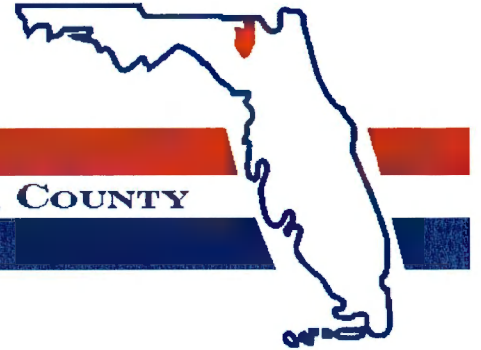


District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

October 8, 2025

VIA ELECTRONIC MAIL

Alex Acree, P.E., agent for The Kinjac Corporation

Re: Parcel 03-6S-17-09560-004
7 Waldo Street
St. Augustine, FL, 32084

Your Site Development Plan application, SDP25081, was approved by the Columbia County Planning and Zoning Board on October 7th, 2025.

Please be aware that construction may not begin until the window for appeal has expired which will be November 6th, 2025.

If you have any questions, please do not hesitate to contact me at clane@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Seth Lane
Columbia County Planner

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



Columbia County Gateway to Florida

72636

FOR PLANNING USE ONLY

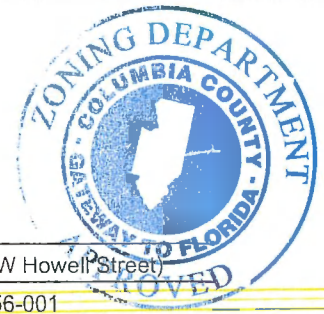
Application # SPD 250801

Application Fee \$500.00

Receipt No. 771424

Filing Date 8-8-2025

Completeness Date 10-7-2025



Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Busy Bee Ellisville
2. Address of Subject Property: 14118 S US Highway 441, Lake City, FL (US 441 and SW Howell Street)
3. Parcel ID Number(s): 09556-000; 09560-001; 09560-004; 09560-005; 09561-000; 09556-001
4. Future Land Use Map Designation: Highway Intensive
5. Zoning Designation: CHI (Commercial, Highway Intensive)
6. Acreage: 36.05
7. Existing Use of Property: Gas station, store, car repair, antique mall, mobile home, vacant commercial
8. Proposed use of Property: Busy Bee Gas Station
9. Type of Development (Check All That Apply):
 - () Increase of floor area to an existing structure: Total increase of square footage _____
 - () New construction: Total square footage 145,273 SF (building) 1,145,254 SF (impervious)
 - () Relocation of an existing structure: Total square footage _____
 - () Increase in impervious area: Total Square Footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Alex R. Acree, PE Title: Vice President of Production
Company name (if applicable): Matthews | DCCM
Mailing Address: 7 Waldo Street
City: St. Augustine State: FL Zip: 32084
Telephone: () Fax: () Email: aacree@dccm.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): The Kinjac Corporation
Mailing Address: 197 SW Waterford Court
City: Lake City State: FL Zip: 32025
Telephone: () Fax: () Email: kevin.ryan@jj-fuel.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:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☒ Yes Sec. 4.15.5(1) Truck Stop/Auto Service ☐ No _____
Special Exception Application No. SE 0651

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 \$500. 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

Alex R. Acree, P.E.

Applicant/Agent Name (Type or Print)

ALA

Applicant/Agent Signature

August 11, 2025

Date

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Alex Acree
(Name of Person to Act as my Agent)

for Matthews | DCCM
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Site Plan Application
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Lucas Waring

Applicant/Owner's Title: CFO

On Behalf of: The Kinjac Corporation
(Company Name, if applicable)

Telephone: 850-973-2277 Date: 11/12/24

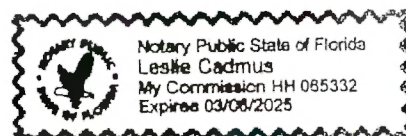
Applicant/Owner's Signature: Lucas M. Waring
Print Name: LUCAS M. WARING

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 12 day of November, 2024, by Lucas Waring,
whom is personally known by me ☒ OR produced identification Y.
Type of Identification Produced _____

Leslie Cadmus
(Notary Signature)

(SEAL)



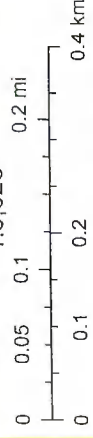
Vicinity Map



3/1/2023, 2:07:40 PM

Road Labels	Main	Private	Roads	Main
Dirt			Dirt	
Interstate			Interstate	
Paved			Paved	
			<all other values>	
			Other	

1:9,028



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS
State of Florida, Maxar |

Matthews



DRAINAGE CALCULATIONS

BUSY BEE ELLISVILLE

for

The Kinjac Corporation
Lake City, Florida

Project No: 22114

7/27/2025

Digitally signed
by Alexander R
Acree

Date:
2025.08.07
10:55:21 -04'00'

Alex R. Acree, P.E.
PE # 73155
CA # 26535

THE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F. A. C. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEX R. ACREE, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

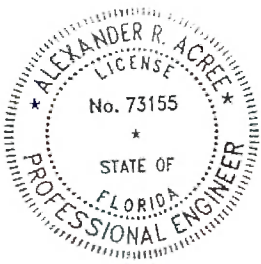


TABLE OF CONTENTS
BUSY BEE ELLISVILLE
Project No: 22114

<u>Section</u>	<u>Description</u>
1.	Executive Summary
A.	Project Summary
B.	Site Location
C.	Methodology
D.	Pre-Development Summary
E.	Post-Development Summary
F.	Pre/Post-Development Comparison
2.	Pre-Development (Existing) Evaluation
A.	Drainage Patterns
B.	Soil Data
C.	Basin Characteristics
D.	Time of Concentration
E.	Tailwater Conditions
F.	Peak Rate Factor
3.	Post-Development (Proposed) Evaluation
A.	Drainage Patterns
B.	Basin Characteristics
C.	Time of Concentration
D.	Peak Rate Factor
E.	Treatment Volume Requirements
F.	ICPR Analysis Parameters
G.	ICPR Recovery Analysis Results
4.	Attachments
A.	Location Map
B.	Aerial Map
C.	USGS Quad Map
D.	Flood Insurance Rate Map
E.	Soils Map
F.	Time of Concentration Calculations
G.	ICPR Analysis Results
H.	ICPR Recovery Analysis Results
I.	Geotechnical Report
J.	Pre/Post-Development Map





SECTION 1 EXECUTIVE SUMMARY

Project No: 22114
Project Name: BUSY BEE ELLISVILLE
Created By: BAB Date: 7/27/2025
Checked By: ARA
Location: Colombia County, Florida

Matthews | DCCM

Section 1 - Executive Summary

A. Project Summary

This analysis is for a proposed Busy Bee Gas station and associated infrastructure to an existing partially developed lot. This report supports an application to permit three proposed dry retention ponds for treatment of the associated stormwater requirements of the proposed improvements.

