

DATE 08/31/2016

Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000034398

APPLICANT JOHN W. O'NEAL PHONE 386.752.7578
 ADDRESS POB 2166 LAKE CITY FL 32056
 OWNER THE KINJAC CORPORATION PHONE 850.973.2277
 ADDRESS 4772 NW US HIGHWAY 41 LAKE CITY FL 32055
 CONTRACTOR JOHN W. O'NEAL PHONE 386.752.7578

LOCATION OF PROPERTY 41N AND I-10 ACROSS FROM 131 (FALLING CREEK ROAD) ON THE LEFT SIDE.

TYPE DEVELOPMENT BUSY BEE/BURGER KING ESTIMATED COST OF CONSTRUCTION 0.00

HEATED FLOOR AREA 5191.00 TOTAL AREA 5191.00 HEIGHT STORIES

FOUNDATION CONC WALLS METAL/FRAM ROOF PITCH FLOOR CONC

LAND USE & ZONING CHI MAX. HEIGHT

Minimum Set Back Requirements: STREET-FRONT REAR SIDE

NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 11-3S-16-02063-000 SUBDIVISION

LOT BLOCK PHASE UNIT TOTAL ACRES 1.37

CBC057550
 Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor *John W. O'Neal*
 FDOT-EXISTING 16-0232-M BMS TC N
 Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident Time/STUP No.

COMMENTS: SDP APPROVED 6.23.16-SDP-16-03 ..NEED FINAL FDOT APPROVAL @ CO,

MINIMUM FLOOR ELEVATION ON BOTH IS 124.79', NEED ELEVATION LETTERS

FOR BOTH AT SLABS Check # or Cash 26441

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by

Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by

Framing date/app. by Insulation date/app. by

Rough-in plumbing above slab and below wood floor date/app. by Electrical rough-in date/app. by

Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by Pool date/app. by

Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by

Pump pole date/app. by Utility Pole date/app. by M/H tie downs, blocking, electricity and plumbing date/app. by

Reconnection date/app. by RV date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 10,700.00 CERTIFICATION FEE \$ 25.96 SURCHARGE FEE \$ 25.96

MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$

FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ **TOTAL FEE \$10,826.92**

INSPECTORS OFFICE *[Signature]* CLERKS OFFICE *[Signature]*

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THIS PERMITTED DEVELOPMENT.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECEIVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECEIVED AN APPROVED INSPECTION WITHIN 180 DAYS OF THE PREVIOUS INSPECTION.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

DATE 08/31/2016

Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000034398

APPLICANT JOHN W.O'NEAL PHONE 386.752.7578
 ADDRESS POB 2166 LAKE CITY FL 32056
 OWNER THE KINJAC CORPORATION PHONE 850.973.2277
 ADDRESS 4772 NW US HIGHWAY 41 LAKE CITY FL 32055
 CONTRACTOR JOHN W. O'NEAL PHONE 386.752.7578
 LOCATION OF PROPERTY 41N AND I-10 ACROSS FROM 131 (FALLING CREEK ROAD) ON THE LEFT SIDE.

TYPE DEVELOPMENT BUSY BEE/BURGER KING ESTIMATED COST OF CONSTRUCTION 0.00
 HEATED FLOOR AREA 5191.00 TOTAL AREA 5191.00 HEIGHT STORIES
 FOUNDATION CONC WALLS METAL/FRAM ROOF PITCH FLOOR CONC
 LAND USE & ZONING CHI MAX. HEIGHT
 Minimum Set Back Requirments: STREET-FRONT REAR SIDE
 NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 11-3S-16-02063-000 SUBDIVISION
 LOT BLOCK PHASE UNIT TOTAL ACRES 1.37

CBC057550
 Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
 FDOT-EXISTING 16-0232-M BMS TC N
 Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident Time/STUP No.

COMMENTS: SDP APPROVED 6.23.16-SDP-16-03 ..NEED FINAL FDOT APPROVAL @ CO,
MINIMUM FLOOR ELEVATION ON BOTH IS 124.79', NEED ELEVATION LETTERS
FOR BOTH AT SLABS Check # or Cash 26441

FOR BUILDING & ZONING DEPARTMENT ONLY

Temporary Power Foundation Monolithic (footer/Slab)
 date/app. by date/app. by date/app. by
 Under slab rough-in plumbing Slab Sheathing/Nailing
 date/app. by date/app. by date/app. by
 Framing Insulation
 date/app. by date/app. by
 Rough-in plumbing above slab and below wood floor Electrical rough-in
 date/app. by date/app. by
 Heat & Air Duct Peri. beam (Lintel) Pool
 date/app. by date/app. by date/app. by
 Permanent power C.O. Final Culvert
 date/app. by date/app. by date/app. by
 Pump pole Utility Pole M/H tie downs, blocking, electricity and plumbing
 date/app. by date/app. by date/app. by
 Reconnection RV Re-roof
 date/app. by date/app. by date/app. by

BUILDING PERMIT FEE \$ 10,700.00 CERTIFICATION FEE \$ 25.96 SURCHARGE FEE \$ 25.96
 MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$
 FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ **TOTAL FEE \$10,826.92**

