 RCP 24\"/>
ST-69	MANHOLE	N 143.13 RCP 24\"/>
ST-70	MANHOLE	N 143.13 RCP 24\"/>
ST-71	MANHOLE	N 143.13 RCP 24\"/>
ST-72	MANHOLE	N 143.13 RCP 24\"/>
ST-73	MANHOLE	N 143.13 RCP 24\"/>
ST-74	MANHOLE	N 143.13 RCP 24\"/>
ST-75	MANHOLE	N 143.13 RCP 24\"/>
ST-76	MANHOLE	N 143.13 RCP 24\"/>
ST-77	MANHOLE	N 143.13 RCP 24\"/>
ST-78	MANHOLE	N 143.13 RCP 24\"/>
ST-79	MANHOLE	N 143.13 RCP 24\"/>
ST-80	MANHOLE	N 143.13 RCP 24\"/>

STRUCTURE	TYPE	DESCRIPTION
ST-81	MANHOLE	N 143.13 RCP 24\"/>
ST-82	MANHOLE	N 143.13 RCP 24\"/>
ST-83	MANHOLE	N 143.13 RCP 24\"/>
ST-84	MANHOLE	N 143.13 RCP 24\"/>
ST-85	MANHOLE	N 143.13 RCP 24\"/>
ST-86	MANHOLE	N 143.13 RCP 24\"/>
ST-87	MANHOLE	N 143.13 RCP 24\"/>
ST-88	MANHOLE	N 143.13 RCP 24\"/>
ST-89	MANHOLE	N 143.13 RCP 24\"/>
ST-90	MANHOLE	N 143.13 RCP 24\"/>
ST-91	MANHOLE	N 143.13 RCP 24\"/>
ST-92	MANHOLE	N 143.13 RCP 24\"/>
ST-93	MANHOLE	N 143.13 RCP 24\"/>
ST-94	MANHOLE	N 143.13 RCP 24\"/>
ST-95	MANHOLE	N 143.13 RCP 24\"/>
ST-96	MANHOLE	N 143.13 RCP 24\"/>
ST-97	MANHOLE	N 143.13 RCP 24\"/>
ST-98	MANHOLE	N 143.13 RCP 24\"/>
ST-99	MANHOLE	N 143.13 RCP 24\"/>
ST-100	MANHOLE	N 143.13 RCP 24\"/>

STRUCTURE	TYPE	DESCRIPTION
ST-101	MANHOLE	N 143.13 RCP 24\"/>
ST-102	MANHOLE	N 143.13 RCP 24\"/>
ST-103	MANHOLE	N 143.13 RCP 24\"/>
ST-104	MANHOLE	N 143.13 RCP 24\"/>
ST-105	MANHOLE	N 143.13 RCP 24\"/>
ST-106	MANHOLE	N 143.13 RCP 24\"/>
ST-107	MANHOLE	N 143.13 RCP 24\"/>
ST-108	MANHOLE	N 143.13 RCP 24\"/>
ST-109	MANHOLE	N 143.13 RCP 24\"/>
ST-110	MANHOLE	N 143.13 RCP 24\"/>
ST-111	MANHOLE	N 143.13 RCP 24\"/>
ST-112	MANHOLE	N 143.13 RCP 24\"/>
ST-113	MANHOLE	N 143.13 RCP 24\"/>
ST-114	MANHOLE	N 143.13 RCP 24\"/>
ST-115	MANHOLE	N 143.13 RCP 24\"/>
ST-116	MANHOLE	N 143.13 RCP 24\"/>
ST-117	MANHOLE	N 143.13 RCP 24\"/>
ST-118	MANHOLE	N 143.13 RCP 24\"/>
ST-119	MANHOLE	N 143.13 RCP 24\"/>
ST-120	MANHOLE	N 143.13 RCP 24\"/>

SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON CONTROL AS SHOWN ON THE PREVIOUS SURVEY DONE BY FLOWERS SURVEYING & MAPPING INC., JOB NUMBER 17-000, DATED 07/17/17.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN HORIZONTAL DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GCRS 1980) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FRAN).
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- A RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
- THIS SURVEY IS NOT TRANSFERABLE FOR USAGE TO ANY OTHER PERSONS, LEGAL INSTITUTIONS OR ENTITIES.
- THIS IS NOT A BOUNDARY SURVEY.



BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 16 EAST & SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION:
PARCEL No. 1 (PER O.R. 1048, PAGE 2676)
 LOT 8 OF BLOCK 8, LAKE HAVENS FARMS SUBDIVISION, UNIT "A", ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, EXCEPT THAT PORTION DECEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSES BY COMPENSATION RECORDED IN DEED BOOK 76, PAGE 275, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID LOTS BEING SEPARATE 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 (PER O.R. 1048, PAGE 2676)
 DECEDED AT THE NORTHWEST CORNER OF THE SW 1/4 OF NE 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND THEN S 87°54'40"W ALONG THE NORTH LINE OF SAID SECTION 2, 452.80 FEET TO THE EAST LINE OF SAID SW 1/4 OF NE 1/4, THENCE N 02°27'00"W ALONG SAID EAST LINE, 481.01 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.
PARCEL No. 3 (PER O.R. 1242, PAGE 609)
 TOWNSHIP 3 SOUTH - 1/4 SECTION 35 EAST THEREOF RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING 87°00'17" E 886.20 FEET FROM THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, THENCE N 73°07'47" E ALONG THE EAST BOUNDARY OF SAID LOT 8, 118.40 FEET, THENCE IN BEARING & DISTANCE AS SHOWN THEREON PARALLEL TO THE EAST BOUNDARY OF SAID LOT 8, 786.20 FEET TO THE SOUTH BOUNDARY OF LOT 10 OF SAID "LAKE HAVENS FARMS", THENCE N 87°54'40" E ALONG THE SOUTH BOUNDARY OF LOTS 10 AND 9 OF SAID "LAKE HAVENS FARMS", 364.48 FEET TO THE POINT OF BEGINNING - COLUMBIA COUNTY, FLORIDA.
LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1242, PAGE 648 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
PARCEL No. 4 (PER O.R. 1084, PAGE 1700)
 LOT 4, INTERSECTION CORNER CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 37 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

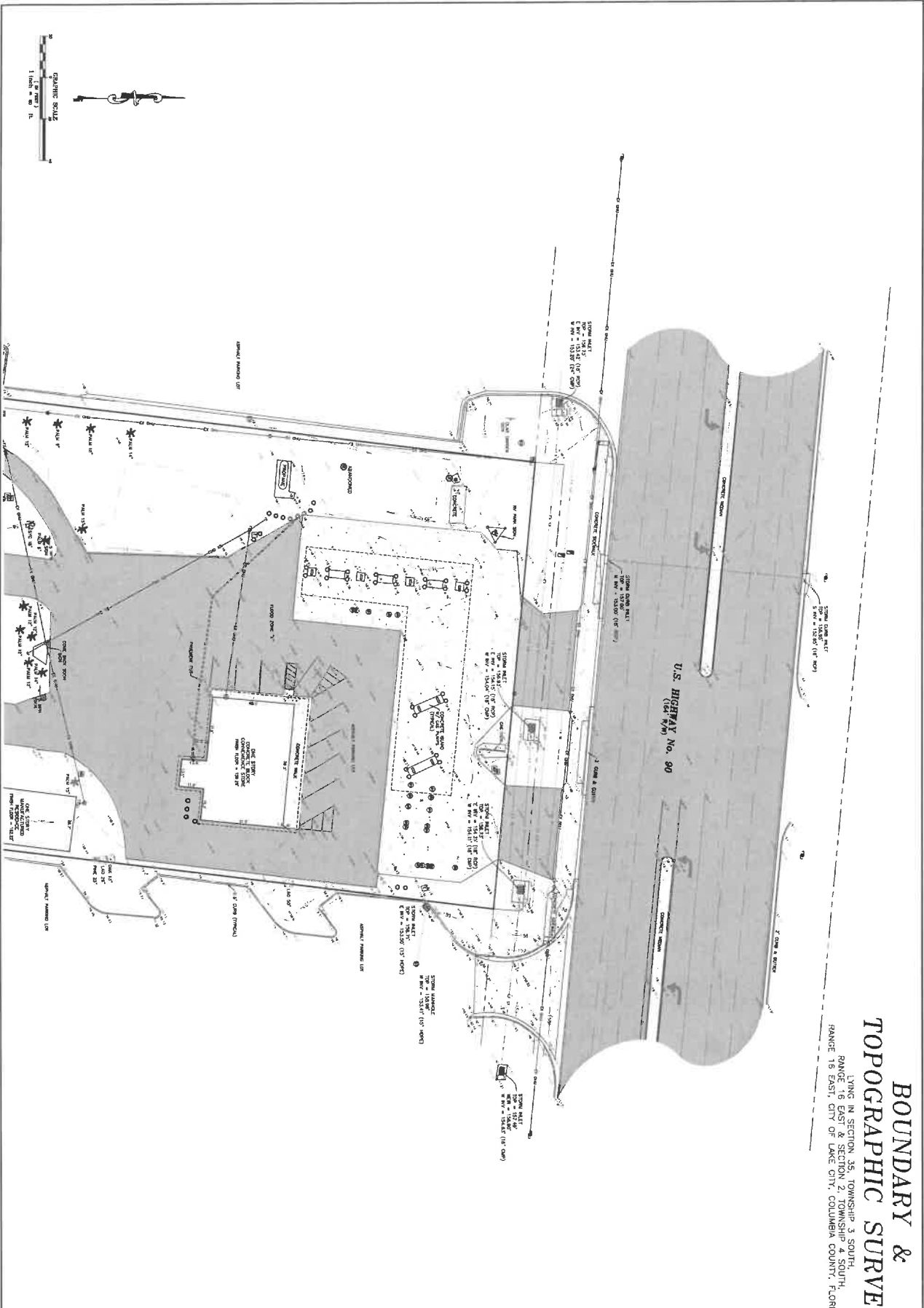
- LEGEND:**
- FOUND NAIL & DEEP
 - FOUND 1/2" REBAR & CAP
 - FOUND 4" x 4" CONCRETE MONUMENT
 - CALCULATED
 - PER LEGAL DESCRIPTION OF RECORD
 - MEASURED
 - PER PLAT
 - OFFICIAL RECORD BOOK
 - BEAR OF NEW
 - SWIFT
 - CONCRETE WITH PIPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - POLYMER CHAINPIPE
 - REINFORCED CONCRETE PIPE
 - CONCRETE LIGHT POLE
 - WOOD LIGHT POLE
 - WOOD POLE
 - ELECTRIC HAWK POLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - TELEPHONE POST/BOX
 - FIBRE TELEVISION RISER
 - COMMUNICATIONS BOX
 - CAMPER HOOD-UP (ELECTRIC & WATER)
 - PREPARE TANK
 - SIGN
 - STORM MANHOLE
 - UNDERGROUND USE TANK MANHOLE
 - EXHAUST REFRIG. MANHOLE
 - METEOROLOGICAL WELL
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - METEOROLOGICAL WELL
 - WATER SPOUT
 - WATER METER
 - WATER VALVE
 - WELL
 - MAIL BOX
 - SEWER OUTF
 - TREE TYPE & DIAMETER
 - LABEL OAK
 - SIGNATURE
 - METEOR. OAK
 - SPOT ELEVATION
 - ASPHALT PAVEMENT
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - PLASTIC DETECTABLE SURFACE
 - SANITARY SEWER PIPE
 - STORM SEWER PIPE
 - ELECT. BUNK (PER PAINTED MARKINGS)
 - BURIED GAS LINE (PER PAINTED MARKINGS)
 - BURIED WATER LINE (PER PAINTED MARKINGS)
 - FENCE LINE
 - EXISTING OVERGROUND UTILITY LINE
 - CONTOUR LINE
 - WETLAND FLAG LOCATION & NUMBER