The stormwater runoff from the improved portions of the site will be conveyed with onsite storm pipe systems and overland flow to receive treatment through the proposed stormwater treatment facility (SWMF). Once treated, the runoff will percolate back into the ground and remaining water will outfall to an existing ditch through control structures.

B. Site Location

The project is situated in Section 3, Township 6 South, Range 17 East, Ellisville, Colombia County, Florida. More particularly, the property is located on the west side of S US Highway 441 just South of I-75. See Attachment A, Location Map.

As required by the SRWMD, the following items are also included as reference material:

Attachment B, Aerial Map
Attachment C, USGS Quad Map
Attachment D, Flood Insurance Rate Map (FIRM)

C. Methodology

This drainage report has been prepared in accordance with current requirements of the Suwannee River Water Management District (SRWMD) and Colombia County. In addition, storm events (frequencies), runoff calculations, discharge criteria, pipe hydraulics, and evaluation methods (including computer software applications), etc., have been based on the guidelines/requirements of these permitting entities.

Stormwater design for this site will incorporate three proposed dry retention ponds. ICPR was used to route the various storms through the Storm Water Management Facilities (SWMF) and percolate into the ground and outfall through control structures. The SCS Unit Hydrograph Method hydrographs were utilized to create the pre- and post-development runoff hydrographs. Peak volume discharge and max stage considerations were given to the 100yr-1hr, 100yr-2hr, 100yr-4hr, 100yr-8hr, 100yr-24hr storms.

Project No: 22114
 Project Name: BUSY BEE ELLISVILLE
 Created By: BAB Date: 7/27/2025
 Checked By: ARA
 Location: Colombia County, Florida

Matthews | DCCM

D. Pre-Development Summary

The pre-development basin areas convey stormwater via overland flow to the boundary. Pre Basin A drains to an existing lowpoint on the Northwest side of the property. Pre Basin B drains to an existing ditch system on the east side of the property. Refer to Attachment J, Pre-Development Map, for graphical representations of the existing drainage characteristics of the project area. A summary of the pre-development drainage basin areas are as follows:

Drainage Basin	Area (ac)	CN	Tc (min)
Pre Basin A	17.48	45	23
Pre Basin B	19.58	69	16

E. Post-Development Summary

The post-development project area is made up of three drainage basins, with all the additional proposed developed area receiving treatment through the stormwater management facilities. There will be discharge of SWMF 2 and 3 through designed control structures and SWMF 1 will percolate into the ground due to the type A soils in this location. All impervious area will be treated through the proposed SWMFs and discharge to Post Boundary 1 and Post Boundary 2 respectively. Based on the borings from the geotechnical report, over excavation will need to be completed to remove the confining layer of clayey fine sand and depths of over excavation will vary between 13-18ft. See Attachment J, Pre- and Post- Development Maps, for a graphical representation of the proposed drainage characteristics of the project area. A summary of the post-development drainage basin area is as follows:

Drainage Basin	Area (ac)	Impervious Area (ac)	CN	C	Tc (min)
Post Basin 1	9.33	5.914	83	0.76	10
Post Basin 2	18.37	12.201	90	0.78	10
Post Basin 3	9.34	5.644	89	0.77	10

Dry Retention Pond Calculation Summary:

SWMF	BOT Elev (ft)	TOB (ft)	Weir Elev (ft)	Required Treatment Volume (ac-ft)	Provided Treatment Volume (ac-ft)
1	75.50	84.50	82.70	3.10	4.16
2	82.90	90.00	87.15	6.10	6.26
3	77.50	86.50	81.55	3.10	3.12

Project No: 22114
 Project Name: BUSY BEE ELLISVILLE
 Created By: BAB Date: 7/27/2025
 Checked By: ARA
 Location: Colombia County, Florida

Matthews | DCCM

Design High Water (DHW) Results from ICPR Model:

SWMF	100yr-1hr (ft)	100yr-2hr (ft)	100yr-8hr (ft)	100yr-4hr (ft)	100yr-24hr (ft)
SWMF 1	80.09	81.07	82.56	81.93	83.18
SWMF 2	86.24	87.19	87.68	87.59	87.54
SWMF 3	80.42	81.32	83.69	82.90	84.06

F. Pre/Post-Development Comparison

The Pre-Development vs. Post-Development peak inflow are as follows:

Storm	Pre-Development	Post-Development
	PRE-BNDY 1	POST-BNDY 1
	(cfs)	(cfs)
100yr-1hr	5.57	0
100yr-2hr	6.25	0
100yr-8hr	11.29	0
100yr-4hr	10.18	0
100yr-24hr	5.4	0

Storm	Pre-Development	Post-Development
	PRE-BNDY	POST-BNDY
	(cfs)	(cfs)
100yr-1hr	45.21	0
100yr-2hr	42.46	0
100yr-8hr	40.03	10.05
100yr-4hr	34.21	5.04
100yr-24hr	14.3	12.69

Please note that the values provided in the table above come from the ICPR model for pre- and post-development conditions. The stage and discharge rates are found in Attachment H.



10-30 8	MASTER SITE PLAN BUSY BEE ELLISVILLE COLUMBIA COUNTY PREPARED BY THE KINCAID CORPORATION		Matthews DCCM P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.836.1334 • FAX: 904.826.4547 INFO@MDGC.COM	REVISIONS		ALLOTT LEAD ENGINEER KEVIN KACER, P.E. COLUMBIA, MISSISSIPPI
	DATE			DESCRIPTION		
	08-06-25					
	22-11-14					

Busy Bee Ellisville Comprehensive Plan Consistency Analysis

The development of a Busy Bee Gas Station and Truck Stop on the northwest corner of US 441 and SW Howell St. is consistent with the following Goals, Objectives and Policies of Columbia County's Comprehensive Plan:

- Future Land Use Element (FLUE) GOAL I – In recognition of the importance of conserving the natural resources and enhancing the quality of life, the county shall direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner.

OBJECTIVE I.1: The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: *The property is in the center of the County's Designated Urban Development Area. The commercial use is consistent with the types of uses allowed by the Highway Interchange category and is surrounded by other urban developments, similar to what is proposed on the commercial site.*

- FLUE Policy I.1.1: The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: *The high intensity commercial site is located on US 441, a State Highway, and there are public facilities and services such as central utilities available to support the intensity of the use.*

- FLUE Policy I.1.2: The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: *The property is located within a larger area of Highway Intensive (HI) land use and Commercial Highway Interchange (CHI) zoning at the I-75/US 441 Interchange where there are sufficient public facilities and services to serve the proposed commercial development.*

- FLUE Policy I.1.3: The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonably expected to develop by the year 2040.