INSPECTORS OFFICE CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 NOTICE: ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THIS PERMITTED DEVELOPMENT.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

Need Elevation Letters on each addition or slab

26441

Columbia County New Building Permit Application

FILE COPY

For Office Use Only Application # 1607-60 Date Received 7/19 By JW Permit # 34398

Zoning Official LS Date 8-22-16 Flood Zone X Land Use HI Zoning CHI

FEMA Map # _____ Elevation _____ MFE / 24.79 River _____ Plans Examiner JK Date 8/9-16

Comments Approved by Planning & Zoning Board on June 23, 2016

NOC E/H Deed or PA Site Plan State Road Info Well letter 911 Sheet Parent Parcel # _____

Dev Permit # SDP 1603 In Floodway Letter of Auth. from Contractor F W Comp. letter _____

Owner Builder Disclosure Statement Land Owner Affidavit Ellisville Water App Fee Paid Sub VF Form

Septic Permit No. 16-0232-M OR City Water _____ Fax _____

Applicant (Who will sign/pickup the permit) JOHN K O'NEAL Phone 386-752-7578

Address POB 2166 LAKE CITY FL 32056

Owners Name THE KIN JAC CORPORATION Phone 850-973-2271

911 Address 4772 N.W Highway 41 LAKE CITY FL 32055

Contractors Name JOHN W O'NEAL Phone 386-752-7578

Address POB 2166 LAKE CITY FL 32056

Contractor Email Kelsetwo@aol.com (RITA'S EMAIL) ***Include to get updates on this job.

Fee Simple Owner Name & Address N/A

Bonding Co. Name & Address N/A

Architect/Engineer Name & Address _____

Mortgage Lenders Name & Address 9764 South Dixie Highway GARDNER ASSOC PC MIAMI FL 33158

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Duke Energy

Property ID Number 11-35-16-02063-000 Estimated Construction Cost 2,140,351.00

Subdivision Name _____ Lot _____

Driving Directions from a Major Road _____ 41-N I-10

Construction of BURGER KING & BUSY BEE ALTERATIONS Commercial OR Residential

Proposed Use/Occupancy _____ Number of Existing Dwellings on Property 1

Is the Building Fire Sprinkled? If Yes, blueprints included Or Explain _____

Circle Proposed - Culvert Permit or Culvert Waiver or D.O.T. Permit or Have an Existing Drive

Actual Distance of Structure from Property Lines - Front _____ Side _____ Side _____ Rear _____

Number of Stories 1 Heated Floor Area 5191 Total Floor Area 5191 Acreage 1.37

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) SDP 16-03 - LETTER ATTACHED

BOARD OF COUNTY COMMISSIONERS
OFFICE OF

BUILDING & ZONING
COLUMBIA COUNTY, FLORIDA

BUILDING PERMIT RECEIPT

RECEIPT NUMBER / PERMIT NUMBER 000034398 DATE 08/31/2016

APPLICANT JOHN W.O'NEAL

OWNER THE KINJAC CORPORATION

CONTRACTOR JOHN W. O'NEAL

PARCEL ID NUMBER 11-3S-16-02063-000 NUMBER OF EXISTING DWELLINGS 1

TYPE OF DEVELOPMENT BUSY BEE/BURGER KING

COMMENTS: SDP APPROVED 6.23.16-SDP-16-03 ..NEED FINAL FDOT APPROVAL @ CO,
MINIMUM FLOOR ELEVATION ON BOTH IS 124.79', NEED ELEVATION LETTERS
FOR BOTH AT SLABS

FEES:

BUILDING PERMIT	<u>10,700.00</u>	CERTIFICATION FEE	<u>25.96</u>
ZONING FEE	<u>50.00</u>	SURCHARGE FEE	<u>25.96</u>
FLOOD ZONE FEE	<u>25.00</u>	FLOOD DEVELOPMENT PERMIT	<u> </u>
MOBILE HOME PERMIT	<u> </u>	RELOCATION PERMIT	<u> </u>
TRAVEL TRAILER PERMIT	<u> </u>	RECONNECTION PERMIT	<u> </u>
UTILITY POLE PERMIT	<u> </u>	WASTE ASSESSMENT FEE	<u> </u>
FIRE FEE (5 ACRES OR LESS)	<u> </u>	CULVERT PERMIT	<u> </u>
FIRE FEE (MORE THAN 5 ACRES)	<u> </u>	RENEWAL FEE	<u> </u>

CHECK NUMBER 26441

TOTAL FEES CHARGES \$10,826.92

MAKE CHECKS PAYABLE TO: BCC (Board of County Commissioners)

NOTE: A SEPARATE CHECK IS REQUIRED FOR THE CULVERT WAIVER PERMITS

135 NE HERNANDO AVE.
SUITE B-21
LAKE CITY, FL 32055
Phone: 386-758-1008
Fax: 386-758-2160



Laurie Hodson

From: Laurie Hodson
Sent: Monday, July 25, 2016 11:27 AM
To: 'Cray, Dale'
Subject: RE: Emailing: 3) SDP 16 03 - Applicant Submittal (Complete)

Dale,
We will wait for FDOT approval before the CO is issued.
Thank you,
Laurie

-----Original Message-----
From: Cray, Dale [mailto:Dale.Cray@dot.state.fl.us]
Sent: Monday, July 25, 2016 7:24 AM
To: Laurie Hodson
Cc: Register, Troy
Subject: RE: Emailing: 3) SDP 16 03 - Applicant Submittal (Complete)

Laurie,

The above project will need to be reviewed per Access and Drainage prior to acceptance. FDOT would like to see the site plan of this project submitted by Engineer of Record. Please hold off on CO until FDOT has made a final. If you have any question please call.