WETLAND LINE DATA

LINE	TYPE	DESCRIPTION	AREA
1	W1	WETLAND	1.23
2	W1	WETLAND	1.23
3	W1	WETLAND	1.23
4	W1	WETLAND	1.23
5	W1	WETLAND	1.23
6	W1	WETLAND	1.23
7	W1	WETLAND	1.23
8	W1	WETLAND	1.23
9	W1	WETLAND	1.23
10	W1	WETLAND	1.23
11	W1	WETLAND	1.23
12	W1	WETLAND	1.23
13	W1	WETLAND	1.23
14	W1	WETLAND	1.23
15	W1	WETLAND	1.23
16	W1	WETLAND	1.23
17	W1	WETLAND	1.23
18	W1	WETLAND	1.23
19	W1	WETLAND	1.23
20	W1	WETLAND	1.23
21	W1	WETLAND	1.23
22	W1	WETLAND	1.23
23	W1	WETLAND	1.23
24	W1	WETLAND	1.23
25	W1	WETLAND	1.23
26	W1	WETLAND	1.23
27	W1	WETLAND	1.23
28	W1	WETLAND	1.23
29	W1	WETLAND	1.23
30	W1	WETLAND	1.23
31	W1	WETLAND	1.23
32	W1	WETLAND	1.23
33	W1	WETLAND	1.23
34	W1	WETLAND	1.23
35	W1	WETLAND	1.23
36	W1	WETLAND	1.23
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42	W1	WETLAND	1.23
43	W1	WETLAND	1.23
44	W1	WETLAND	1.23
45	W1	WETLAND	1.23
46	W1	WETLAND	1.23
47	W1	WETLAND	1.23
48	W1	WETLAND	1.23
49	W1	WETLAND	1.23
50	W1	WETLAND	1.23

FLOOD NOTE:
 THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD FLOODING) AND IS SUBJECT TO FLOODING. FLOOD HAZARD AREAS SUBJECT TO FLOODING WITHIN THE SUBJECT PROPERTY ARE SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 2202002010 FOR COLUMBIA COUNTY, FLORIDA AND INCORPORATED AREAS. EFFECTIVE DATE FEBRUARY 4, 2008. FOR CITY OF LAKE CITY, COLUMBIA COUNTY NUMBER (CONTRACT NUMBER) SUFFIX C.

SURVEYOR NOTES:
 1. BOUNDARY SHOWN HEREON ARE BEST PLANE BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 125A) FLORIDA NORTH FROM THE FLORIDA STATEMENT REFERENCE NETWORK (FSRN). ALL ELEVATIONS SHOWN HEREON ARE BASED ON A POLAROID AUTO CONCRETE MONUMENT WITH DSK (200210) BENT AT THE SOUTHWEST CORNER OF WILLIAMS ROAD AT THE INTERSECTION OF S.W. REAL TERANCE & U.S. HIGHWAY NO. 90. ALL ELEVATIONS SHOWN HEREON SHOULD BE CHECKED AND NOTED BEFORE USE.
 2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY INTERFERE.
 4. RECEIVED ELEVATION AND/OR DEPTH NOTED TO THE SURVEYOR WAS NOT SHOWN.
 5. TREES 10" INCHES IN DIAMETER AND LARGER FOR HARD WOODS AND 12" IN DIAMETER AND LARGER FOR PINES ON THE SUBJECT PARCEL ARE SHOWN HEREON (PLANTED AND/OR ORNAMENTAL TREES HAVE NOT BEEN LOCATED, MEASUREMENTS WERE TAKEN AT CHEST HEIGHT).
 6. SOME UTILITIES HAVE NOT BEEN LOCATED DUE TO PHYSICAL OBSTRUCTIONS AT THE TIME OF THIS SURVEY. ALL CASING SHOULD HAVE A BENCH CLEARANCE, WATER HOODUP, AND ELECTRIC BOX.
 7. WETLAND DELINEATION LINES SHOWN HEREON WERE FLAGGED BY DR. ENDEAVOR, SCIENTIST, LLC.



BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 16 EAST & SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 18 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

****SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTIONS, LEGEND, & NOTES****
THIS IS PART OF AN 8 SHEET SURVEY - NOT VALID WITHOUT BOTH SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDRESS OR TELEPHONE TO THIS FIRM BY PHONE COVER THAT THE SURVEYOR IS PROFESSIONAL.

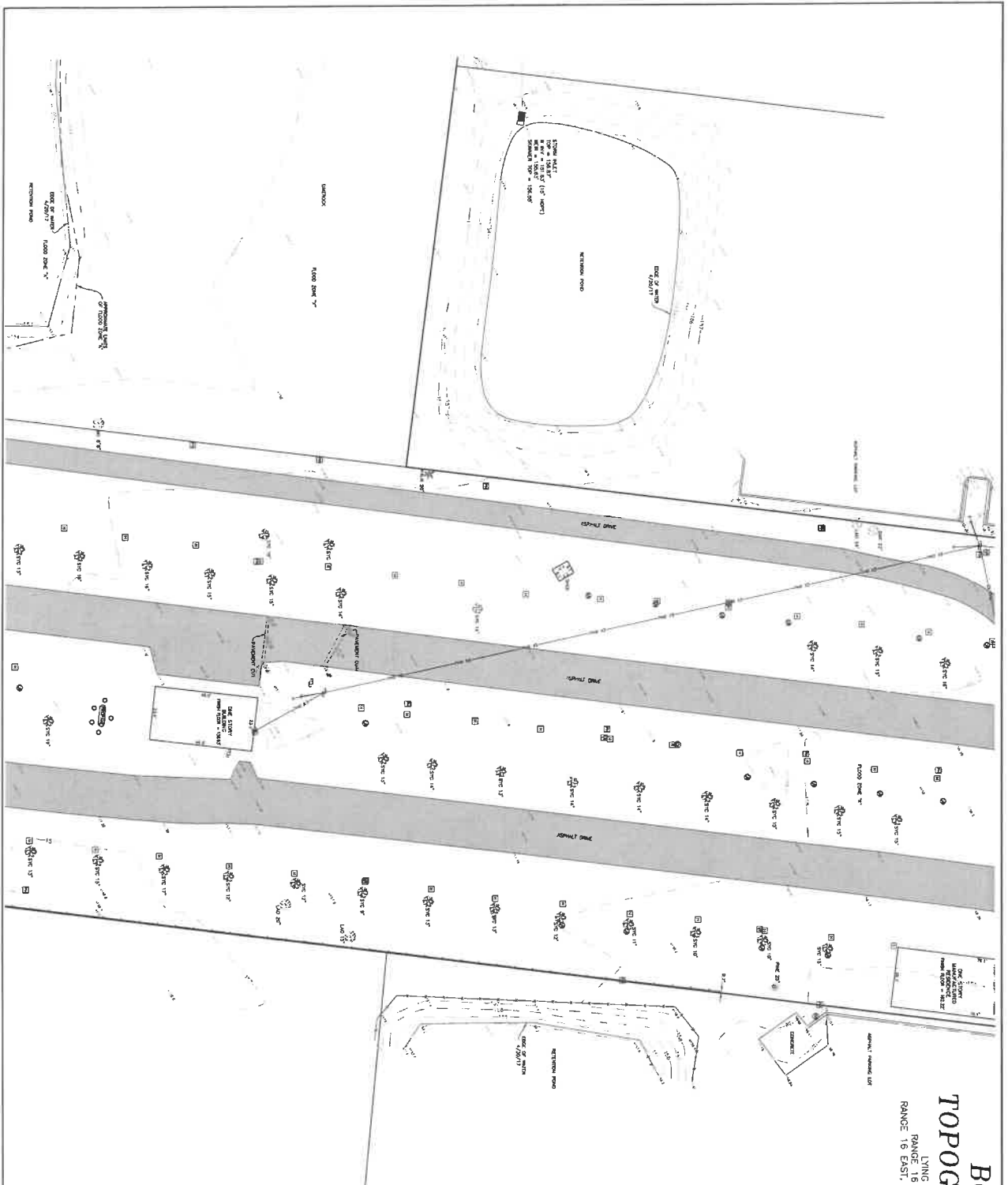
I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A PERSONALY SUPERVISED AND CONTROLLED SURVEY OF A PROPERTY OWNED OR INTERESTED IN BY THE SURVEYOR OR HIS EMPLOYER, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING. PERMISSION TO REPRODUCE EXACTLY FLORIDA STATUTES AND CHAPTER 83-17, FLORIDA ADMINISTRATIVE CODE.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 8902



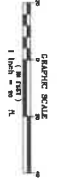
FLOWERS SURVEYING AND MAPPING, INC.
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 454-8147
EMAIL: FLOWERSSURVEYING@GMAIL.COM

CERTIFIED TO:	FIELD BOOK - SET FOLDER	JOB NUMBER 17-066
	DRAFTED LAY	
	CHECKED LAY	SHEET
	SURVEY DATE: 06/07/17	2 OF 8



BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 18 EAST & SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 18 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA



SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTIONS, LEGEND, & NOTES
THIS IS PART OF AN 8 SHEET SURVEY - NOT VALID WITHOUT BOTH SHEETS

NOT VALID WITHOUT THE INSTRUMENT AND THE ORIGINAL UNRECORDED COPY OF A PLAT, LOCATED THEREON AND MARKED ACCORDING TO THE MAP BY WHICH THIS SURVEY IS PROVIDED.
I HEREBY CERTIFY THAT THE SURVEY DATA, BEING HEREBY, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE ABOVE DESCRIBED PROPERTY, AND I ACCEPT THE ADEQUACY THEREOF AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 464.02, FLORIDA STATUTES, AND CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 8932



FLOWERS SURVEYING AND MAPPING INC.
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 454-8147
EMAIL: FLOWERSSURVEYING@GMAIL.COM

CERTIFIED TO: _____

FIELD BOOK - SEE FOLDER
DRAWN LAY
CHECKED LAY
SURVEY DATE: 06/07/17

JOB NUMBER: 17-006
SHEET
3 OF 8



BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 35, TOWNSHIP 3, SOUTH,
RANGE 16 EAST & SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

****SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTIONS, LEGEND, & NOTES****
THIS IS PART OF AN 8 SHEET SURVEY - NOT VALID WITHOUT BOTH SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BOUNDARY SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR IS PROHIBITED.