Consistency: *The property is located at the I-75/US 441 Interchange. This section of US 441 is a multi-lane roadway with intensive highway commercial developments located on both sides. The property is an assemblage of adjoining parcels, one of which was previously developed with a similar use.*

- FLUE Policy I.1.4: The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: *The property is located at the I-75/US 441 Interchange and will have no adverse impact on the existing land use. Portions of the site have already been developed. There are no wetlands on the property, and it is located within FEMA's Flood Zone X.*

- FLUE Policy I.1.5: The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: *The property is located at the I-75/US 441 Interchange in the center of the County's Designated Urban Development Area. The development will be built in accordance with the design standards of the County and regulating agencies with jurisdiction of the site.*

- FLUE Policy I.1.6: The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Highway interchange land use. Highway interchange uses shall be permitted within the urban and rural areas of the county. Highway interchange uses shall be permitted within areas surrounding Interstates 75 and 10, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;

Highway interchange uses shall be limited to an intensity of 1.0 floor area ratio.

Consistency: *The proposed automotive service station and truck stop meets the definition of a highway interchange use and is appropriately located at the I-75/US 441 Interchange in the center of the County's Designated Urban Development Area. Development meets the County LDR's for HI land use and CHI zoning including a FAR of 0.9.*

- Policy I.3.5 The county shall continue to have provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.

Consistency: *The proposed development will be designed and permitted in accordance with the standards of the County and regulating agencies with jurisdiction of the site including the Water Management District and Florida Department of Transportation (FDOT).*

- Policy I.9.1 The county shall require the developer to submit development plans for all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to the water management district for review and comment as to the consistency of the proposed development with any approved management plan within such basin prior to development review by the county.

Consistency: *The development has been submitted to the WMD for review and comment.*

- OBJECTIVE I.11 The county shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Consistency: *The proposed development is located in the County's Designated Urban Development Area where there are sufficient public facilities to serve the proposed commercial development.*

Busy Bee Ellisville

Land Development Regulations Consistency Analysis

LDR Section 4.2.6 Automotive service and self-service stations

The following regulations shall apply to the location, design, construction, operation, and maintenance of automotive service and self-service stations (with the exception that for automobile self-service stations where self service gasoline pumps in conjunction with retail and commercial outlets for sale of food, hardware and drugs, there shall be no outside sales of oil, grease, parts or accessories for automobiles and no service except for self service water, air or carwash).

- 1) Lot dimensions and area. An automotive service station lot shall be of adequate width and depth to meet all setback requirements, but in no case shall a corner lot have less than 150 feet of frontage on each street side...A corner lot shall have a minimum area of not less than 20,000 square feet.
The corner property is 36.05 acres, and has over 1,200 feet of frontage along SW Howell St and 650 feet along US 441 S.
- 2) Lighting. All lights and lighting for an automotive service station shall be so designed and arranged that no source of light shall be visible from any residential district.
The property to the west is zoned A-3 which can permit very low-density residential development. Development will meet lighting screening requirements.
- 3) Location of pumps and structures. No main or accessory building, no sign of any type, and no gasoline pump shall be located within 25 feet of the lot line of any property that is zoned for residential purposes. No gasoline pump shall be located within 15 feet of any street right-of-way line; where a greater street setback line has been established, no gasoline pump shall be located within 15 feet of such setback line.
The property to the west is zoned A-3 which can permit very low-density residential development. The 25' setback requirement is exceeded by the 30' buffer along the west property line. In addition, the 15' pump setback requirement is met by the 15' buffer abutting the rights-of-way.
- 4) Curb breaks. A curb break is a driveway or any other point of access or opening for vehicles onto a public street. The number of curb breaks for each automotive service station shall not exceed two for each 150 feet of street frontage, each break having a width of no more than 30 feet exclusive of transitions and located not closer than 15 feet of right-of-way lines of any intersection. Curb breaks shall not be closer than 15 feet to any other property line. There shall be a minimum distance of 20 feet between curb breaks.
650 feet of frontage along US 441 S would permit eight (8) curb cuts, whereas only one (1) one-way driveway is proposed. 1,200 feet of frontage along SW Howell St would permit sixteen (16) curb cuts. However, five (5) are proposed, only four (4) for Busy Bee. The driveways that provide access to the automotive service and self-service stations are less than 30' wide and spaced accordingly.
- 5) Trash storage. Adequate, enclosed trash storage facilities shall be provided on the site.
Adequate trash storage is provided to the rear of the main building.

LDR Section 12.2.1.(3) Special Exception Findings

- a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Access to the property as depicted on the site plan creates no issues related to ingress and egress, pedestrian safety, traffic flow and control, or fire access. Access from US 441 S will be permitted with the Florida Department of Transportation (FDOT).

- b. Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (a) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.

Off-street parking and loading requirements have been met.

- c. Refuse and service areas, with particular reference to the items in [subsections] (a) and (b) above.

Trash compactors are provided to the rear of the main building.

- d. Utilities, with reference to locations, availability, and compatibility.

The property will be connected to the County's central potable water and sanitary sewer systems.

- e. Screening and buffering with reference to type, dimensions, and character.

30' buffer is provided along the west property line abutting R-3 zoning and a 15' buffer is provided along the property frontage.

- f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

No new advertising signage is proposed. Safety signage is proposed at the one-way entrance from US 441 S.

- g. Required yards and other open space.

The site plan shows compliance with the setbacks and open space requirements.

- h. Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:

- 1) Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.

The proposed commercial development is in conformance with the County's Comprehensive Plan.

- 2) Whether the proposed use is compatible with the established land use pattern.

The proposed use is compatible with the existing land use designation (Commercial Highway Interchange). Currently, there are comparable businesses to the proposed use located within the vicinity of the subject property and near the I-75 and US 441 interchange. The Ellisville I-75/US Highway 441 Interchange area predominately consists of automobile service stations and has an existing truck stop.

- 3) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

The proposed use would not alter the population density patterns in the area and the proposed use is comparable to established businesses in the immediate area. The proposed use is not anticipated to increase or overtax the load on public facilities.

- 4) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.

The proposed use is consistent with comparable businesses in the immediate area located near the I-75 and US 441 interchange.

- 5) Whether the proposed use will adversely influence living conditions in the neighborhood.
The proposed use will not adversely affect the living conditions in the surrounding neighborhood as it is consistent with the current businesses in the area. The adjacent residential uses to the west will be separated from the proposed development through a thirty (30) foot landscape buffer.
- 6) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.
- 7) Whether the proposed use will create a drainage problem.
The property is located within Flood Zone X. In addition, development is required to obtain a Suwannee River Water Management District Permit; therefore, the proposed use should not create a drainage problem.
- 8) Whether the proposed use will seriously reduce light and air to adjacent areas.
The proposed use will not cause any reduction in light or air to the adjacent areas.
- 9) Whether the proposed use will adversely affect property values in the adjacent area.
The proposed use will not adversely affect property values, and the proposed project creates a consistent development on a series of parcels that were previously developed with a variety of uses.
- 10) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
The proposed use is comparable to other businesses in the surrounding area located near the interchange of I-75 and US 441 and as a result will not be a deterrent to the improvement or development of adjacent properties.
- 11) Whether the proposed use is out of scale with the needs of the neighborhood or the community.
The proposed use is consistent with the existing businesses in the surrounding area located near the interchange of I-75 and US 441.