Dale L. Cray
Permits Coordinator
Lake City Operations
(386)961-7146

-----Original Message-----
From: Laurie Hodson [mailto:laurie_hodson@columbiacountyfla.com]
Sent: Friday, July 22, 2016 11:36 AM
To: Cray, Dale
Subject: Emailing: 3) SDP 16 03 - Applicant Submittal (Complete)

Dale,

We have an application for the Burger King addition. I want to make sure if we need anything for the access on this project, before we issue this permit.

Attached is the application submitted for the Site & Development Plan, which has a map and the parcel numbers. The parcel numbers are on the first page of the county application.

Let me know if you need anything else.

Thanks,

Laurie Hodson

Laurie Hodson, Office Manager

Columbia County Building & Zoning Department

135 NE Hernando Ave, Suite B-21,

Lake City, FL 32055

Office: (386) 758-1007

Fax: (386) 758-2160

www.columbiacountyfla.com

laurie_hodson@columbiacountyfla.com

Your message is ready to be sent with the following file or link attachments:

3) SDP 16 03 - Applicant Submittal (Complete)

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Laurie Hodson

From: Laurie Hodson
Sent: Friday, July 22, 2016 11:36 AM
To: 'Cray, Dale'
Subject: 3) SDP 16 03 - Applicant Submittal (Complete)
Attachments: 3) SDP 16 03 - Applicant Submittal (Complete).pdf

Dale,

We have an application for the Burger King addition. I want to make sure if we need anything for the access on this project, before we issue this permit.

Attached is the application submitted for the Site & Development Plan, which has a map and the parcel numbers. The parcel numbers are on the first page of the county application.

Let me know if you need anything else.

Thanks,

Laurie Hodson
Laurie Hodson, Office Manager
Columbia County Building & Zoning Department
135 NE Hernando Ave, Suite B-21,
Lake City, FL 32055
Office: (386) 758-1007
Fax: (386) 758-2160
www.columbiacountyfla.com
laurie_hodson@columbiacountyfla.com

Your message is ready to be sent with the following file or link attachments:

3) SDP 16 03 - Applicant Submittal (Complete)

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Scarlet Parnell Frisina

02063-000



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

June 27, 2016

VIA ELECTRONIC MAIL

Dewberry/Preble-Rish
Attn: Daryle Gray
654 SE Baya Drive
Lake City, FL 32025

Re: Site & Development Plan (SDP 16 03) "Busy Bee/Burger King"
Planning & Zoning Board Determination Letter

Dear Gray,

At the June 23, 2016 Planning and Zoning Board ("Board") hearing, the Board approved your application for a Site and Development Plan for a proposed $\pm 2,181$ square foot expansion to an existing automotive self-service station and a proposed $\pm 3,010$ square foot addition for a restaurant use located in the Commercial, Highway Interchange ("CHI") Zone District, as permitted in Section 4.15.2 of the County's Land Development Regulations ("LDRs"), and in accordance with Section 14.13 of the County's LDRs. Attached is a copy of the Board's Resolution approving SDP 16 03.

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

Sincerely,

Brandon M. Stubbs
County Planner/LDR Admin.

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

SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1607-60 CONTRACTOR John V. O'Neal PHONE 386.752.7578

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

<input checked="" type="checkbox"/> ELECTRICAL 765	Print Name: <u>David Wood / Wood ELEC</u> License #: <u>EC13002213</u>	Signature: <u>[Signature]</u> Phone #: <u>386-623-1132</u>
<input checked="" type="checkbox"/> MECHANICAL/ A/C 802	Print Name: <u>Clinton Wilson</u> License #: <u>CAC057886</u>	Signature: <u>[Signature]</u> Phone #: <u>386-623-0618</u>
<input checked="" type="checkbox"/> PLUMBING/ GAS 795	Print Name: <u>Paradise Plumbing Services</u> License #: <u>CPC-1427245</u>	Signature: <u>[Signature]</u> Phone #: <u>386-288-6407</u>
<input checked="" type="checkbox"/> ROOFING 512	Print Name: <u>John O'Neal / O'Neal Roofing</u> License #: <u>CCC 016346</u>	Signature: <u>[Signature]</u> Phone #: <u>386-288-8400</u>
<input checked="" type="checkbox"/> SHEET METAL 511	Print Name: <u>O'Neal Roofing Co</u> License #: <u>CBC 057550</u>	Signature: <u>[Signature]</u> Phone #: <u>386.752.7578</u>
<input checked="" type="checkbox"/> FIRE SYSTEM/ SPRINKLER	Print Name: <u>Bennett's Fire Protection</u> License #: <u>FED14-000029</u>	Signature: <u>[Signature]</u> Phone #: <u>229 559 6327</u>
SOLAR	Print Name: _____ License #: _____	Signature: _____ Phone #: _____