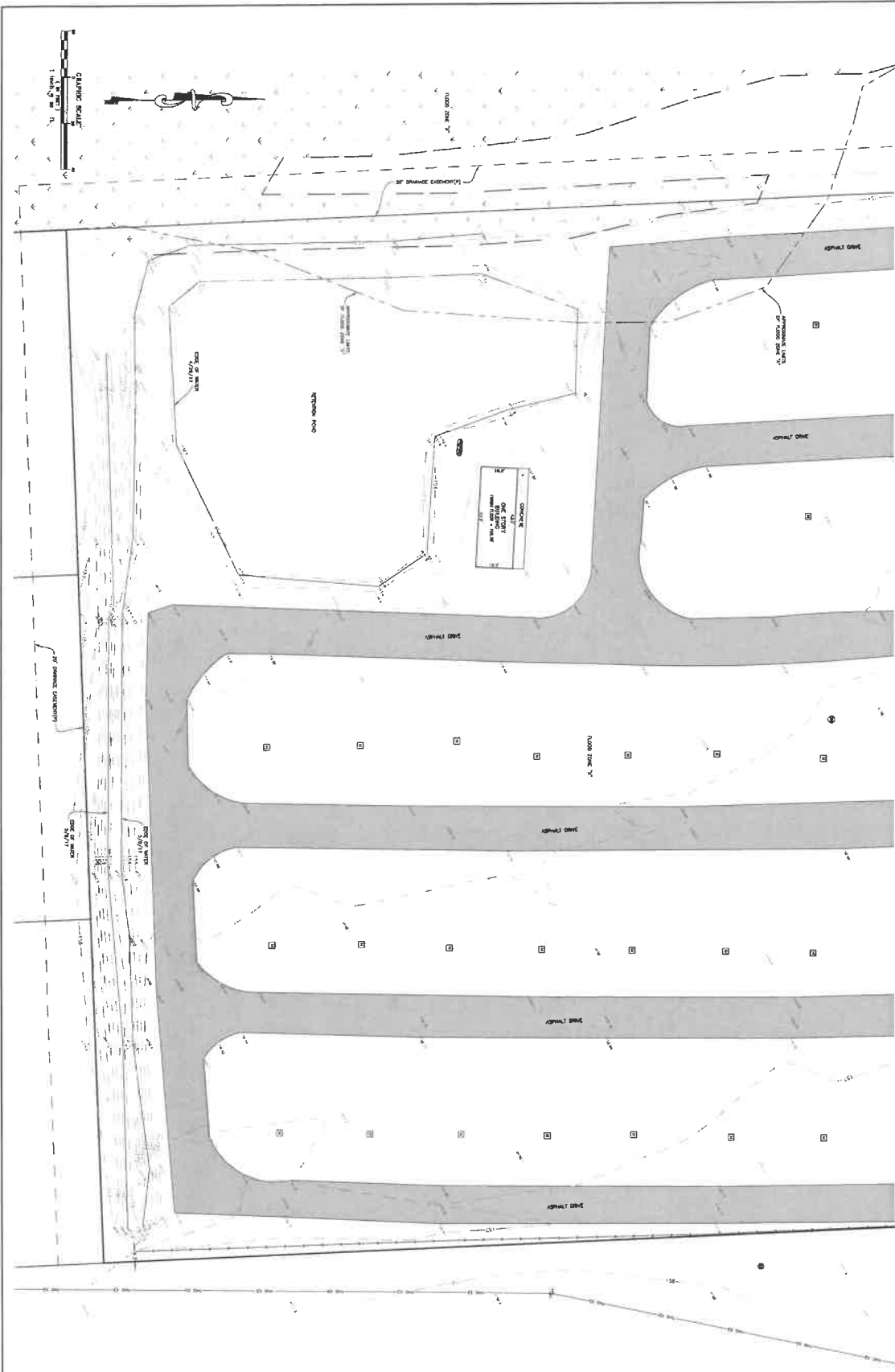
I HEREBY CERTIFY THAT THE SURVEY WAS MADE PERSONALLY OR UNDER MY CLOSEST SUPERVISION AND IS ACCURATE AND CORRECT. I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND MAPPER. I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND MAPPER.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 8002

FLOWERS SURVEYING AND MAPPING, INC.
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 454-8147
EMAIL: FLOWERSSURVEYING@GMAIL.COM

CERTIFIED TO:

FIELD BOOK - SEE FOLDER	JOB NUMBER: 17-068
DRAWN LAF	SHEET 4 OF 8
CHECKED LAF	
SURVEY DATE: 06/07/17	



**BOUNDARY &
TOPOGRAPHIC SURVEY**

LIVING IN SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 16 EAST & SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTIONS, LEGEND, & NOTES
THIS IS PART OF AN 8 SHEET SURVEY - NOT VALID WITHOUT BOTH SHEETS

NOT VALID WITHOUT THE MONUMENT AND THE ORIGINAL SURVEY PLAN OF A FLORIDA LICENSED SURVEYOR AND ALL NECESSARY ACCURATE INFORMATION TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR.

I HEREBY CERTIFY THAT THE SURVEY AND INSTRUMENTS USED AS A UNIT AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY SUPERVISION OF THE SURVEYING PROFESSION, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING, PURSUANT TO CHAPTER 463, FLORIDA STATUTES, AND CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE.

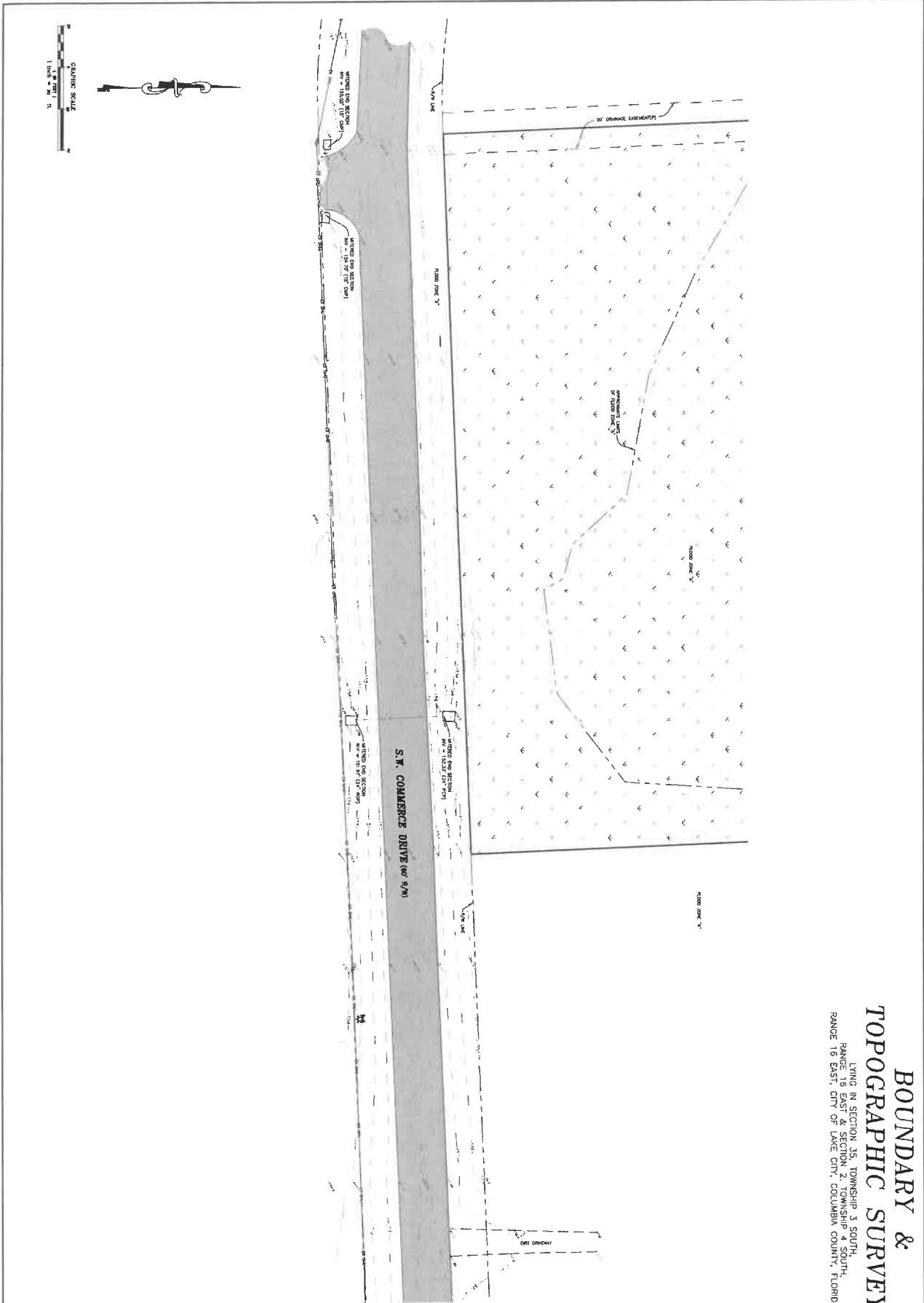
LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 8902



FLOWERS SURVEYING AND MAPPING INC.
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 454-8147
EMAIL: FLOWERSSURVEYING@GMAIL.COM

CERTIFIED TO:	FIELD BOOK - SEE FOLDER
---	DRAFTED LAF
	CHECKED LAF
	SURVEY DATE 06/07/17

JOB NUMBER 17-006
SHEET
5 OF 8



**BOUNDARY &
TOPOGRAPHIC SURVEY**

LIVING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGEL 16 EAST OF SECTION 2, COLUMBIAN COUNTY, FLORIDA
RANGE 16 EAST, CITY OF LANE CITY, COLUMBIAN COUNTY, FLORIDA

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTIONS, LEGEND, & NOTES
THIS IS PART OF AN 8 SHEET SURVEY - NOT VALID WITHOUT BOTH SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER SEAL OF A FLORIDA LICENSED SURVEYOR AND APPROVAL OF SECTION 19 OF THIS MAP BY AVIATION ORDER. THIS SURVEYOR IS PROHIBITED FROM REPRODUCING OR TRANSMITTING THIS SURVEY IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THIS SURVEY IS VALID ONLY AS SHOWN ON THE ORIGINAL PAPER AND THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN ANY REPRODUCTION OF THIS SURVEY. THIS SURVEY IS VALID ONLY AS SHOWN ON THE ORIGINAL PAPER AND THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN ANY REPRODUCTION OF THIS SURVEY.

LEIGH ANN FLOWERS

PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 8882



FLOWERS SURVEYING AND MAPPING INC.
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 454-8147
EMAIL: FLOWERSSURVEYING@GMAIL.COM

CERTIFIED TO:

FIELD BOOK - SEE FOLDER

DRAWN LAF

CHECKED LAF

SURVEY DATE: 06/27/11

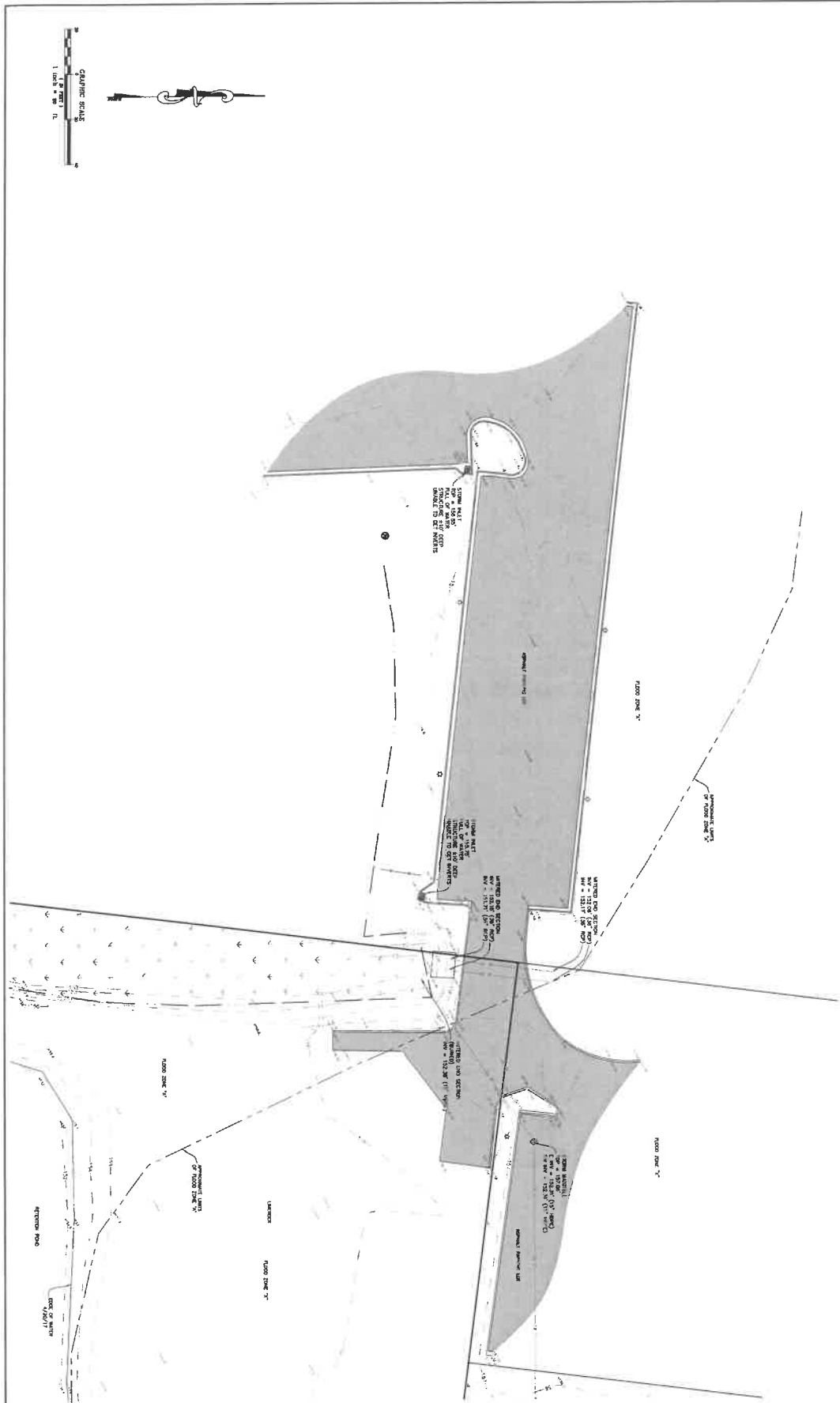
JOB NUMBER: 11-08

SHEET

6 OF 8

BOUNDARY & TOPOGRAPHIC SURVEY

LIVING IN SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 16 EAST & SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA



SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTIONS, LEGEND, & NOTES
THIS IS PART OF AN 8 SHEET SURVEY - NOT VALID WITHOUT BOTH SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF
FLORIDA LICENSED SURVEYOR AND MAPPING PROFESSIONAL OR RELATIVE
TO THIS MAP BY ANYONE OTHER THAN THIS SURVEYOR IS PROHIBITED.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 8992

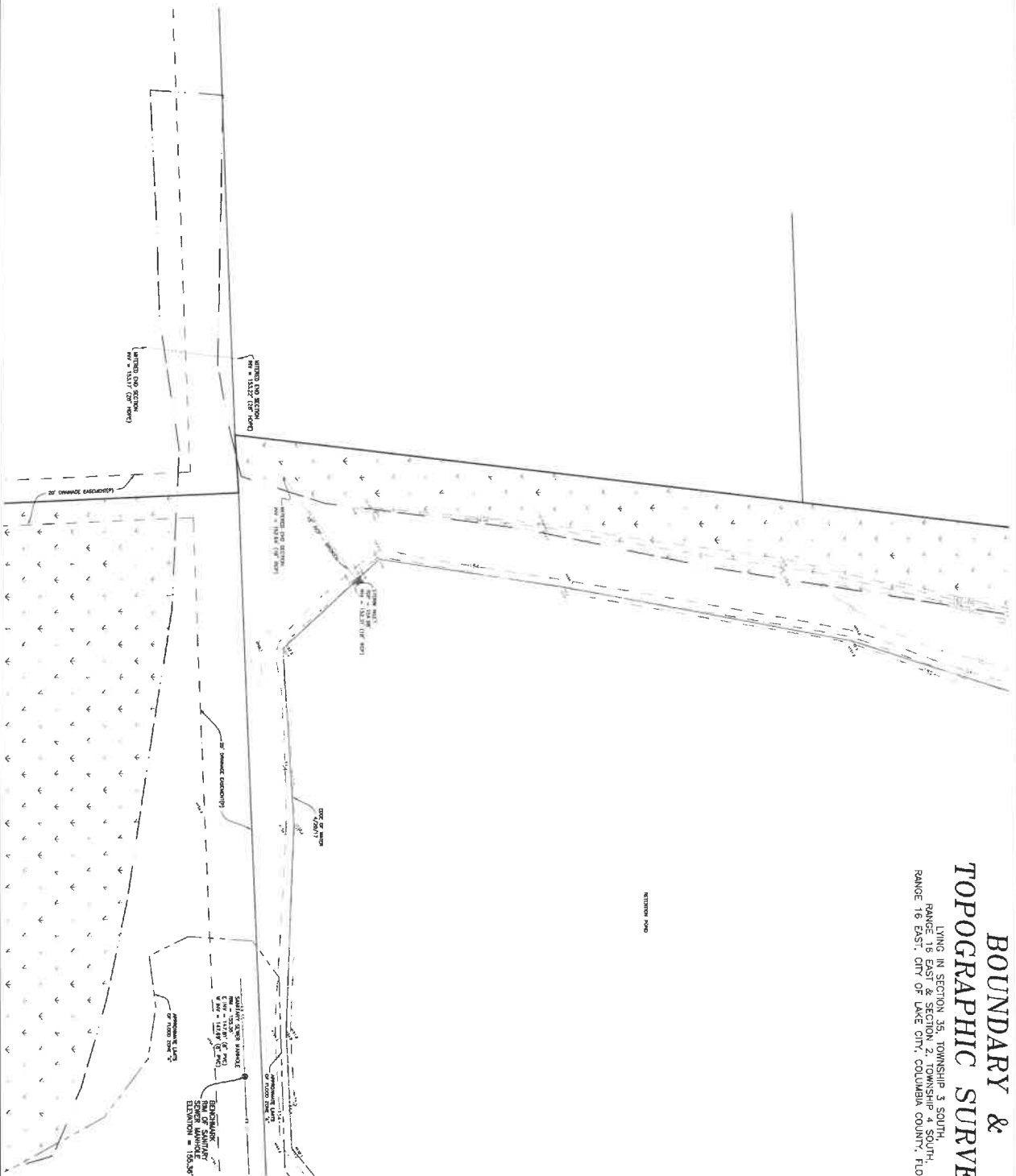


FLOWERS SURVEYING AND MAPPING INC.
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 454-8147
EMAIL: FLOWERSSURVEYING@GMAIL.COM

CERTIFIED BY

FIELD BOOK - SEE FOLDER
DRAWN LAF
CHECKED LAF
ISSUED DATE: 06/07/17

JOB NUMBER 17-066
SHEET
7 OF 8



**BOUNDARY &
TOPOGRAPHIC SURVEY**

LYING IN SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 16 EAST & SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTIONS, LEGEND, & NOTES
THIS IS PART OF AN 8 SHEET SURVEY - NOT VALID WITHOUT BOTH SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BRASS SEAL OF A FLORIDA LICENSED SURVEYOR AND THE MEASURED ACCURACY OF REFERENCE TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR IS PROHIBITED.

I HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 473, F.S., AND THAT THE SURVEY WAS CONDUCTED AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING, PURSUANT TO SECTION 473.06, FLORIDA STATUTES, AND CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 9822

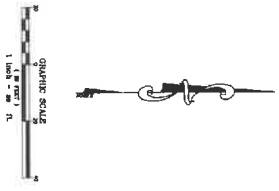
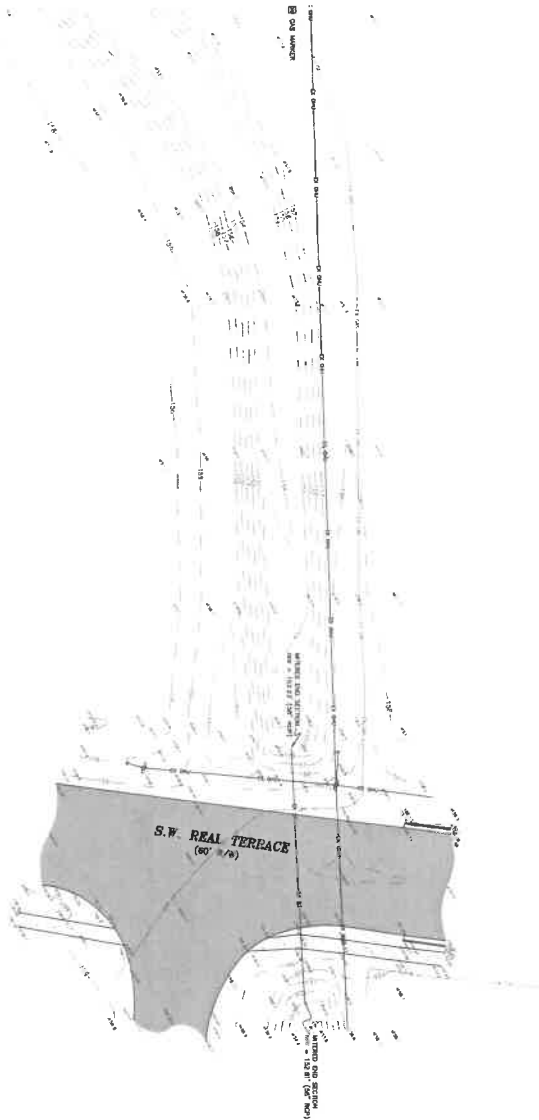


FLOWERS SURVEYING AND MAPPING INC.
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 454-8147
EMAIL: FLOWERSURVEYING@GMAIL.COM

CERTIFIED BY:	
DRAWN BY:	
CHECKED BY:	
SURVEY DATE:	06/29/17

FIELD BOOK - SEE FOLDER	
DRAWN BY:	
CHECKED BY:	
SURVEY DATE:	06/29/17

JOB NUMBER 17-004
SHEET
8 OF 8



**BOUNDARY &
 TOPOGRAPHIC SURVEY**
 LYING IN SECTION 35, TOWNSHIP 3 SOUTH,
 RANGE 18 EAST & SECTION 2, TOWNSHIP 3 SOUTH,
 RANGE 18 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTIONS, LEGEND, & NOTES
 THIS IS PART OF A 9 SHEET SURVEY -- NOT VALID WITHOUT BOTH SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER SEAL OF A FLORIDA LICENSED SURVEYOR AND APPROVAL OF LOCATIONS TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR IS PROHIBITED.
 I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREIN DESCRIBED PROPERTY, AND I METS THE URBAN TECHNIQUE REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING, PUBLISHED 7-1-2004, AS WELL AS THE FLORIDA STATUTES, AND CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE.

