

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

May 17, 2022

VIA ELECTRONIC MAIL

Chingiz Askeror
Property Owners
Truck Stop 75
18555 Collins Ave #1605
Sunny Isles Beach, FL 33160

Re: Site & Development Plan (SDP 22 06) "Truck Stop 75-Electric Car Charging Stations, Site Plan"
Approval Letter

Dear Mr. Askeror,

The Minor Site & Development Application you submitted has been reviewed in accordance with Section 14.13.6 "Minor Site and Development Plan Approval" of the Land Development Regulations ("LDRs"). The Minor Site and Development Plan Application, SDP 22 06, for the Truck Stop 75-Electric Car Charging Stations, Site Plan has been found in compliance with the County's Comprehensive Plan and Land Development Regulations and is hereby approved.

If you have any questions, please do not hesitate to contact me at
jennifer_dubose@columbiacountyfla.com or (386) 719-1474.

Sincerely,

Jennifer DuBose Franks

Jennifer DuBose Franks
Code Compliance Officer

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
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

FOR PLANNING USE ONLY	
Application # SPD	22 06
Application Fee	\$300.00
Receipt No.	758107
Filing Date	5/6/22
Completeness Date	5/17/2022

Minor Site Plan Application

A. PROJECT INFORMATION

- Project Name: Truck Stop 75 - Car Charging Stations
- Address of Subject Property: 14159 S US Highway 441, Lake City FL 32024
- Parcel ID Number(s): 03-6S-17-09588-000
- Future Land Use Map Designation: _____
- Zoning Designation: CHI, RR
- Acreage: 25.9946537
- Existing Use of Property: Truck Stop
- Proposed use of Property: Addition For Car Charging Stations
- 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 _____
 - Relocation of an existing structure: Total square footage _____
 - Increase in Impervious Area: Total Square Footages _____

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Jason Brannen Title: Vice-President
 Company name (if applicable): Eagle Electric, Inc.
 Mailing Address: 149 St. Andrews Street S.
 City: Jacksonville State: FL Zip: 32254
 Telephone: (904) 786-0787 Fax: (904) 786-4187 Email: Eagle674@Eagle-Electricinc.net

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.

- If the applicant is agent for the property owner*:
 Property Owner Name (title holder): Chingiz Askerov
 Mailing Address: 18555 Collins Ave. #1605
 City: Sunny Isles Beh State: FL Zip: 33160
 Telephone: (305) 303-9071 Fax: () Email: accounting@Shuttletruckstop.com

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property:
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 _____ No _____
Special Exception Application No. SE _____

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 Minor Site and Development Plan Application is \$300. 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.

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.

Jason Brannen
Applicant/Agent Name (Type or Print)