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

Columbia County Building Permit Application

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

- On file

****Property owners must sign here before any permit will be issued.**

Print Owners Name _____ Owners Signature _____

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

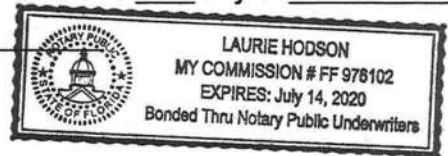
John W. [Signature]
Contractor's Signature

Contractor's License Number CEC 059550
Columbia County
Competency Card Number 511

Affirmed under penalty of perjury to by the Contractor and subscribed before me this _____ day of _____ 2016.
Personally known or Produced Identification _____

[Signature]
State of Florida Notary Signature (For the Contractor)

SEAL:



construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

Elizabeth J. Waring
Print Owners Name

Elizabeth J. Waring
Owners Signature

****Property owners must sign here before any permit will be issued.**

..... the building permit when it is issued

Columbia County Property Appraiser

updated: 6/20/2016

2015 Tax Year

Parcel: 11-3S-16-02063-000

<< Next Lower Parcel Next Higher Parcel >>

Search Result: 1 of 1

Owner & Property Info

Owner's Name	KINJAC CORPORATION THE		
Mailing Address	P O BOX 157 MADISON, FL 32341-0157		
Site Address	4772 NW US HIGHWAY 41		
Use Desc. (code)	CONV STORE (001126)		
Tax District	3 (County)	Neighborhood	11316
Land Area	1.379 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. COMM SW COR OF NE1/4 OF NE1/4, RUN N 200.30 FT, NE 1175.60 FT TO W R/W US-41, SE ALONG R/W 430 FT FOR POB, RUN SE 220 FT, SW ALONG CURVE 215.32 FT, NW NW 389.53 FT, NE 170 FT TO POB. ORB 546-390, (PART IN SEC 12-3S-16)		



Property & Assessment Values

2015 Certified Values		
Mkt Land Value	cnt: (0)	\$105,196.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$245,939.00
XFOB Value	cnt: (3)	\$20,454.00
Total Appraised Value		\$371,589.00
Just Value		\$371,589.00
Class Value		\$0.00
Assessed Value		\$371,589.00
Exempt Value		\$0.00
Total Taxable Value		\$371,589

2016 Working Values (...Hide Values)		
Mkt Land Value	cnt: (0)	\$105,196.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$266,626.00
XFOB Value	cnt: (3)	\$20,454.00
Total Appraised Value		\$392,276.00
Just Value		\$392,276.00
Class Value		\$0.00
Assessed Value		\$392,276.00
Exempt Value		\$0.00
Total Taxable Value		\$392,276

NOTE: 2016 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Show Similar Sales within 1/2 mile

Sales History

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
10/1/1978	420/312	03	I	Q		\$31,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	NBHD CONVE (004300)	2003	CONC BLOCK (15)	4500	8300	\$266,626.00

Note: All S.F. calculations are based on exterior building dimensions.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0260	PAVEMENT-A	0	\$6,000.00	0000001.000	0 x 0 x 0	(000.00)
0253	LIGHTING	1993	\$2,000.00	0000002.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	2003	\$12,454.00	0006227.000	0 x 0 x 0	(000.00)

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

THE KINJAC CORPORATION

Filing Information

Document Number H14215
 FEI/EIN Number 59-2475169
 Date Filed 07/27/1984
 State FL
 Status ACTIVE