LEIGH ANN FLOWERS
 PROFESSIONAL SURVEYOR & MAPPER
 P.L.A. LICENSE NO. 9002

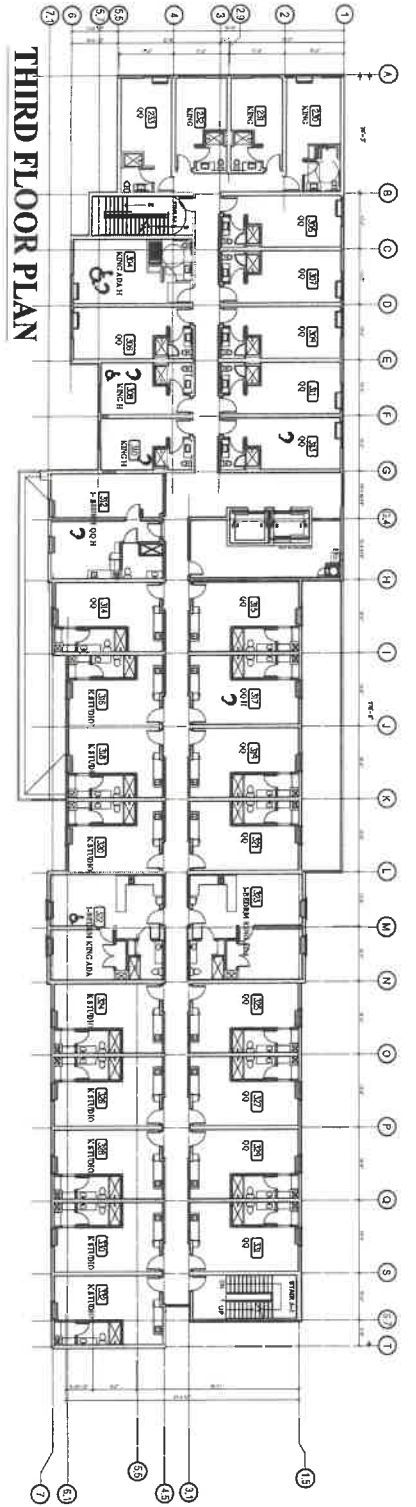


FLOWERS SURVEYING AND MAPPING INC.
 207 SE CONDOR GLEN
 HIGH SPRINGS, FLORIDA 32643
 PHONE: (386) 454-8147
 EMAIL: FLOWERSSURVEYING@GMAIL.COM

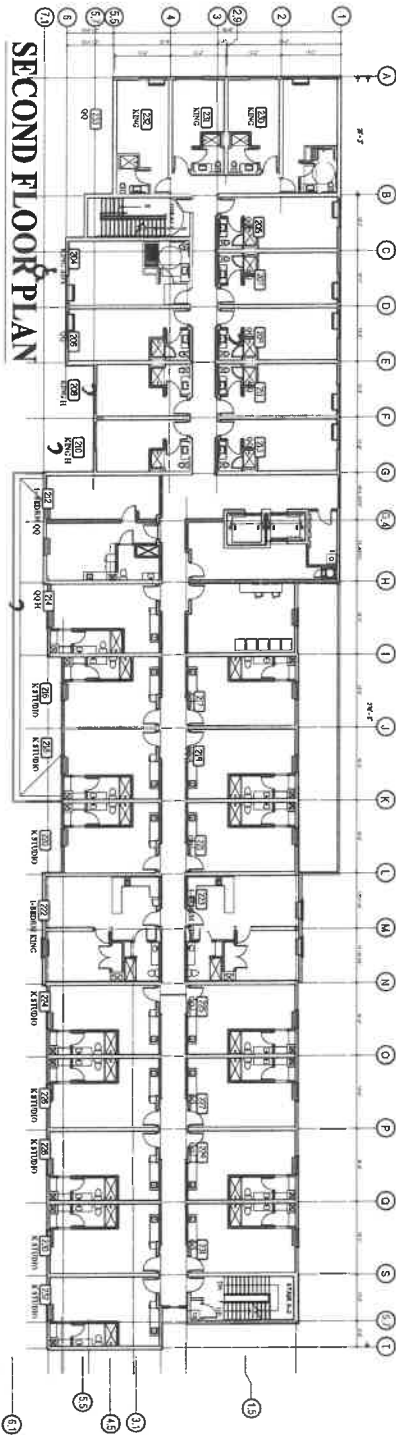
CERTIFIED BY

FIELD BOOK - SEE FOLDER
DRAWN BY LAF
CHECKED BY LAF
SURVEY DATE: 06/07/17

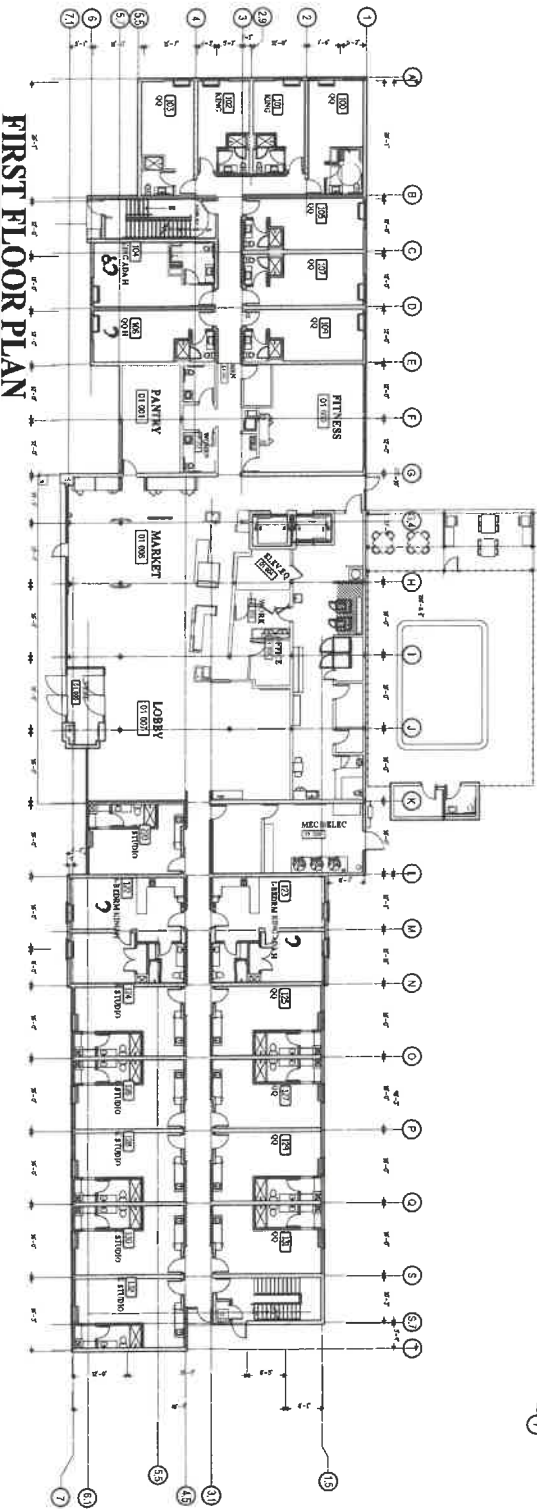
JOB NUMBER: 17-066
SHEET 9 OF 9



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

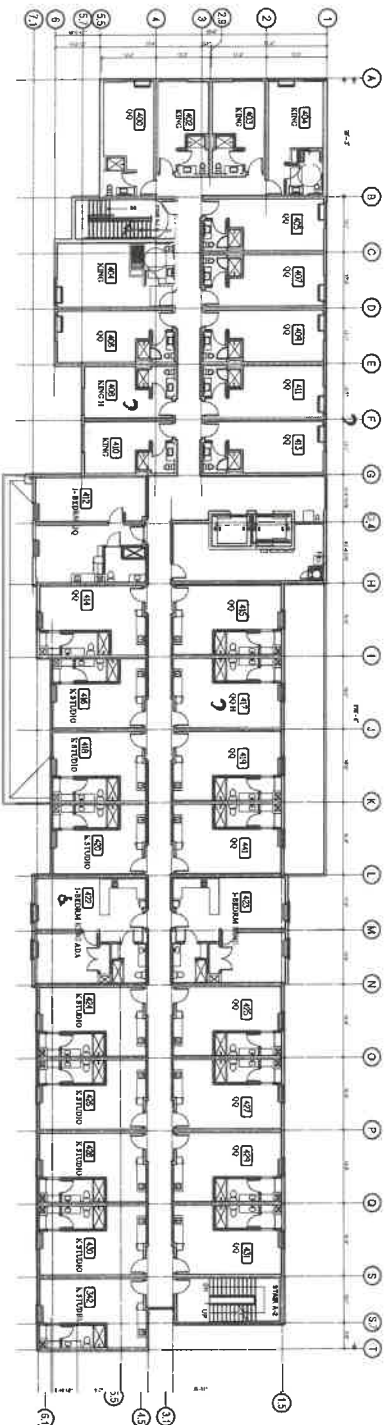
GENERAL NOTES

1. REFER TO SELECTED DRAWING PLANS FOR CHAIR HEIGHTS
2. MAINTAIN EXISTING WALLS UNLESS OTHERWISE NOTED TO REMOVE
3. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE AND THE 2009 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE UNLESS OTHERWISE SPECIFIED
4. ALL FINISHES AND MATERIALS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION
5. REFER TO THE SPECIFICATIONS FOR THE DETAILS OF THE WORKMANSHIP AND MATERIALS TO BE USED
6. REFER TO THE SPECIFICATIONS FOR THE DETAILS OF THE WORKMANSHIP AND MATERIALS TO BE USED
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20. REFER TO THE SPECIFICATIONS FOR THE DETAILS OF THE WORKMANSHIP AND MATERIALS TO BE USED

WALL TYPES

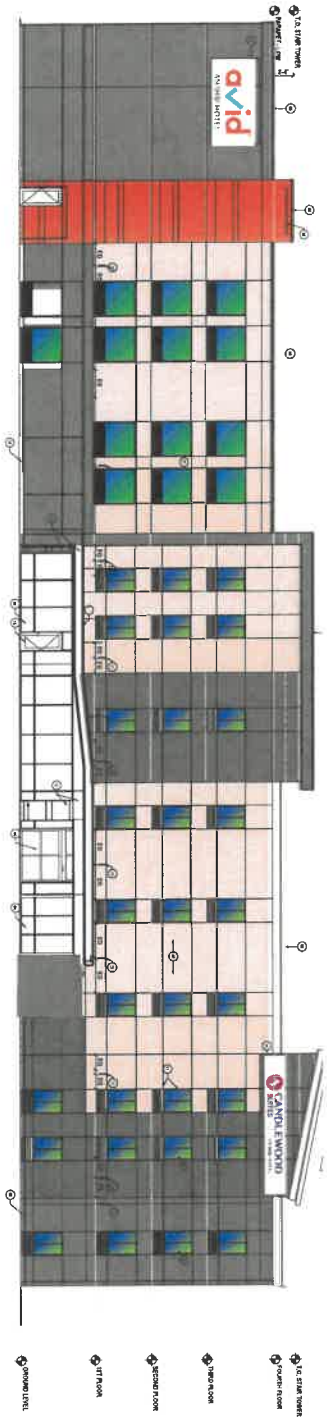
STUCCO	1/2" STUCCO
GYP-SUM BOARD	2" GYP-SUM BOARD
GYP-SUM BOARD	5/8" GYP-SUM BOARD
GYP-SUM BOARD	1" GYP-SUM BOARD
GYP-SUM BOARD	1 1/2" GYP-SUM BOARD
GYP-SUM BOARD	2" GYP-SUM BOARD
CONCRETE	5" CONCRETE
CMU	1" CMU
CMU	8" CMU
CMU	12" CMU
CMU	16" CMU





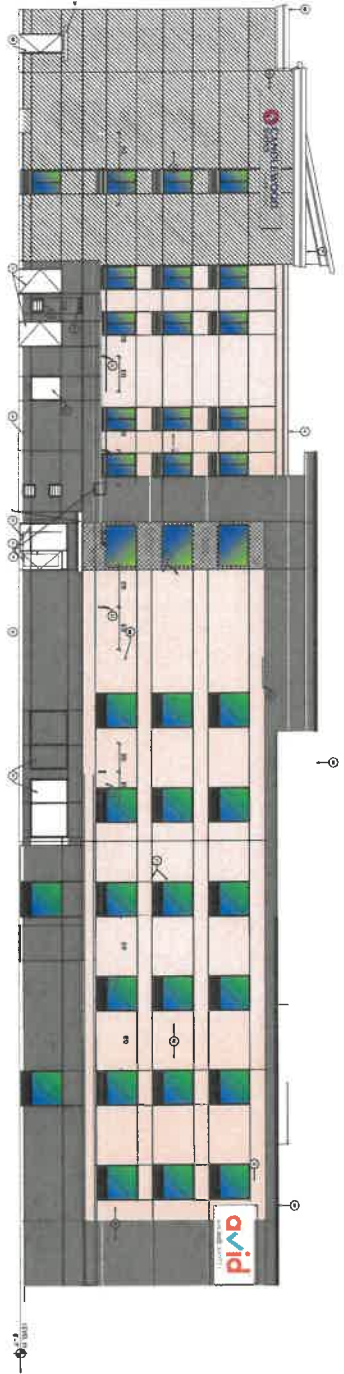
FORTH FLOOR PLAN

ROOM MATRIX														
	1 BED QQ	1 BED QH	1 BED KING	1 BED KING ADA	1 BED KING ADA H	1 BED KING H	1 BED KING H KING	KSTUDIO	KING ADA	KING ADA H	KING H	QQ	QH H	
2	1	3	3	1	1	13	30	1	2	5	53	4	4	TOTAL
HEARING	1	1	1	1	1	1	2	5	5	4	4	4	4	14
ADA	3	3	1	1	1	2	2	7	7	7	7	7	7	7