COLUMBIA COUNTY Property Appraiser

Parcel 03-6S-17-09561-000

<https://search.ccpafl.com/parcel/09561000176S03>

14118 S US HIGHWAY 441

Owners

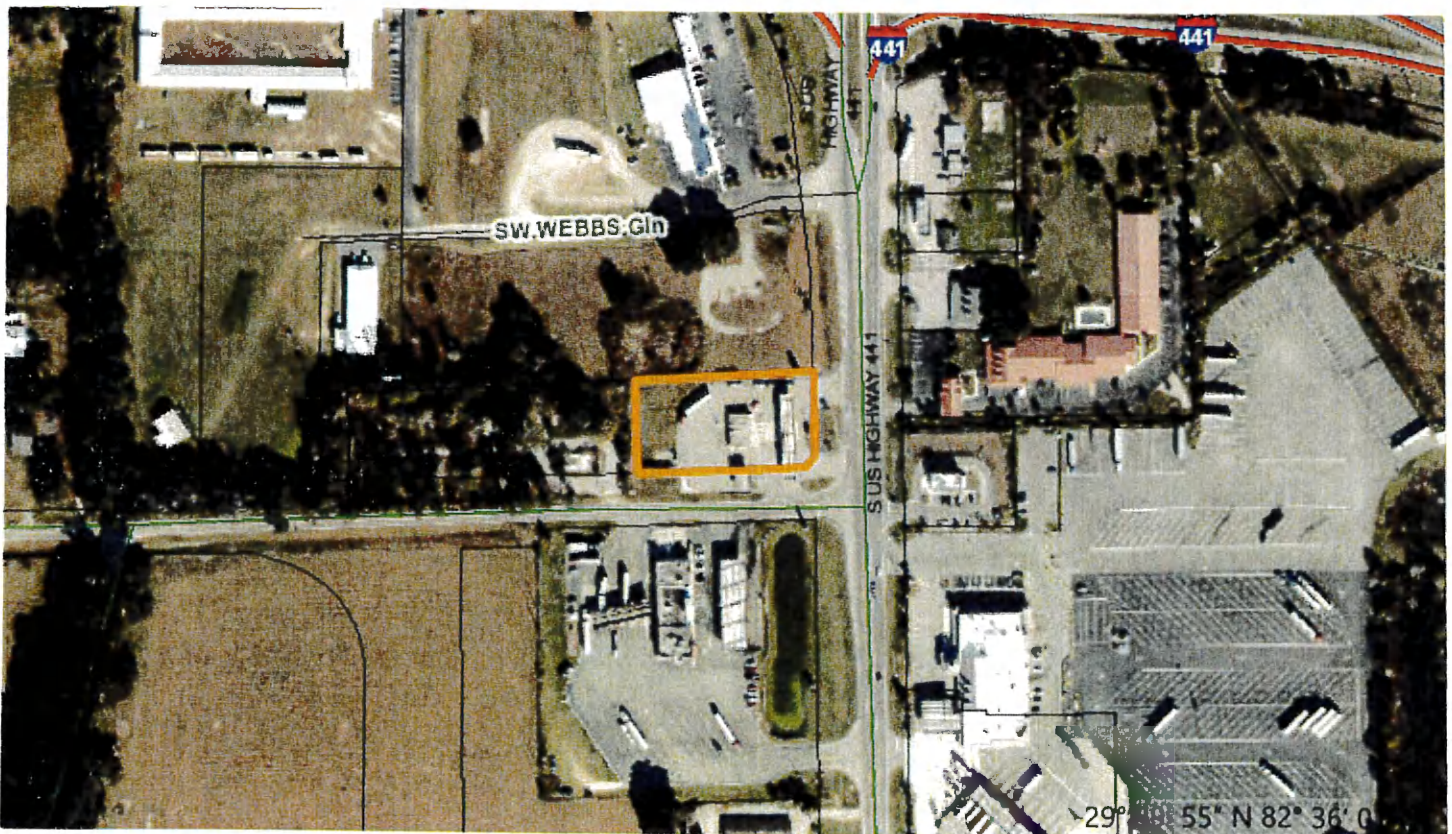
KINJAC CORPORATION THE
P O BOX 157
MADISON, FL 32341-0157

Legal Description

COMM SW COR OF NE1/4, RUN E 862.43 FT FOR POB,
RUN N 200 FT, E 300 FT TO W R/W US-41, S 200 FT,
W 300 FT TO POB EX .28 AC FOR ADDT'L RD R/W
DESC IN WD 1533-2437.

Use: 1001: MISC COMMERCIAL

Subdivision: DIST 3



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R09561-000

KINJAC CORPORATION THE

This Bill: \$0.00

All Bills: \$0.00

Cart Amount: \$0.00

Year: 2024 Bill Number: Owner: KINJAG
 Tax District: 3 30311 CORPORATION THE
 Property Type:
 Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
 KINJAC 14118 US HIGHWAY 441
 CORPORATION THE LAKE CITY 32024
 P O BOX 157
 MADISON FL 32341-0157

Bill 30311 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$2,512.17	\$2,512.17	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$240.45	\$240.45	\$0.00
LOCAL	3.1430	\$1,010.33	\$1,010.33	\$0.00
CAPITAL OUTLAY	1.5000	\$482.18	\$482.18	\$0.00
Subtotal	5.3910	\$1,732.96	\$1,732.96	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$94.38	\$94.38	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.03	\$0.03	\$0.00
TOTAL	13.4997	\$4,339.54	\$4,339.54	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$801.06	\$801.06	\$0.00
TOTAL	\$801.06	\$801.06	\$0.00

COLUMBIA COUNTY Property Appraiser

Parcel 03-6S-17-09560-001

<https://search.ccpafl.com/parcel/09560001176S03>

181 SW HOWELL ST

Owners

THE KINJAC CORPORATION
197 SW WATERFORD CT
LAKE CITY, FL 32025

Legal Description

COMM SW COR OF NE1/4, RUN E 370.97 FT FOR
POB, RUN N 200.17 FT, E 487.42 FT, S 200
FT, W 491.46 FT TO POB, EX R/W FOR OTIS
HOWELL RD & EX .45 AC FOR ADDT'L RD R/W DESC
IN
WD 1533-2437....