Principal Address

1607 US HWY 90 EAST
 MADISON, FL 32340

Changed: 04/06/2004

Mailing Address

PO BOX 157
 MADISON, FL 32341

Changed: 01/27/1994

Registered Agent Name & Address

JOHNSON, JACOB KSR
 1607 US HWY 90 EAST
 MADISON, FL 32340

Name Changed: 04/06/2004

Address Changed: 04/06/2004

Officer/Director Detail

Name & Address

Title VP

JOHNSON, JACOB KSR
 437 NE FRALEIGH DRIVE
 MADISON, FL 32340

Title P

JOHNSON, JACQUELINE P

437 NE FRALEIGH DR
MADISON, FL 32340

Title S

WARING, ELIZABETH J
2830 NE COLIN KELLY HWY
MADISON, FL 32340

Title T

Estate of Jacob K Johnson, JR
4773 US HWY 90 W
MADISON, FL 32340

Annual Reports

Report Year	Filed Date
2014	01/22/2014
2015	01/07/2015
2016	04/25/2016

Document Images

04/25/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/22/2014 -- ANNUAL REPORT	View image in PDF format
02/02/2013 -- ANNUAL REPORT	View image in PDF format
01/26/2012 -- ANNUAL REPORT	View image in PDF format
01/18/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
05/26/2008 -- ANNUAL REPORT	View image in PDF format
03/20/2007 -- ANNUAL REPORT	View image in PDF format
03/07/2006 -- ANNUAL REPORT	View image in PDF format
04/05/2005 -- ANNUAL REPORT	View image in PDF format
04/06/2004 -- ANNUAL REPORT	View image in PDF format
04/15/2003 -- ANNUAL REPORT	View image in PDF format
04/18/2002 -- ANNUAL REPORT	View image in PDF format
04/27/2001 -- ANNUAL REPORT	View image in PDF format
05/02/2000 -- ANNUAL REPORT	View image in PDF format
04/27/1999 -- ANNUAL REPORT	View image in PDF format
03/16/1998 -- ANNUAL REPORT	View image in PDF format
04/15/1997 -- ANNUAL REPORT	View image in PDF format
04/04/1996 -- ANNUAL REPORT	View image in PDF format
02/01/1995 -- ANNUAL REPORT	View image in PDF format

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 16-0232M

King AC ----- PART II - SITEPLAN -----

Scale: 1 inch = 40 feet.

SIZ E
ATTACHED

Notes: _____

Site Plan submitted by: Roddy D Ford **MASTER CONTRACTOR**
Plan Approved Not Approved _____ Date 10-8-16
By Sally Ford Env Manager Columbia County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



STATE OF FLORIDA
 DEPARTMENT OF HEALTH
 ONSITE SEWAGE TREATMENT AND DISPOSAL
 SYSTEM
 APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. _____
 DATE PAID: _____
 FEE PAID: _____
 RECEIPT #: _____

APPLICATION FOR:

- New System Existing System Holding Tank Innovative
 Repair Abandonment Temporary MODIFICATION

APPLICANT: Kinjac Corp

AGENT: ROCKY FORD, A & B CONSTRUCTION

TELEPHONE: 386-497-2311

MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: na _____ BLOCK: na _____ SUB: na _____ PLATTED: _____

PROPERTY ID #: 02063-000 032063-001 ZONING: _____ I/M OR EQUIVALENT: [Y / N]

PROPERTY SIZE: 15.41 ACRES WATER SUPPLY: [] PRIVATE PUBLIC [] <=2000GPD >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y] [N] DISTANCE TO SEWER: _____ FT

PROPERTY ADDRESS: 4772 nw us highway441 Lake City Fla

DIRECTIONS TO PROPERTY: 41 north past I-10 on Left,

BUILDING INFORMATION

RESIDENTIAL COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	Restaurant	0	3010	ADDITION 4500 GPD
2	STORE	0	6681	4500 ORIGINAL adding 2181 SQ FT BATHROOM
3				13170 GPD

Floor/Equipment Drains Other (Specify) _____

SIGNATURE: Rocky D Ford DATE: 2/12/2016



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

June 27, 2016

VIA ELECTRONIC MAIL

Dewberry/Preble-Rish
Attn: Daryle Gray
654 SE Baya Drive
Lake City, FL 32025

Re: Site & Development Plan (SDP 16 03) "Busy Bee/Burger King"
Planning & Zoning Board Determination Letter

Dear Gray,

At the June 23, 2016 Planning and Zoning Board ("Board") hearing, the Board approved your application for a Site and Development Plan for a proposed $\pm 2,181$ square foot expansion to an existing automotive self-service station and a proposed $\pm 3,010$ square foot addition for a restaurant use located in the Commercial, Highway Interchange ("CHI") Zone District, as permitted in Section 4.15.2 of the County's Land Development Regulations ("LDRs"), and in accordance with Section 14.13 of the County's LDRs. Attached is a copy of the Board's Resolution approving SDP 16 03.

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

Sincerely,

A handwritten signature in black ink, appearing to read "B. M. Stubbs".

Brandon M. Stubbs
County Planner/LDR Admin.

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

6. Proposed screens and buffers sufficiently provide for the preservation of internal and external harmony and compatibility with uses inside and outside the proposed development;
7. Manner of stormwater management will not adversely affect the provisions for stormwater management on adjacent and nearby properties and overall public stormwater management capacities;
8. Provision for sanitary sewers is adequate in relationship to overall sanitary sewer availability and capacities;
9. Utilities, with reference to hook-in locations and availability and capacity for the uses projected are adequate;
10. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities are adequate;
11. General amenities and convenience, with particular reference to appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values; and
12. Said site and development plan conforms to all other standards imposed by the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, SDP 16-03, an application by Daryle Gray of Dewberry|Preble-Rish on behalf of The KINJAC Corporation, owner, for site and development plan approval for a proposed $\pm 2,181$ square foot expansion to an existing automotive self-service station and a proposed $\pm 3,010$ square foot addition for a restaurant use located in the Commercial, Highway Interchange ("CHI") Zone District in accordance with a site plan dated June 8, 2016, and submitted as part of an application dated May 13, 2016 to be located on property described, as follows:

A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, ALL IN TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE RUN NORTH $01^{\circ}47'49''$ WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 200.30 FEET TO A POINT; THENCE RUN NORTH $58^{\circ}35'41''$ EAST, A DISTANCE OF 1175.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (U.S. HIGHWAY 41); THENCE RUN SOUTH $32^{\circ}24'19''$ EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 430.00 FEET TO A POINT; THENCE RUN SOUTH $57^{\circ}35'41''$ WEST, A DISTANCE OF 170.00 FEET ALONG THE NORTHERLY LINE

OF PROPERTY RETAINED BY HUMBLE OIL AND REFINING COMPANY TO A POINT; THENCE SOUTH 37°35'53" EAST, A DISTANCE OF 389.53 FEET ALONG THE WESTERLY LINE OF PROPERTY RETAINED BY HUMBLE OIL AND REFINING COMPANY TO A POINT; THENCE RUN SOUTH 44°57'11" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 10, A DISTANCE OF 233.80 FEET; THENCE RUN NORTH 32°33'09" WEST, A DISTANCE OF 185.30 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11; THENCE RUN SOUTH 87°48'01" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1057.53 FEET TO THE POINT OF BEGINNING. THIS DESCRIBED PROPERTY IS SUBJECT TO ALL UTILITY EASEMENTS. BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 887. PAGES 1565-1567 OF THE PUBLIC RECORDS OF SAID COUNTY.

CONTAINING 3.30 ACRES, MORE OR LESS.

Tax Parcel 02063-000 and a portion of 02063-001

Section 2. The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A".

Section 3. A site and development plan made a part of this resolution by reference, shall govern the development of the above described property. Any deviation determined to be a major variation from the site and development plan submitted as part of this application shall be deemed a violation of the Land Development Regulations.

Section 4. The Land Development Regulation Administrator is hereby authorized to issue building permits pursuant to this resolution approving with conditions said site and development plan.


Section 5. The use of land approved by this site plan approval shall be in place, or a valid building permit shall be in force for the commencement of such land use within twelve (12) months of the granting of the site plan approval. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the approval of the site plan, this resolution granting such site plan approval is thereby revoked and of no force and effect.


Section 6. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

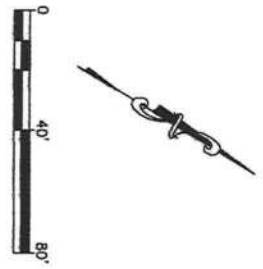
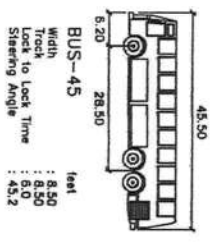
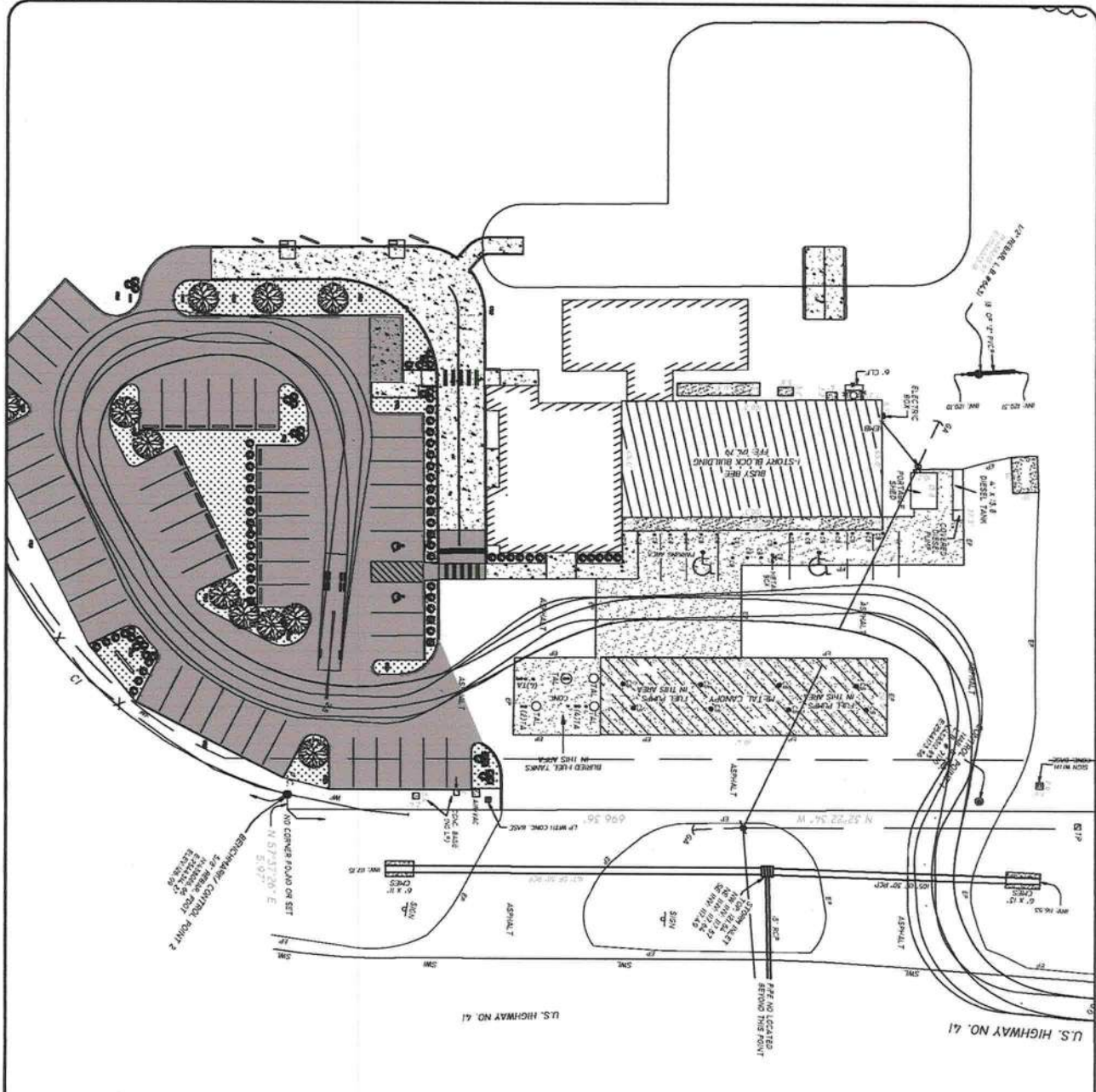
DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 23rd day of June 2016.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,