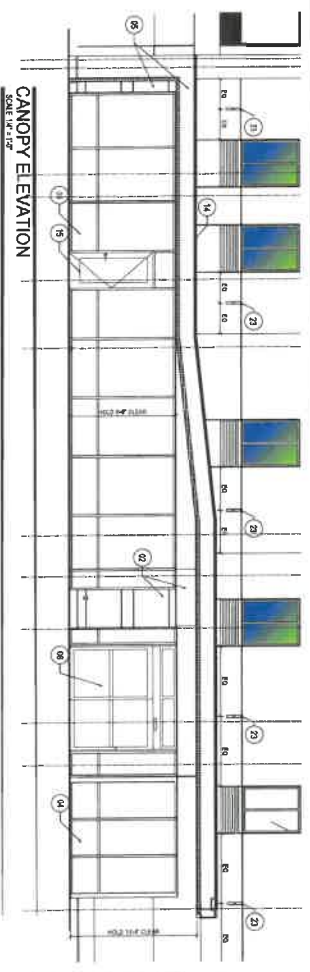
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



CANOPY ELEVATION

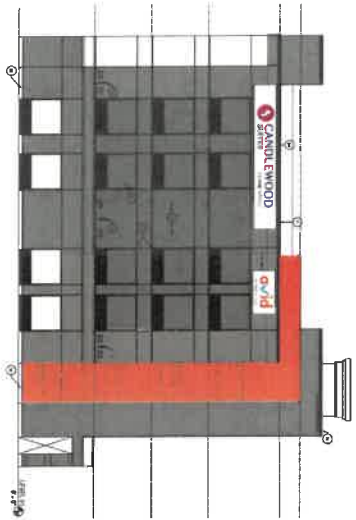
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

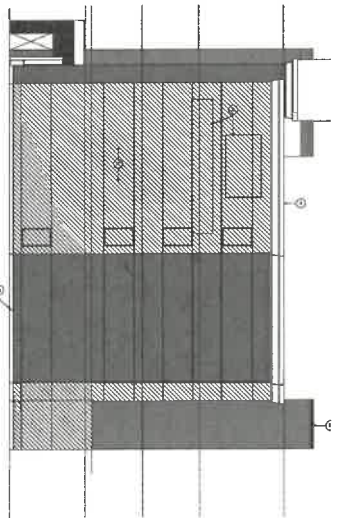
	EXTERIOR CLADDING SYSTEM - 004
	EXTERIOR CLADDING SYSTEM - 005
	EXTERIOR CLADDING SYSTEM - 006
	EXTERIOR CLADDING SYSTEM - 007
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	EXTERIOR CLADDING SYSTEM - 009
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	EXTERIOR CLADDING SYSTEM - 047
	EXTERIOR CLADDING SYSTEM - 048
	EXTERIOR CLADDING SYSTEM - 049
	EXTERIOR CLADDING SYSTEM - 050



WEST ELEVATION
N1



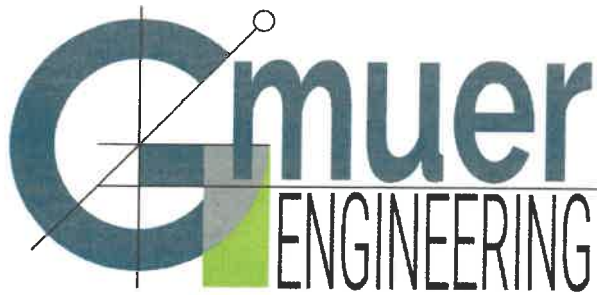
EAST ELEVATION
SCALE 1/8" = 1'-0"
01



MATERIAL LEGEND

[White Box]	EXTERIOR CLADDING SYSTEM 01
[Light Gray Box]	EXTERIOR CLADDING SYSTEM 02
[Dark Gray Box]	EXTERIOR CLADDING SYSTEM 03
[Hatched Box]	EXTERIOR CLADDING SYSTEM 04
[Dark Gray Box]	EXTERIOR CLADDING SYSTEM 05
[Dark Gray Box]	EXTERIOR CLADDING SYSTEM 06
[Dark Gray Box]	EXTERIOR CLADDING SYSTEM 07
[Dark Gray Box]	EXTERIOR CLADDING SYSTEM 08





April 23, 2024

Suwannee River Water Management District

Re: Lake City Hotels Phase 2

This permit modification is submitted for the construction of an additional hotel within the drainage area of the master stormwater management system as permitted under SRWMD ERP 209165-3.

The original master plan was permitted under SRWMD ERP 209165-3 where the proposed wet stormwater facility was designed to provide water quality treatment and stormwater discharge attenuation for a master site plan that included runoff from two existing hotels, an existing restaurant, three new hotels, and two new restaurants, with associated driveway connections and parking. Under this master permit, the following quantities of impervious area were designed to be routed through the proposed wet stormwater management facility.

Permitted Impervious Areas under SRWMD ERP 209165-3

Impervious (Existing) *	182,297 sf	4.1850 ac
Impervious (Proposed)	335,589 sf	7.7041 ac
<u>Impervious (Future)</u>	<u>23,881 sf</u>	<u>0.5482 ac</u>
Total Permitted Impv.	541,767 sf	12.4373 ac

* Existing Impervious Area consisted of the Quality Inn, Ruby Tuesdays, and Holiday Inn to the west of the site

Construction began on this permitted master system which included the complete wet stormwater management facility as designed and permitted, the complete master storm piping system that serves this master system. However, the scope of the proposed impervious area was reduced to those site improvements needed to serve the first hotel, Hotel A. This included the driveway connections to the western existing impervious areas, reconstructed driveway to US90, and the surface parking needed for Hotel A. This scope was referenced as Phase 1 in the associated plans and in the remainder of this report. An as-built has been submitted for this change. The resulting impervious area accounting following the Phase 1 construction into the master stormwater system are as follows.

Impervious Areas Accounting with Phase 1 As-Built

Impervious (Existing) *	182,297 sf	4.1850 ac
Impervious (Phase 1)	107,983 sf	2.4789 ac
<u>Impervious (Future)</u>	<u>251,487 sf</u>	<u>5.7733 ac</u>
Total Permitted Impv.	541,767 sf	12.4373 ac



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 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 blue 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



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



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.

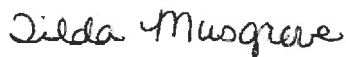
To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time 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 (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, 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 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 blue 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.
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 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.
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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.
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12. The permittee shall notify the District in writing:
 1. Immediately if any previously submitted information is discovered to be inaccurate; and
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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.

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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.
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AUTHORIZED BY: Suwannee River Water Management District

By:



Hugh Thomas
Executive Director

NOTICE OF RIGHTS

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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.
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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:

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

This January 04, 2018



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.

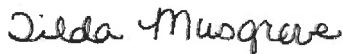
Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

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 (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, 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

This application is for Phase 2 of the Lake City Hotels project and intends to modify the original master permit with an updated accounting of the impervious associated with Phase 1 and Phase 2. This scope of the Phase 2 project consists of Hotel B and the associated parking lot with drive isle connections to the drive isles of Phase 1. No change to the construction limits, flow patterns, control structures, etc. are proposed with this phase of the project. Please see the site plans for Phase 2 for additional details. The resulting impervious area accounting for the master system following Phase 2 construction will be as follows.

Impervious Areas Accounting with Proposed Phase 2

Impervious (Existing) *	182,297 sf	4.1850 ac
Impervious (Phase 1)	107,983 sf	2.4789 ac
Impervious (Phase 2)	74,902 sf	1.7195 ac
Impervious (Future)	176,585 sf	4.0538 ac
Total Permitted Impv.	541,767 sf	12.4373 ac

* Existing Impervious Area consisted of the Quality Inn, Ruby Tuesdays, and Holiday Inn to the west of the site

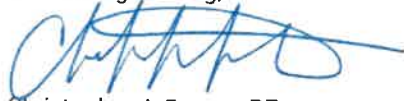
Please see the following exhibits attached to this stormwater report. Site Plans for the proposed Phase 2 construction have also been submitted for review. Historical details concerning the master permit can be found under SRWMD ERP # 209165-3 as well as previous permit sequences.

Attached Exhibits:

- Master Plan Post-Development Drainage Map permitted under SRWMD ERP # 209165-3
- Site Plan for Phase 1 Hotel A reflecting the current conditions of the site
- Proposed Site Plan for Phase 2 Hotel B reflecting the next phase of the development

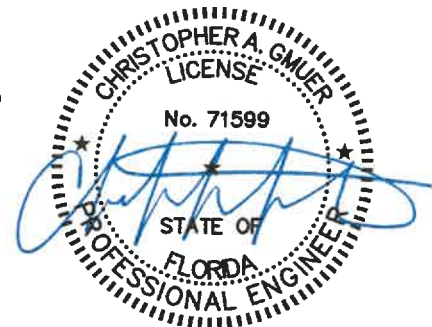
Please let us know if you need any additional information for your review.