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 3



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R09560-001
THE KINJAC CORPORATION

Year: 2024 Bill Number: Owner: THE KINJAC CORPORATION
Tax District: 3 30307
Property Type: Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
THE KINJAC 181 HOWELL
CORPORATION LAKE CITY 32024
197 SW WATERFORD
CT
LAKE CITY FL 32025

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

Bill 30307 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,939.82	\$1,939.82	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$185.67	\$185.67	\$0.00
LOCAL	3.1430	\$780.14	\$780.14	\$0.00
CAPITAL OUTLAY	1.5000	\$372.33	\$372.33	\$0.00
Subtotal	5.3910	\$1,338.14	\$1,338.14	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$72.87	\$72.87	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.03	\$0.03	\$0.00
TOTAL	13.4997	\$3,350.86	\$3,350.86	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.14	\$3.14	\$0.00
TOTAL	\$3.14	\$3.14	\$0.00

COLUMBIA COUNTY

Property Appraiser

Parcel 03-6S-17-09556-001 <https://search.ccpafl.com/parcel/09556001176S03>

136 SW WEBBS GLN

Owners

THE KINJAC CORPORATION
197 SW WATERFORD CT
LAKE CITY, FL 32025

Legal Description

COMM SW COR OF NE1/4, RUN E 862.43 FT, N 200 FT FOR POB, CONT N 124.64 FT, CONT NW 116.80 FT, E 137.50 FT, CONT NE 168.78 FT TO W R/W US-441, S ALONG R/W 276.01 FT, W 300 FT TO POB & COMM SW COR OF NE1/4, N 30 FT TO N R/W HERLONG RD (FKA...

Use: 1001: MISC COMMERCIAL

Subdivision: DIST 3



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R09556-001		
THE KINJAC CORPORATION		
Year: 2024	Bill Number:	Owner: THE KINJAC CORPORATION
Tax District: 3 30306		
Property Type:		
Real Estate		
MAILING ADDRESS:		PROPERTY ADDRESS:
THE KINJAC		136 WEBBS
CORPORATION		LAKE CITY 32024
197 SW WATERFORD		
CT		
LAKE CITY FL 32025		

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 30306 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$3,611.37	\$3,611.37	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$345.66	\$345.66	\$0.00
LOCAL	3.1430	\$1,452.40	\$1,452.40	\$0.00
CAPITAL OUTLAY	1.5000	\$693.16	\$693.16	\$0.00
Subtotal	5.3910	\$2,491.22	\$2,491.22	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$135.68	\$135.68	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.04	\$0.04	\$0.00
TOTAL	13.4997	\$6,238.31	\$6,238.31	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.14	\$3.14	\$0.00
TOTAL	\$3.14	\$3.14	\$0.00

COLUMBIA COUNTY Property Appraiser

Parcel 03-6S-17-09556-000

<https://search.ccpafl.com/parcel/09556000176S03>

131 SW WEBBS GLN

Owners

THE KINJAC CORPORATION
197 SW WATERFORD CT
LAKE CITY, FL 32025

Legal Description

COMM SW COR OF NE1/4, RUN E 1162.43 FT TO
W R/W US-441, N ALONG R/W 373.51 FT, N 6 DG
W 102.50 FT FOR POB, NW 40.48 FT S 84 DG W 35.86
FT, S 76 DG W 120.78 FT, SWLY 485.02 FT, N
747.80 FT, E 237.93 FT TO SW R/W LINE I-75, SE...

Use: 1111: STORE/FLEA MKT

Subdivision: DIST 3



Tax Bill Detail

Payment Options

Property Tax Account: R09556-000
THE KINJAC CORPORATION

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

Year: 2024 Bill Number: Owner: THE KINJAC
Tax District: 3 30305 CORPORATION
Property Type:
Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
THE KINJAC 131 WEBBS
CORPORATION LAKE CITY 32024
197 SW WATERFORD
CT
LAKE CITY FL 32025

Bill 30305 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$7,798.47	\$7,798.47	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$746.42	\$746.42	\$0.00
LOCAL	3.1430	\$3,136.36	\$3,136.36	\$0.00
CAPITAL OUTLAY	1.5000	\$1,496.83	\$1,496.83	\$0.00
Subtotal	5.3910	\$5,379.61	\$5,379.61	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$292.98	\$292.98	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.10	\$0.10	\$0.00
TOTAL	13.4997	\$13,471.16	\$13,471.16	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$1,948.51	\$1,948.51	\$0.00
TOTAL	\$1,948.51	\$1,948.51	\$0.00

COLUMBIA COUNTY Property Appraiser

Parcel 03-6S-17-09560-004 <https://search.ccpafl.com/parcel/09560004176S03>

276 SW WEBBS GLN

Owners

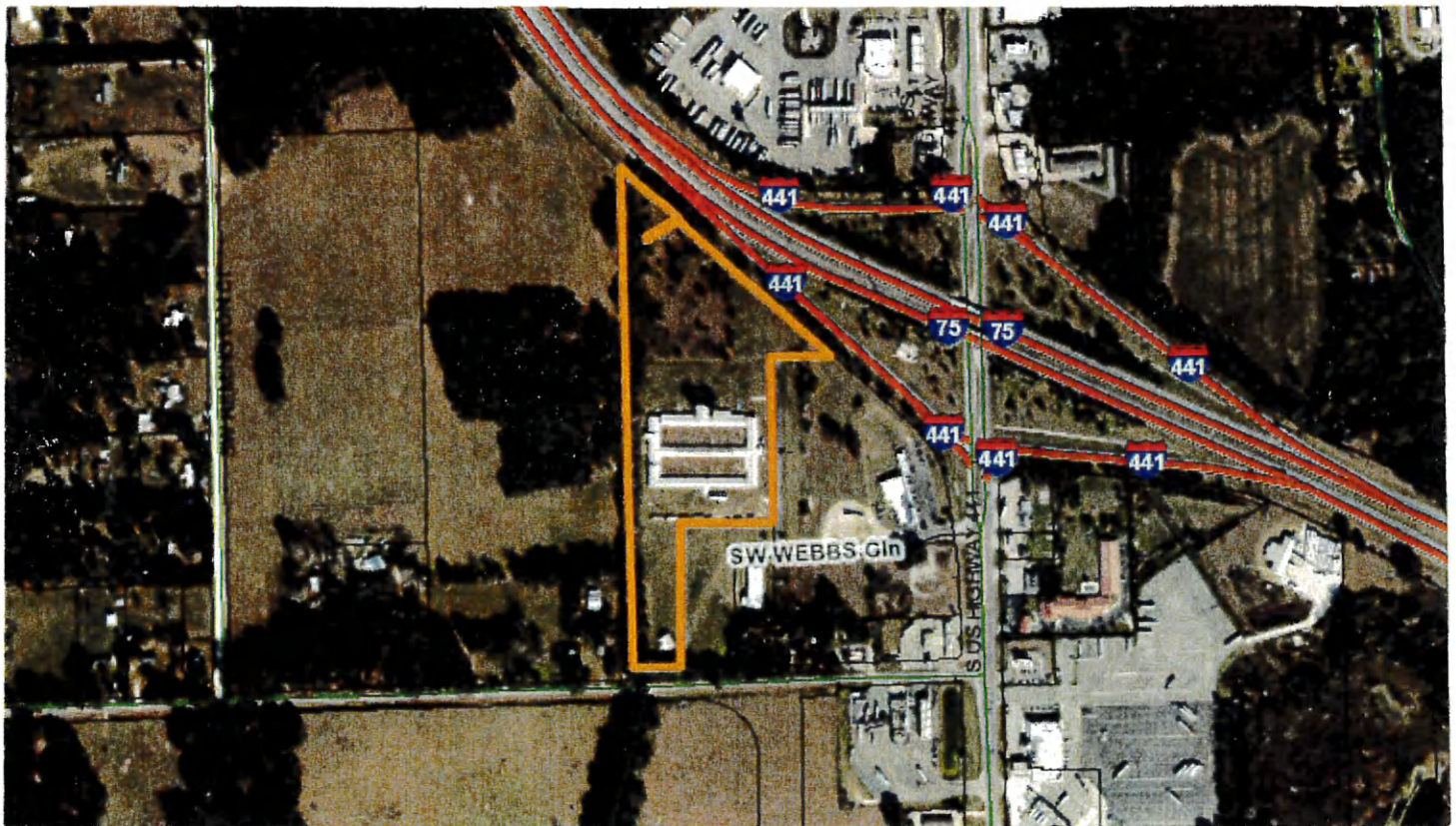
THE KINJAC CORPORATION
197 SW WATERFORD CT
LAKE CITY, FL 32025