Attest:


Brandon M. Stubbs, Secretary to the
Planning and Zoning Board


Robert F. Jordan, Vice-chairman
acting chair



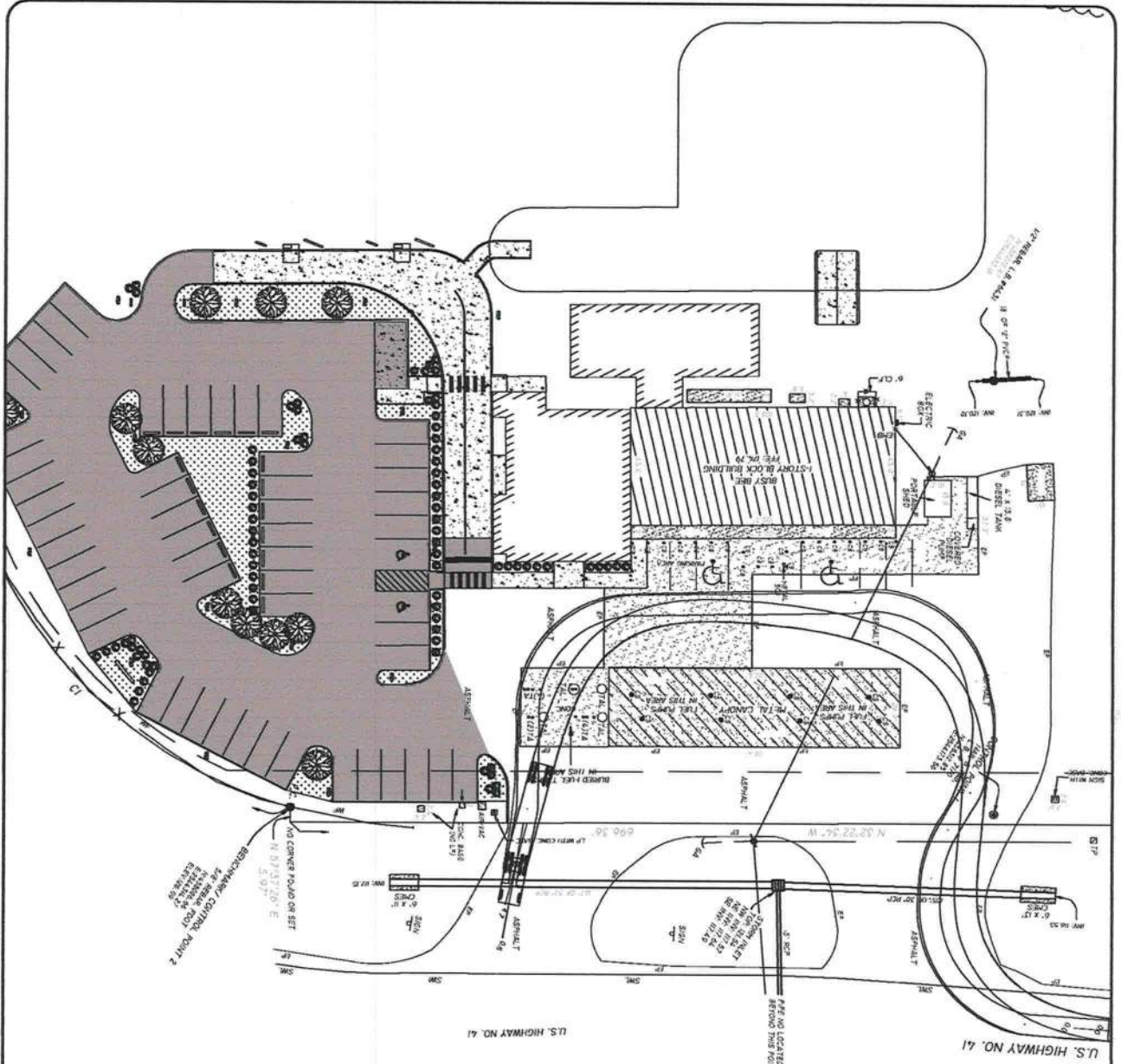
AUTOTURN EXHIBIT
 BURGER KING RESTAURANT
 JOHNSON & JOHNSON, INC.
 COLUMBIA COUNTY, FLORIDA