Sincerely,
Gmuer Engineering, LLC



Christopher A Gmuer, PE
President

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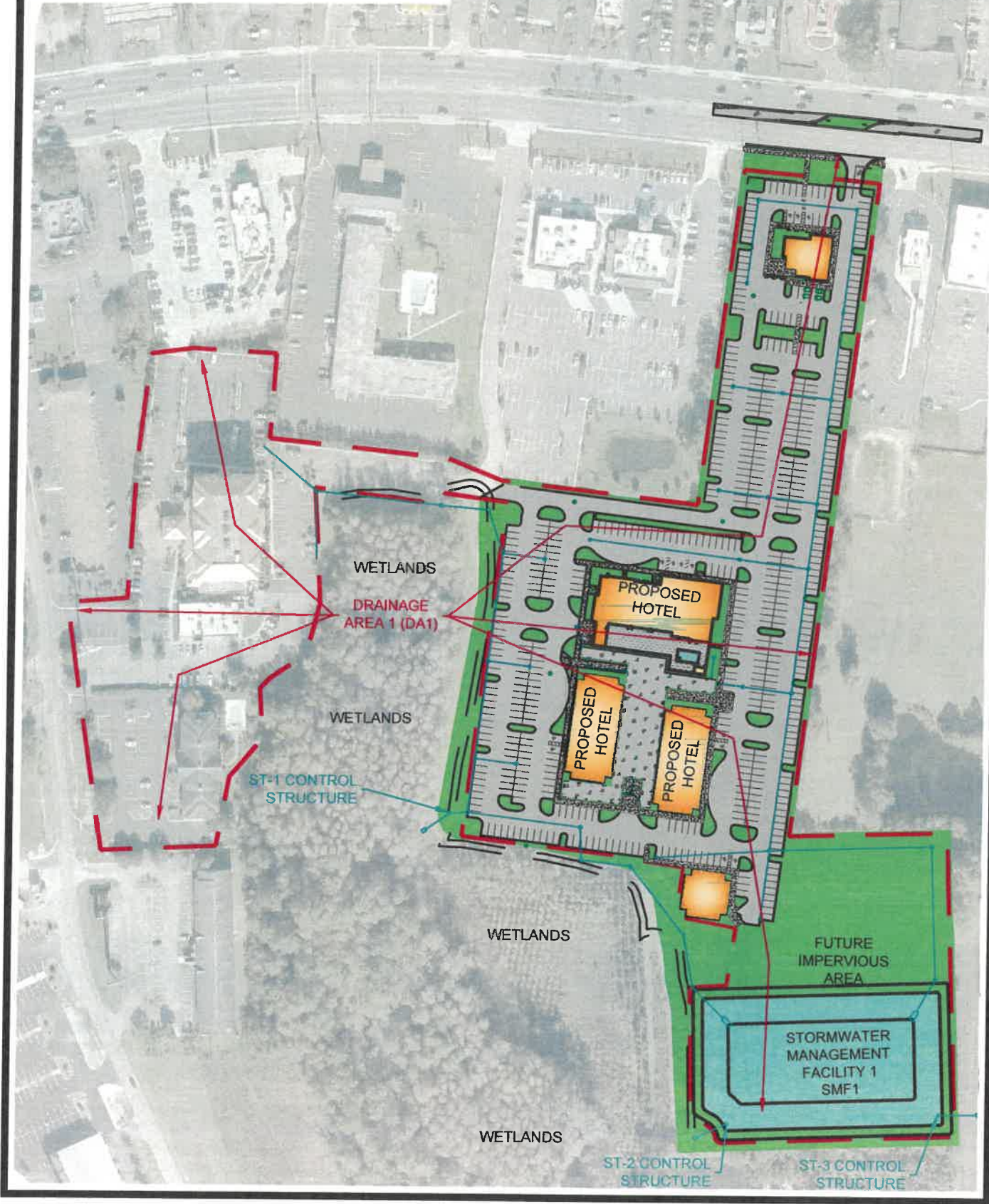
This item has been electronically signed and sealed by Christopher A. Gmuer, PE, using a SHA authentication code.

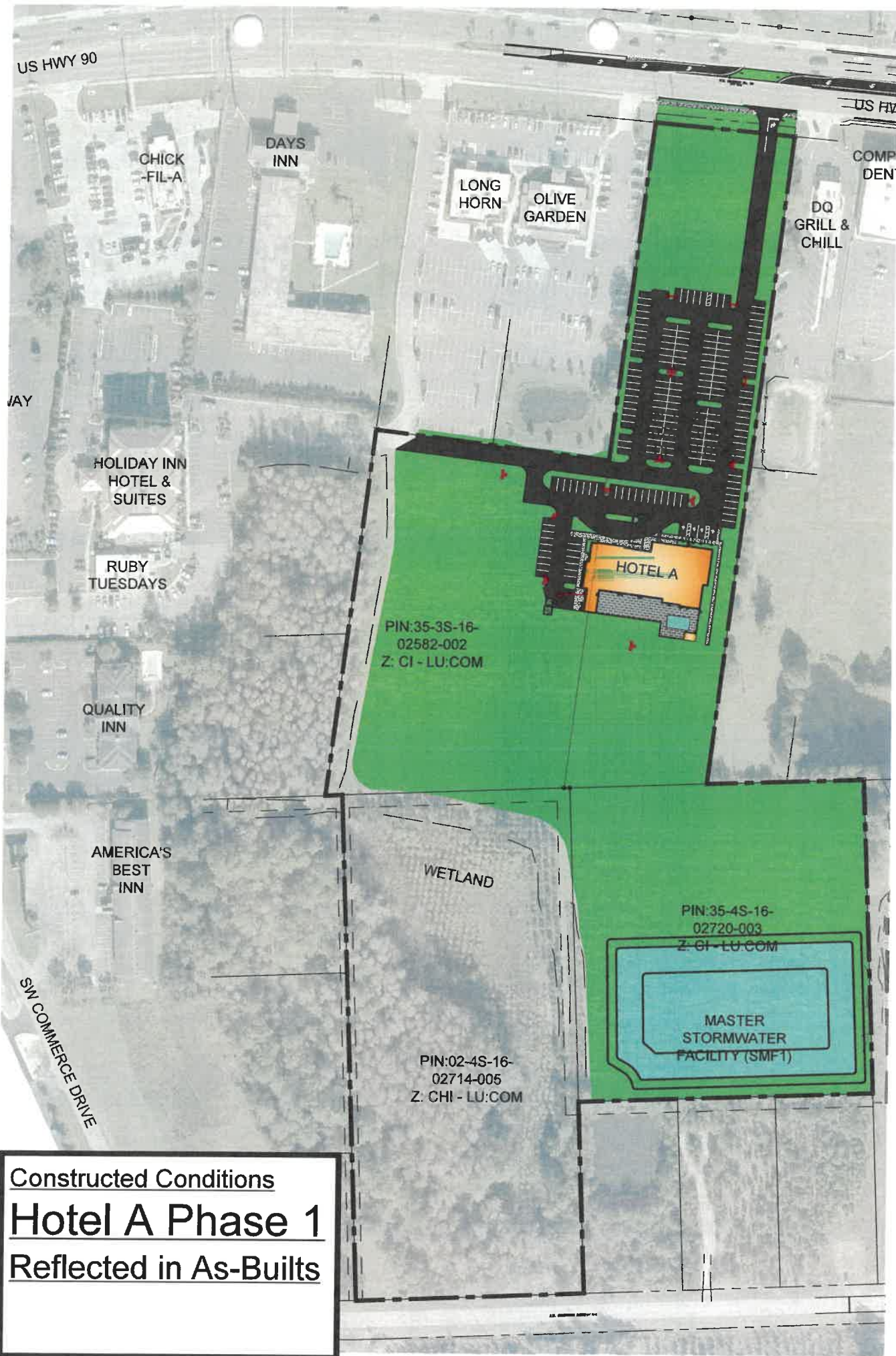
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies

Lake City Hotels

POST DEV DRAINAGE AREAS

Originally Permitted Master Plan
under SRWMD ERP 209165-3





Constructed Conditions
Hotel A Phase 1
 Reflected in As-Builts

US HWY 90

US HWY 90

CHICK
-FIL-A

DAYS
INN

LONG
HORN

OLIVE
GARDEN

PIN:35-3S-16-
02581-000
Z: CI - LU:COM

COMPLETE
DENTAL

DQ
GRILL &
CHILL

WAY

HOLIDAY INN
HOTEL &
SUITES

RUBY
TUESDAYS

PIN:35-3S-16-
02581-001
Z: CI - LU:COM

HOTEL
PHASE 1

QUALITY
INN

PIN:35-3S-
02581-002
Z: CI - LU:COM

PIN:35-3S-16-
02581-000
Z: CI - LU:COM

HOTEL
PHASE 2

AMERICA'S
BEST
INN

PIN:35-4S-16-
02720-003
Z: CI - LU:COM

WETLAND

MASTER
STORMWATER
FACILITY (SMF1)

PIN:02-4S-16-
02714-005
Z: CHI - LU:COM

SW COMMERCE DRIVE

Proposed
Hotel B Phase 2

Re: Lake City Hotels – Phase 2

Consistency with NFPA 1 Fire Code, Florida Edition, Chap 18

Fire Apparatus Access to the site is being provided via “parking lot lanes” as allowed in 18.2.3.1.2

Fire Apparatus Access to within 50ft of the front and other doors is met as required by 18.2.3.2.1

Parking lots surround the Hotel and are considered access roads per 18.2.3.2.1.2

The parking lot allows access to all parts of the first floor within 150ft per 18.2.3.2.2

The hotel will be protected by an automatic sprinkler system.

The parking lot has multiple access points meeting the multiple access points requirement of 18.2.3.3

All dimensional, surface, turning, grade, etc requirements of 18.2.3.5 for access roads have been met.

A looped water main through the site was constructed as part of the Phase 1 plan to comply with 18.3.1

Fire Flow Requirements for Buildings per NFPA 1 Section 18.4

Building Area = 16,105 SF Footprint X 4-Stories = 64,420 SF GFA, Proposed Use = Hotel

Type of Construction: Either Type II(111), III(211), IV(2HH), or V(111) per NFPA 220

Fire Flow Area: 64,420 SF

Minimum Fire Flow and Duration: 4,500 GPM for 4 Hours (per 18.4.5.2.1)

Qualifies for Approved Automatic Sprinkler System Reduction: Yes, 75% Reduction to 1,125 GPM

Final Minimum Fire Flow and Duration: 1,125 GPM for 2 Hours is the minimum allowed by 18.4.5.3.2 & 4

ISO Fire Flow Calculations are not applicable to sprinklered buildings.

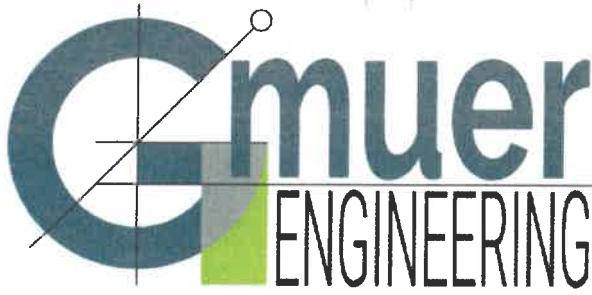
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Christopher A Gmuer, PE
FL PE 71599



This item has been electronically signed and sealed by Christopher A. Gmuer, PE, using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies



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

gmuereng.com

Lake City Hotels Phase 2
Concurrency Impact Analysis
April 23, 2024

The proposed project adds a second hotel to the site with 119 rooms.

Transportation

Description	Use	Variable	AADT	AM Peak	PM Peak
Hotel	ITE#310	119 Rooms	951	55	70

Potable Water

Average Daily Flow (ADF): 119 Rooms x 100 GPD = 11,900 GPD

Peak Flow: 11,900 GPD x 2 Peaking Factor / 16 Hour Operating Period x 1 hour / 60 min = 25 GPM

Minimum 2" Water Meter with 4" RPZ BF Preventer

Sanitary Sewer

Average Daily Flow (ADF): 119 Rooms x 100 GPD = 11,900 GPD

Peak Flow: 11,900 GPD x 2 Peaking Factor / 16 Hour Operating Period x 1 hour / 60 min = 25 GPM

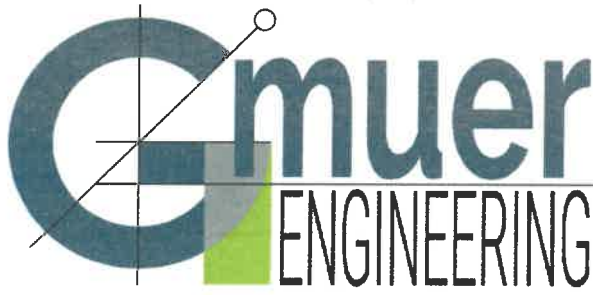
Solid Waste

2 lbs/ room / day x 119 room x 365 days = 43.5 tons per year

Please let us know if you need any additional information for your review.

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE, President



Lake City Hotels Phase 2 - April 23, 2024
Consistency with the Comprehensive Plan

The proposed project adds a second hotel to the site with 119 rooms. The underlying land use for the property is Commercial and the zoning designation is CI, Commercial Intensive. The proposed hotel use is a permitted principal use and structure of the CG zoning district and per 14.13.2 is also a permitted principal use and structure. No special exception required.

The Comprehensive Plan language is provided and followed with the **consistency statement in bold**.