Jason Brannen
Applicant/Agent Signature

4-25-2022
Date

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/3/2022

Parcel: << 03-6S-17-09588-000 (35163) >>

Owner & Property Info

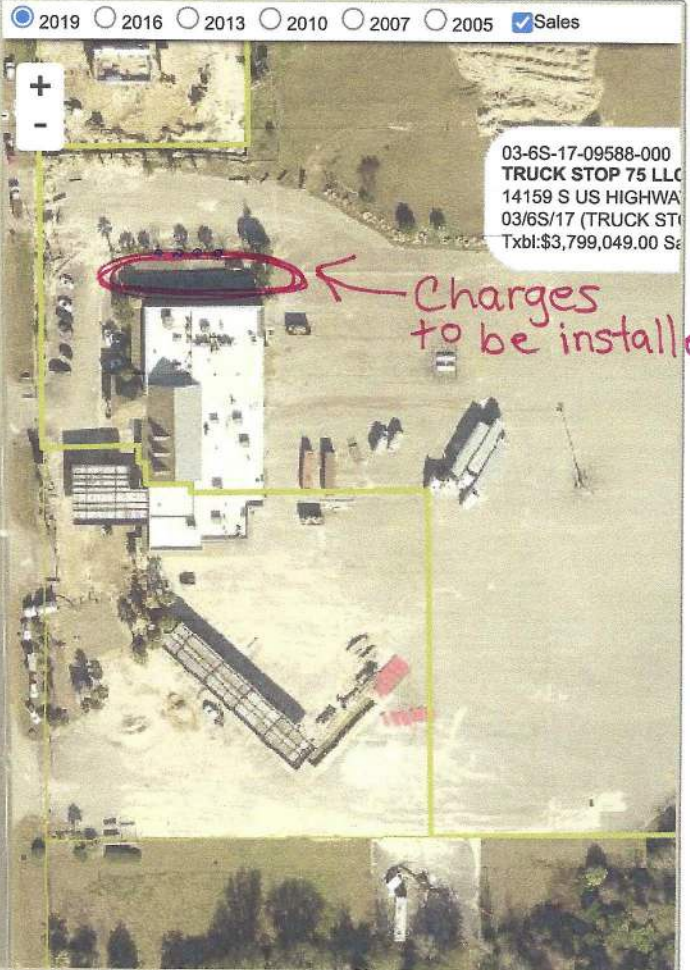
Owner	TRUCK STOP 75 LLC 4302 W BROWARD BLVD SUITE 500 PLANTATION, FL 33317		
Site	14159 S US HIGHWAY 441, LAKE CITY		
Description*	COMM AT SE COR OF SEC, RUN N 2001.34 FT FOR POB, RUN WEST 693.94 FT, S 38.34 FT, WEST 232.64 FT, N 315.89 FT, WEST 215.40 FT, N 7.86 FT, W 40.55 FT, N 19.66 FT, W 6.50 FT, N 15.69 FT, W 87.38 FT TO E R/W OF US HWY 441, N ALONG R/W 274.68 FT, E 189.88 FT, N ...more>>>		
Area	26.08 AC	S/T/R	03-6S-17
Use Code**	TRUCK STOP (2620)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$1,326,420	Mkt Land	\$1,326,420
Ag Land	\$0	Ag Land	\$0
Building	\$1,821,077	Building	\$1,846,299
XFOB	\$626,330	XFOB	\$626,330
Just	\$3,773,827	Just	\$3,799,049
Class	\$0	Class	\$0
Appraised	\$3,773,827	Appraised	\$3,799,049
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$3,773,827	Assessed	\$3,799,049
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$3,773,827 city:\$0 other:\$0 school:\$3,773,827	Total Taxable	county:\$3,799,049 city:\$0 other:\$0 school:\$3,799,049

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/30/2018	\$100	1359/0308	QC	I	U	11
4/30/2018	\$100	1359/0280	QC	I	U	11
4/30/2018	\$3,688,900	1359/0277	WD	I	Q	01
12/21/2010	\$100	1207/0496	WD	I	U	30
4/12/1989	\$415,000	0681/0703	WD	I	U	34
1/10/1984	\$81	0528/0438	WD	I	U	01
8/1/1983	\$0	0517/0436	WD	I	U	01
9/17/1973	\$600	0310/0257	WD	V	Q	01
9/12/1973	\$54	0318/0508	WD	V	U	01
3/2/1971	\$600	0269/0294	WD	V	Q	01
3/22/1965	\$9,090	0181/0270	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	TRUCK STOP (6410)	1966	23268	30785	\$1,717,939
Sketch	SERV SHOP (6700)	1997	8104	8768	\$128,360

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	1993	\$609,405.00	382792.00	0 x 0
0253	LIGHTING	1997	\$15,000.00	10.00	0 x 0
0294	SHED WOOD/VINYL	1997	\$1,125.00	150.00	15 x 10

0169	FENCE/WOOD	2017	\$800.00	1.00	0 x 0
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▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2620	TRUCK STOP (MKT)	17.660 AC	1.0000/1.0000 1.0000/ /	\$75,000 /AC	\$1,324,500
9630	SWAMP (MKT)	8.420 AC	1.0000/1.0000 1.0000/ /	\$228 /AC	\$1,920