Legal Description

COMM SW COR OF NE1/4, RUN N 30 FT FOR POB,
CONT N 1884.49 FT TO SW'RLY R/W I-75, RUN
SE'LY ALONG R/W 727.56 FT, S 963.67 W 138.65
FT, S 445.47 FT TO N R/W LINE OTIS HOWELL RD,
RUN W ALONG R/W 373.49 FT TO POB & ALSO COMM

Use: 1111: STORE/FLEA MKT

Subdivision: DIST 3



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R09560-004

THE KINJAC CORPORATION

Year: 2024 Bill Number: Owner: THE KINJAC CORPORATION
 Tax District: 3 30309
 Property Type: Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
 THE KINJAC 276 WEBBS
 CORPORATION LAKE CITY 32024
 197 SW WATERFORD
 CT
 LAKE CITY FL 32025

This Bill: \$0.00
 All Bills: \$0.00
 Cart Amount: \$0.00

Bill 30309 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$9,679.13	\$9,679.13	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$926.42	\$926.42	\$0.00
LOCAL	3.1430	\$3,892.70	\$3,892.70	\$0.00
CAPITAL OUTLAY	1.5000	\$1,857.80	\$1,857.80	\$0.00
Subtotal	5.3910	\$6,676.92	\$6,676.92	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$363.63	\$363.63	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.13	\$0.13	\$0.00
TOTAL	13.4997	\$16,719.81	\$16,719.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$8,204.58	\$8,204.58	\$0.00
SOLID WASTE - ANNUAL	\$0.00	\$0.00	\$0.00
TOTAL	\$8,204.58	\$8,204.58	\$0.00

COLUMBIA COUNTY

Property Appraiser

Parcel 03-6S-17-09560-005 <https://search.ccpafl.com/parcel/09560005176S03>

Owners

THE KINJAC CORPORATION
197 SW WATERFORD CT
LAKE CITY, FL 32025

Use: 0000: VACANT

Subdivision: DIST 3

Legal Description

COMM SW COR OF NE1/4, N 30 FT TO N R/W OF
HERLONG RD (HOWELL RD), E 174.71 FT FOR POB, N
571.90 FT, E 340.73 FT, S 119.64 FT, W 138.74
FT, S 445.83 FT TO N R/W OF HERLONG RD (HOWELL
RD), W 198.76 FT TO POB EX .18 AC FOR ADDT'L RD...



LEGAL DESCRIPTION

A portion of the Northeast Quarter (NE 1/4) of Section 3, Township 6 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the southwest corner of the Northeast Quarter (NE 1/4) of said Section 3, Township 6 South, Range 17 East; thence North 01°09'15" West along the west line of said Northeast Quarter (NE 1/4) a distance of 30.00 feet to a rebar marking the intersection of said west line with the northerly right of way line of SE Howell Street (Variable width R/W) and the POINT OF BEGINNING of the following described parcel; thence continue North 01°09'15" West along said west line a distance of 1884.89 feet to a concrete monument marking the intersection of said west line with the southwesterly right of way line of Interstate 75 (Variable width R/W), said point lying on a non-tangent circular curve to the left, having a radius of 3014.79 feet and a central angle of 07°40'49"; thence along said southwesterly right of way line an arc distance of 404.11 feet (Chord: S 51°54'12" E, 403.80 feet) to a rebar marking the end of said curve; thence continue along said southwesterly right of way line the following courses: South 47°52'33" East a distance of 643.27 feet to a concrete monument; thence South 47°49'42" East a distance of 372.47 feet to a rebar marking the point of curvature of a circular curve to the right, having a radius of 437.59 feet and a central angle of 44°13'17"; thence along said curved right of way line an arc distance of 337.74 feet (chord: S 25°42'58" E, 329.42 feet) to a rebar marking the intersection of said southwesterly right of way line with the westerly right of way line of U.S. Highway 441/U.S. Highway 41 (Variable width R/W); thence along said westerly right of way line the following courses: South 06°23'11" East a distance of 87.59 feet to a rebar; thence South 06°22'43" East a distance of 60.69 feet to a nail; thence South 06°30'41" East a distance of 102.54 feet to a rebar; thence South 00°55'16" East a distance of 174.67 feet to an iron pipe; thence South 00°46'27" East a distance of 193.20 feet to a rebar marking the intersection of said westerly right of way line with the northerly right of way line of SE Howell Street (Variable width R/W); thence along said northerly right of way line the following courses: South

87°23'12" West a distance of 299.79 feet to a concrete monument; thence South 88°07'19" West a distance of 491.10 feet to a concrete monument marking the southeast corner of those lands described in O.R. Book 1246, Page 657 of the Public Records of Columbia County, Florida; thence along the easterly line of said O.R. Book 1246, Page 657 the following courses: North 01°00'16" East a distance of 186.00 feet to a concrete monument; thence North 86°43'06" East a distance of 92.73 feet to a concrete monument; thence North 00°26'34" East a distance of 254.24 feet to a rebar marking the northeast corner of said O.R. Book 1246, Page 657; thence South 89°34'22" West a distance of 138.74 feet to a concrete monument marking the northwest corner of said O.R. Book 1246, Page 657; thence South 00°17'44" West along the west line of said O.R. Book 1246, Page 657 a distance of 445.83 feet to a concrete monument on the northerly right of way line of said SE Howell Street; thence South 88°38'59" West along said northerly right of way line a distance of 375.99 feet to the POINT OF BEGINNING.