I FUTURE LAND USE ELEMENT

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

The property is zoned for the proposed use and infrastructure to support the proposed development was constructed in the first phase of the project to support this and all future phases.

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

The infrastructure to support the proposed development was constructed in the first phase of the project.

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

The proposed development is located in direct proximity to US90 adjacent to other hotels. An outparcel is being retained along the direct frontage of US90 for a restaurant or other use that would benefit from more direct access.

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

COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-

site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

The site is located within the (CI) Commercial, Intensive zoning district and meets the max FAR.

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

The infrastructure to support the proposed development was constructed in the first phase of the project and was designed to support all future phases.

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

The infrastructure to support the proposed development was constructed in the first phase of the project and was designed to support all future phases.

II TRANSPORTATION ELEMENT

GOAL II - PROVIDE FOR A TRANSPORTATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

Policy II.1.2. The City shall control the number and frequency of connections and access points of driveways and roads to arterials and collectors by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, and the following requirements for non-state roads:

The initial phase of this project master planned and provided a traffic study that implemented the shared driveway connection to US90 and all of the shared internal drive isles interconnections which allow interconnectivity between all the adjacent properties. This includes access to SW Commerce Dr to the west through the Ruby Tuesday and Burger King parking lots, north through the Burger King and Chick-fil-a and LongHorn and Olive Garden parking lots.

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

This proposed phase continues to follow the master plan outlined in the previous application.

Please let us know if you need any additional information for your review.

Gmuer Engineering, LLC
Christopher A Gmuer, PE
President



LEGAL DESCRIPTION:

PARCEL NO. 1: (PER O.R. 1048, PAGE 2678)

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: (PER O.R. 1048, PAGE 2678)

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.

PARCEL NO. 3: (PER O.R. 1240, PAGE 658)

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 1/4 OF THE NE 1/4 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.

LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1242, PAGE 949 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL NO. 4: (PER O.R. 1084, PAGE 1709)

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.

This Instrument Prepared By:
RALPH R. DEAS, ESQUIRE
227 SE Hernando Avenue
Lake City, Florida 32025
Telephone: (386) 754-0771

The Preparer of this Instrument has prepared NO Title Examination nor has the Preparer issued any Title Insurance or furnished any opinion regarding title, existence of liens, quantity of lands included, or the location of boundaries. The names, addresses, tax identification numbers and legal description are furnished by a party to this Instrument.

Inst: 201812015461 Date: 07/25/2018 Time: 3:41PM
Page 1 of 3 B: 1365 P: 1047, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

CORRECTIVE SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made and executed this 12th day of June, 2018, by and between ANILKUMAR D. PATEL and HEMA PATEL (also known as HEMLATTA PATEL), husband and wife, 162 NW Birdie Place, Lake City, FL 32055, Grantor(s), and ERA INVESTMENTS, LLC, a Florida limited liability company, 3010 U.S. Highway 90 West, Lake City, Florida 32055, Grantee,

WITNESSETH:

That, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations in hand paid by the Grantee to the Grantor(s), the receipt and sufficiency whereof are hereby acknowledged, the Grantor(s) has granted, bargained and sold to the Grantee, and the Grantee's assigns forever, the following-described real property, situate, lying and being in Columbia County, Florida:

See Exhibit A, attached hereto and incorporated herein by reference.

N.B.: The purpose of this Corrective Deed is to correct the description of the property conveyed by that deed recorded at Official Records Book 1334, page 1565-1567, public records of Columbia County, Florida, which failed to set forth the parcel excluded from the deed as a "less-out," a parcel previously conveyed to a stranger to the said deed.

SUBJECT TO restrictions, easements and outstanding mineral rights of record, if any, and taxes after December 31, 2016.

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

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

And the Grantor(s) does hereby warrant the title to said land, and will defend the same against the lawful claims of all parties claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor(s) has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
In Presence of:

Nimoy Thakkar

Signature of Witness

NIMOY THAKKAR
Printed/Typed Name of Witness

Anilkumar D. Patel

ANILKUMAR D. PATEL

(SEAL)

N. C. Amin

Signature of Witness

MITHILESH AMIN
Printed/Typed Name of Witness

Hema Patel

HEMA PATEL

(SEAL)

(also known as HEMLATTA PATEL)

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Warranty Deed was acknowledged before me by ANILKUMAR D. PATEL, to me personally known OR known after production of _____ as identification, and who DID NOT take an oath, and by HEMA PATEL (also known as HEMLATTA PATEL), to me personally known OR known after production of FLORIDA DRIVER LICENSE as identification, and who DID NOT take an oath, this 12TH day of JUNE, 2018.

Amit Patel

Signature of Notary

(Seal if any)

AMIT PATEL

Printed/Typed Name of Notary
Notary Public, State of Florida at Large
Serial No. if any: _____
Commission Expires: _____



AMIT PATEL
Commission # GG 151165
Expires January 21, 2022
Bonded thru Budget Notary Services

EXHIBIT "A"

TOWNSHIP 3 SOUTH – RANGE 16 EAST

SECTION 35: Beginning at a point which is the Southeast 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 degrees 55 minutes 17 seconds E 868.20 feet from the Southwest corner of the SW ¼ of the NE ¼ of Section 35, Township 3 South, Range 16 East; thence N 7 degrees 03 minutes 47 seconds E along the East boundary of said Lot 9 718.40 feet; thence N 84 degrees 41 minutes 43 seconds W 360.00 feet; thence S 7 degrees 03 minutes 47 seconds 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 degrees 55 minutes 17 seconds 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.

LESS AND EXCEPT that portion of the above-described real property conveyed by Grantors to FLORIDA SE, INC., recorded in Official Records Book 1242, pages 925, 929, and 933, public records of Columbia County, Florida, more particularly described as follows: Commence at the Southeast 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,; thence with the East line of said Lot 9 N 8 degrees 23 minutes 37 seconds E, a distance of 506.22 feet to the POINT OF BEGINNING; thence continue with said East line, N 8 degrees 23 minutes 37 seconds E, a distance of 212.18 feet to the Southeast corner of premises described in Official Records Book 706, page 199; thence with the South line thereof, N 83 degrees 21 minutes 53 seconds W, a distance of 360.00 feet to the West line of said premises described in Official Records Book 1199, page 515; thence with said West line, S 08 degrees 23 minutes 37 seconds W, a distance of 201.13 feet; thence S 81 degrees 36 minutes 23 E, a distance of 359.83 feet to the POINT OF BEGINNING.

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: Beginning at a point which is the Southeast 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 degrees 55 minutes 17 seconds E 868.20 feet from the Southwest corner of the SW ¼ of the NE ¼ of Section 35, Township 3 South, Range 16 East; thence N 7 degrees 03 minutes 47 seconds E along the East boundary of said Lot 9 718.40 feet for the POINT OF BEGINNING; thence continue N 7 degrees 03 minutes 47 seconds 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 degrees 41 minutes 43 seconds W along said South right-of-way line 312.51 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 degrees 06 minutes 35 seconds W 47.40 feet; thence S 7 degrees 03 minutes 47 seconds W parallel to the East boundary of said Lot 9 309.66 feet; thence S 84 degrees 41 minutes 43 seconds E 360.00 feet to the POINT OF BEGINNING. Columbia County, Florida.

N.B.: Grantor hereby states that the subject property is not the homestead of Grantor or of any member of Grantor's family. Neither the Grantor nor any member of Grantor's family lives or resides on the subject property or on any land adjacent thereto.



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

AGENT AUTHORIZATION FORM

I, ERA Investments, LLC (owner name), owner of property parcel

number 35-3S-16-02582-002 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Christopher A. Gmuer, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

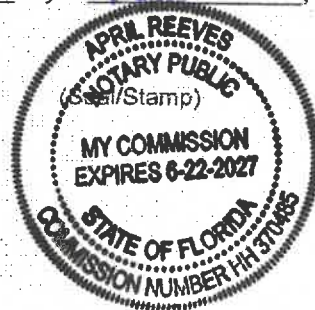
J R Shukla Date 11/16/23
 Owner Signature (Notarized) _____ Date _____

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is _____ personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 15 day of Nov, 2023.

NOTARY'S SIGNATURE _____





Tax Record



Owner Name
3 of 7

Last Update: 4/24/2024 1:55:31 AM EDT

Details

Tax Record

- » Print View
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill New!
- Change of Address

[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.

Searches

- Account Number
- GEO Number
- Owner Name**
- Property Address
- Mailing Address

Site Functions

- Tax Search**
- Local Business Tax
- Contact Us
- County Login
- Home

Account Number	Tax Type	Tax Year			
R02582-002	REAL ESTATE	2023			
Mailing Address ERA INVESTMENTS LLC 162 NW BIRDIE PL LAKE CITY FL 32055	Property Address	GEO Number 353S16-02582-002			
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 1001/10013.97 Acres BEG SE COR OF LOT 9 LAKE HARRIS FARMS, RUN NE 718.40 FT, W 360 FT, S 765.25 FT, E 364.46 FT TO POB. BEING PART OF LOTS 9 & 10 LAKE HARRIS FARMS UNIT A. EX 1.75 AC DESC ORB 1242-933 & EX .42 AC DESC IN PART OF WD 1406-321(LYING See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	24,213	0	\$24,213	\$118.64
BOARD OF COUNTY COMMISSIONERS	7.8150	24,213	0	\$24,213	\$189.22
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	24,213	0	\$24,213	\$18.11
LOCAL	3.2170	24,213	0	\$24,213	\$77.89
CAPITAL OUTLAY	1.5000	24,213	0	\$24,213	\$36.32
SUWANNEE RIVER WATER MGT DIST	0.3113	24,213	0	\$24,213	\$7.54
LAKE SHORE HOSPITAL AUTHORITY	0.0001	24,213	0	\$24,213	\$0.00
Total Millage	18.4914	Total Taxes			\$447.72
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCE	CITY FIRE ASSESSMENT	\$61.26			
Total Assessments		\$61.26			
Taxes & Assessments		\$508.98			
If Paid By	Amount Due				
	\$0.00				

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2023	PAYMENT	2101381.0003	2023	\$488.62

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES



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

Detail by Entity Name

Florida Limited Liability Company
ERA INVESTMENTS, LLC

Filing Information

Document Number	L05000041345
FEI/EIN Number	26-0119061
Date Filed	04/21/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/27/2017

Principal Address

162 NW BIRDIE PLACE
LAKE CITY, FL 32055

Changed: 05/01/2019

Mailing Address

162 NW BIRDIE PLACE
LAKE CITY, FL 32055

Changed: 05/01/2019

Registered Agent Name & Address

SHUKLA, JANAK
321 SW RIDGE VIEW PLACE
LAKE CITY, FL 32024

Name Changed: 09/27/2017

Address Changed: 05/01/2019

Authorized Person(s) Detail

Name & Address

Title MGR

SHUKLA, JANAK R

3004,US HWY 90 WEST
LAKECITY, FL 32055

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/25/2022
2023	03/29/2023

Document Images

03/29/2023 – ANNUAL REPORT	View image in PDF format
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04/30/2020 – ANNUAL REPORT	View image in PDF format
05/01/2019 – ANNUAL REPORT	View image in PDF format
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09/27/2017 – REINSTATEMENT	View image in PDF format
02/04/2016 – ANNUAL REPORT	View image in PDF format
02/21/2015 – ANNUAL REPORT	View image in PDF format
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02/27/2012 – ANNUAL REPORT	View image in PDF format
02/21/2011 – ANNUAL REPORT	View image in PDF format
04/05/2010 – ANNUAL REPORT	View image in PDF format
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02/16/2006 – ANNUAL REPORT	View image in PDF format
04/21/2005 – Florida Limited Liabilites	View image in PDF format