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Mar 09 2022 09:17:00 GMT-0500 (Eastern Standard Time)



Parcel No: 03-6S-17-09588-000

Owner: TRUCK STOP 75 LLC

Subdivision:

Lot:

Acres: 25.9946537

Deed Acres: 26.08 Ac

District: District 4 Toby Witt

Future Land Uses: Highway Interchange, Residential - Very Low

Flood Zones: A,

Official Zoning Atlas: CHI, RR

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

Columbia County Tax Collector

generated on 3/14/2022 9:10:37 AM EDT

Tax Record

Last Update: 3/14/2022 9:10:04 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R09588-000	REAL ESTATE	2021			
Mailing Address TRUCK STOP 75 LLC 4302 W BROWARD BLVD SUITE 500 PLANTATION FL 33317	Property Address 14159 US HIGHWAY 441 LAKE CITY	GEO Number 036S17-09588-000			
Exempt Amount See Below	Taxable Value See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code			
Legal Description (click for full description) 03-6S-17 2620/262026.08 Acres COMM AT SE COR OF SEC, RUN N 2001.34 FT FOR POB, RUN WEST 693.94 FT, S 38.34 FT, WEST 232.64 FT, N 315.89 FT, WEST 215.40 FT, N 7.86 FT, W 40.55 FT, N 19.66 FT, W 6.50 FT, N 15.69 FT, W 87.38 FT TO E R/W OF US HWY 441, N ALONG R/W See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	3,773,827	0	\$3,773,827	\$29,492.46
COLUMBIA COUNTY SCHOOL BOARD	0.7480	3,773,827	0	\$3,773,827	\$2,822.82
DISCRETIONARY	3.6430	3,773,827	0	\$3,773,827	\$13,748.05
LOCAL	1.5000	3,773,827	0	\$3,773,827	\$5,660.74
CAPITAL OUTLAY	0.3615	3,773,827	0	\$3,773,827	\$1,364.24
SUWANNEE RIVER WATER MGT DIST	0.0000	3,773,827	0	\$3,773,827	\$0.00
LAKE SHORE HOSPITAL AUTHORITY					
Total Millage	14.0675		Total Taxes		\$53,088.31
Non-Ad Valorem Assessments					
Code	Levyng Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$3,173.60			
Total Assessments		\$3,173.60			
Taxes & Assessments		\$56,261.91			
If Paid By		Amount Due			
		\$0.00			
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2021	PAYMENT	1800521.0001	2021	\$54,011.43	

[Prior Years Payment History](#)

Prior Year Taxes Due

NO DELINQUENT TAXES

THIS INSTRUMENT PREPARED BY AND RETURN TO:

BJ REEVES, ESQ.

TERRA DOC PREP

1779 N. UNIVERSITY DRIVE, SUITE 202

PEMBROKE PINES, FLORIDA 33024

Property Appraisers Parcel Identification (Folio) Numbers: **03-6S-17-09588-000**

Florida Documentary Stamps in the amount of **\$25,822.30** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30 day of April 2018 by HOLIDAY PLAZA, INC., A FLORIDA CORPORATION whose address is 7717 NW 20 LANE, GAINESVILLE, FLORIDA 32605, herein called the grantor, to TRUCK STOP 75 LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is 4302 W. BROWARD BLVD, SUITE 500, PLANTATION, FL 33317, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in COLUMBIA County, State of Florida, viz.:

SEE EXHIBIT 'A' ATTACHED FOR LEGAL DESCRIPTION

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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

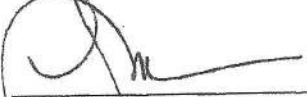
TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

18-0370M

WARRANTY DEED
PAGE 2

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

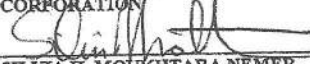


Witness #1 Signature
Justin M. Mowitz

Witness #1 Printed Name
Waterbury

Witness #2 Signature
Waterbury

Witness #2 Printed Name

HOLIDAY PLAZA, INC., A FLORIDA CORPORATION
By: 