Containing 36.05 acres, more or less.

Said lands situate, lying and being in Columbia County, Florida.

Parcel ID Numbers: 09556-000, 09560-001; 09560-004; 09560-005; 09561-000; 09561-001

Zoning Map

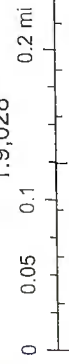


3/1/2023, 2:08:12 PM

Road Labels
 Dirt
 Interstate
 Main
 Other
 Paved
 Private

Roads
 Main
 Private
 Dirt
 <all other values>
 Interstate
 Paved
 Parcel Notes

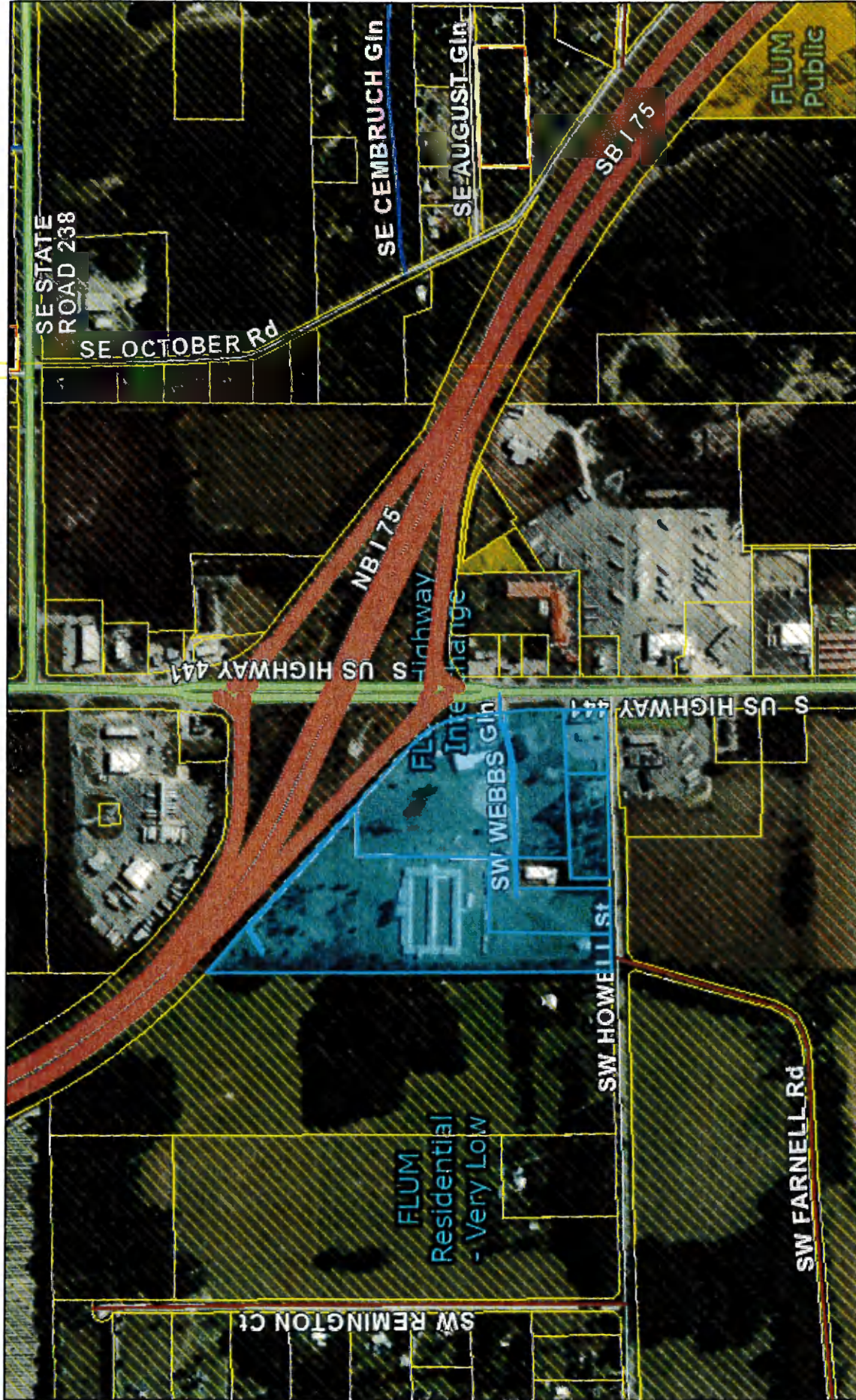
1:9,028



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS
 State of Florida, Maxar I

FLUM Map



3/1/2023, 2:08:47 PM

Road Labels

Dirt

Interstate

Private

Other

Paved

Roads

Dirt

Interstate

Main

Other

Paved

Private

Other

Paved

Main

Other

Paved

Private

Other

Paved

Parcel Notes

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS

State of Florida, Maxar

Planning Review Comments

August 26, 2025

Site Plan Application – Busy Bee Ellisville

Truck Stop and Automobile Service Station in CHI Zoning District

Based on the Site Plan application received for the above-referenced project, we provide the following planning review comments:

1. Site Plan Checklist: Materials provided to review did not include; #5 Concurrency Impact Analysis, #8 Proof of Ownership (deed) and #10 Proof of Payment of Taxes. Please ensure that these items are included in the application materials.
2. Site plan appears to comply with the CHI zoning requirements for lot size, lot width, setbacks, buffers, height, maximum impervious area and maximum building coverage (LDR Sec. 4.15.1 - 4.15.10).
3. The Site Plan provides over the minimum number of required spaces for this use (per LDR Sec. 4.15.13).
4. Site Plan appears to meet the use specific standards for 'automotive service and self-service stations.' Recommend the applicant include consistency responses to the specific criteria in LDR Sec. 4.2.6 as part of the public hearing backup material.
5. For the public hearing backup material, please make sure to include the applicant's justification for compliance with the Special Exception review criteria (LDR Sec. 12.2.1(3)(h) and Comprehensive Plan consistency statements which were included in the 2023 Special Exception application submittal.
- * 6. Note that a permit from the Suwannee River Water Management District is required prior to site construction.
7. This review is related to planning comments only and does not include engineering review comments, review of traffic studies, stormwater calculations, etc. Defer to county engineer related to technical engineering review, including but not limited to Site Plan checklist items 'stormwater management plan' and 'fire department access and water supply plan.'

Recommendation:

- 1) Provide these comments to the applicant and request that they be addressed prior to public hearing.

September 8, 2025

Columbia County Review

**Re: Busy Bee Ellisville
Site Plan Application
Responses to Comments from Submittal #1
Project No.: 22114.00**

On behalf of our client, Kinjac Company, please find the following information enclosed for your review.

- RAI Response Letter
- Concurrency Impact Analysis
- Warranty Deeds (6 Parcels)
- Tax Bills for 2024 (6 Parcels)
- Land Development Regulations (LDR) Consistency Analysis, dated 09/04/2025
- Updated Comprehensive Plan Consistency Analysis, dated 09/04/2025

The following is a list of the comments provided to us by your email dated August 26, 2025, followed by responses by Matthews | DCCM.

Site Plan Application – Busy Bee Ellisville Truck Stop and Automobile Service Station in CHI Zoning District

1. Site Plan Checklist: Materials provided to review did not include; #5 Concurrency Impact Analysis, #8 Proof of Ownership (deed) and #10 Proof of Payment of Taxes. Please ensure that these items are included in the application materials.

Matthews | DCCM: Please see Concurrency Impact Analysis, Warranty Deeds and 2024 Tax Bills for the six (6) parcels.

2. Site plan appears to comply with the CHI zoning requirements for lot size, lot width, setbacks, buffers, height, maximum impervious area and maximum building coverage (LDR Sec. 4.15.1- 4.15.10).

Matthews | DCCM: Acknowledged.

3. The Site Plan provides over the minimum number of required spaces for this use (per LDR Sec. 4.15.13).

Matthews | DCCM: Acknowledged.

4. Site Plan appears to meet the use specific standards for 'automotive service and self-service stations.' Recommend the applicant include consistency responses to the specific criteria in LDR Sec. 4.2.6 as part of the public hearing backup material.

Matthews | DCCM: Please see LDR Consistency Analysis, dated 09/04/2025.

5. For the public hearing backup material, please make sure to include the applicant's justification for compliance with the Special Exception review criteria (LDR Sec. 12.2.1(3)(h) and Comprehensive Plan consistency statements which were included in the 2023 Special Exception application submittal.

Matthews | DCCM: Please see LDR Consistency Analysis and Comprehensive Plan Consistency Analysis, dated 09/04/2025.

6. Note that a permit from the Suwannee River Water Management District is required prior to site construction.

Matthews | DCCM: Acknowledged.

7. This review is related to planning comments only and does not include engineering review comments, review of traffic studies, stormwater calculations, etc. Defer to county engineer related to technical engineering review, including but not limited to Site Plan checklist items 'stormwater management plan' and 'fire department access and water supply plan.'

Matthews | DCCM: Acknowledged.

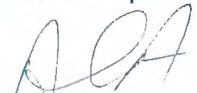
RECOMMENDATIONS

1. Provide these comments to the applicant and request that they be addressed prior to public hearing.

Matthews | DCCM: Acknowledged.

If you have any comments or questions, please do not hesitate to give me a call.

Sincerely yours,
Matthews | DCCM



Alex R. Acree, PE
Vice President of Production

22114sjcrai-L
ARA/kb

Busy Bee Ellisville Comprehensive Plan Consistency Analysis

The development of a Busy Bee Gas Station and Truck Stop on the northwest corner of US 441 and SW Howell St. is consistent with the following Goals, Objectives and Policies of Columbia County's Comprehensive Plan:

- Future Land Use Element (FLUE) GOAL I – In recognition of the importance of conserving the natural resources and enhancing the quality of life, the county shall direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner.

OBJECTIVE I.1: The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The property is in the center of the County's Designated Urban Development Area. The commercial use is consistent with the types of uses allowed by the Highway Interchange category and is surrounded by other urban developments, similar to what is proposed on the commercial site.

- FLUE Policy I.1.1: The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The high intensity commercial site is located on US 441, a State Highway, and there are public facilities and services such as central utilities available to support the intensity of the use.

- FLUE Policy I.1.2: The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The property is located within a larger area of Highway Intensive (HI) land use and Commercial Highway Interchange (CHI) zoning at the I-75/US 441 Interchange where there are sufficient public facilities and services to serve the proposed commercial development.

- FLUE Policy I.1.3: The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2040.

Consistency: The property is located at the I-75/US 441 Interchange. This section of US 441 is a multi-lane roadway with intensive highway commercial developments located on both sides. The property is an assemblage of adjoining parcels, one of which was previously developed with a similar use.

- FLUE Policy I.1.4: The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The property is located at the I-75/US 441 Interchange and will have no adverse impact on the existing land use. Portions of the site have already been developed. There are no wetlands on the property, and it is located within FEMA's Flood Zone X.

- FLUE Policy I.1.5: The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: The property is located at the I-75/US 441 Interchange in the center of the County's Designated Urban Development Area. The development will be built in accordance with the design standards of the County and regulating agencies with jurisdiction of the site.

- FLUE Policy I.1.6: The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Highway interchange land use. Highway interchange uses shall be permitted within the urban and rural areas of the county. Highway interchange uses shall be permitted within areas surrounding Interstates 75 and 10, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;

Highway interchange uses shall be limited to an intensity of 1.0 floor area ratio.

Consistency: The proposed automotive service station and truck stop meets the definition of a highway interchange use and is appropriately located at the I-75/US 441 Interchange in the center of the County's Designated Urban Development Area. Development meets the County LDR's for HI land use and CHI zoning including a FAR of 0.9.

- Policy I.3.5 The county shall continue to have provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.

Consistency: The proposed development will be designed and permitted in accordance with the standards of the County and regulating agencies with jurisdiction of the site including the Water Management District and Florida Department of Transportation (FDOT).

- Policy I.9.1 The county shall require the developer to submit development plans for all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to the water management district for review and comment as to the consistency of the proposed development with any approved management plan within such basin prior to development review by the county.

Consistency: The development has been submitted to the WMD for review and comment.

- OBJECTIVE I.11 The county shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Consistency: The proposed development is located in the County's Designated Urban Development Area where there are sufficient public facilities to serve the proposed commercial development.



Building and Zoning Department

Site Development Plan Application

Invoice

72636

Applicant Information

KINJAC CORPORATION THE

Invoice Date

08/08/2025

Permit

SDP250801

Amount Due

\$500.00

Job Location

Parcel: 03-6S-17-09561-000

Owner: KINJAC CORPORATION THE,

Address:

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/08/2025	Fee: Site & Development Plan Approval	\$500.00
Amount Due:		\$500.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Zoning Department

Receipt Of Payment

Applicant Information

KINJAC CORPORATION
THE KINJAC
CORPORATION,
TBD

Method

Credit Card
14797672

Date of Payment

08/11/2025

Payment

771424

Amount of Payment

\$500.00

AppID: 72636 Development #: SDP250801
Site Development Plan
Parcel: 03-6S-17-09561-000;
03-6S-17-09560-005;
03-6S-17-09560-004;
03-6S-17-09566-000

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/08/2025	Fee: Site & Development Plan Approval	\$500.00
08/11/2025	Payment: Credit Card 14797672	(\$500.00)
		\$0.00