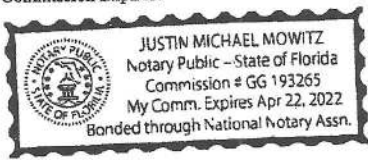
SILVIA H. MOUKHTARA NEMER,
PRESIDENT

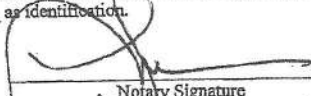
STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 30 day of April 2018 by SILVIA H. MOUKHTARA NEMER, PRESIDENT of HOLIDAY PLAZA, INC., A FLORIDA CORPORATION on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:





Notary Signature
Justin M. Mowitz

Printed Notary Signature

EXHIBIT "A" LEGAL DESCRIPTION

COMMENCE at the Southeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run North 00°53'00" West along the East line of Section 3 a distance of 2001.34 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 3 and the POINT OF BEGINNING; thence South 87°31'51" West along the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 3 a distance of 693.94 feet; thence South 00°59'23" East a distance of 38.34 feet; thence South 89°03'59" West a distance of 232.64 feet; thence North 00°56'04" West a distance of 315.89 feet; thence South 89°07'16" West a distance of 215.40 feet; thence North 01°04'29" West a distance of 7.86 feet; thence South 89°11'12" West a distance of 40.55 feet; thence North 00°59'34" West a distance of 19.66 feet; thence South 89°07'16" West a distance of 6.50 feet; thence North 00°59'34" West a distance of 15.69 feet; thence South 88°14'20" West a distance of 87.38 feet to a point on the East Right-of-Way line of U.S. Highway 41 & 441; thence North 00°56'04" West along said East Right-of-Way line of U.S. Highway 41 & 441 a distance of 274.68 feet; thence North 89°05'42" East a distance of 189.88 feet; thence North 00°53'50" West a distance of 190.13 feet; thence North 89°02'31" East a distance of 310.07 feet; thence North 00°58'38" West a distance of 160.55 feet; thence North 55°24'08" East a distance of 582.14 feet to a point on the Southerly Limited Access Right-of-Way line of Interstate 75; thence South 66°00'13" East along said Southerly Limited Access Right-of-Way line of Interstate 75 a distance of 94.41 feet to the point of curve of a curve concave to the Southwest having a radius of 6769.49 feet and a central angle of 01°56'59"; thence Southeasterly along the arc, being also the Southerly Limited Access Right-of-Way line of Interstate 75, a distance of 230.36 feet to a point on the East line of Section 3; thence South 00°53'00" East along said East line of Section 3 a distance of 441.31 feet to the Northeast corner of the Southeast 1/4 of Section 3; thence continue South 00°53'00" East along the East line of Section 3 a distance of 667.35 feet to the POINT OF BEGINNING. LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS BY DEED RECORDED AUGUST 7, 2013 IN OFFICIAL RECORDS BOOK 1259, PAGE 1301 OF COLUMBIA COUNTY RECORDS.

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 Jason Branner
(Name of Person to Act as my Agent)

for Truck Stop 75, LLC
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for Electrical
(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: Sardorbek Isametdinov

Applicant/Owner's Title: Owner

On Behalf of: Truck Stop 75, LLC
(Company Name, if applicable)

Telephone: 305-303-9071 Date: 05.03.22

Applicant/Owner's Signature: [Signature]

Print Name: Sardorbek Isametdinov

STATE OF FLORIDA
COUNTY OF Duval

The Foregoing instrument was acknowledged before me this 3 day of may, 2022, by Sardorbek Isametdinov, who is personally known by me OR produced identification . Type of Identification Produced _____

[Signature]
(Notary Signature) (SEAL)



DARLEEN M. HERBERTSON
Commission # GG 320099
Expires August 1, 2023
Bonded Thru Budget Notary Services