Dewberry | PREBLE-RISH
 654 S.E. BAYADR. • LAKE CITY, FL 32025 • (386) 719-9985

SCALE:	DESIGNED:	DRAWN:	CHECKED:	DATE:
1" = 40'	RUEHRIGAN	RUEHRIGAN	GRAY	May 2016

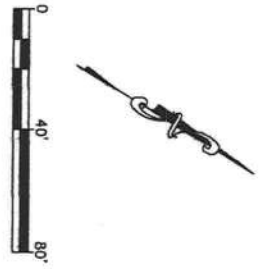
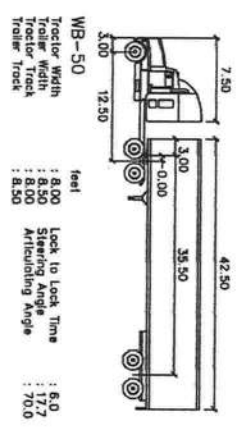
REV.	DATE	APPR.	BY
1			
2			
3			
4			
5			
6			
7			
8			

PROJECT NO. 587.001
 SHEET AUTO-6



U.S. HIGHWAY NO. 41

U.S. HIGHWAY NO. 41



PROJECT NO. 567.001
 SHEET AUTO-3

AUTOTURN EXHIBIT

BURGER KING RESTAURANT
 JOHNSON & JOHNSON, INC.
 COLUMBIA COUNTY, FLORIDA

Dewberry | PREBLE-RISH

654 S.E. BAYA DR. • LAKE CITY, FL 32025 • (386) 719-9985

SCALE: 1" = 40'

DESIGNED: RLEHRIGAN
 DRAWN: RLEHRIGAN
 CHECKED: DORAY
 DATE: May 2016

REV.	DATE	APPROV.	BY
1			
2			
3			
4			
5			
6			



COLUMBIA COUNTY FIRE RESCUE

Life Safety Services

P.O. BOX 1529 Lake City, Florida 32056
Office (386) 754-2120 Fax (386) 754-7064

Fire Inspector/PIO
Lt. Joshua Wehinger

10 June 2016

TO: Troy Crews
Columbia County Building and Zoning

FROM: Joshua Wehinger
Florida State Fire Inspector #180649

RE: New construction for Burger King of Columbia County, Application #

A plan review was performed on the proposed new construction Burger King, located at 4772 NW Hwy 41, in Lake City, Florida. This Building was classified under Chapter 38 New Business, of the Florida Fire Prevention Code, Fifth Edition. I recommend Approval of the building.

Pending:

- Building Address
 - New and existing buildings shall have approved **address numbers** placed in a position to be plainly legible and visible from the street or road, in contrast with their background. At the minimum, numbers shall be not less than 3 inches in height for residential buildings and at least 6 inches in height for all other buildings. *NFPA 1:10.13.1.1 & NFPA 1:10.13.1.2*
- Electrical Disconnect
 - NFPA 1:11.1.7 states, "Means shall be provided for the fire department to disconnect the electrical service to a building, structure or facility when the electrical is covered under the scope of NFPA 70
 - NFPA 101:7.2.1.5.1 states, "Doors shall be arranged to be opened readily from egress side whenever building is occupied.
- Access Box(es)
 - NFPA 1:18.2.2.1 states, The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL1037.
 - Knox Boxes are now a requirement for all new construction.

- Light Weight Truss Marking
 - Florida Statute, Section 633.027, (2008) requires the owner of any commercial, industrial or multiunit residential structure of three units or more constructed of light-frame trusses, to install a symbol adopted by rule of the State Fire Marshal's Office. This rule establishes the dimensions, color, and location of the symbol to be applied to every commercial, industrial and multiunit residential structure of three units or more constructed of light-frame trusses.



Sincerely, _____

Handwritten signature of L. Joshua Wehinger in black ink.

Joshua Wehinger



COLUMBIA COUNTY FIRE RESCUE

Life Safety Services

P.O. BOX 1529 Lake City, Florida 32056
Office (386) 754-2120 Fax (386) 754-7064

Fire Inspector/PIO
Lt. Joshua Wehinger

10 June 2016

TO: Troy Crews
Columbia County Building and Zoning

FROM: Joshua Wehinger
Florida State Fire Inspector #180649

RE: New construction for Restrooms at the Busy Bee of Columbia County,
Application #

A plan review was performed on the proposed new construction of Restrooms, located at 4772 NW Hwy 41, in Lake City, Florida. This Building was classified under Chapter 37 Existing Business, of the Florida Fire Prevention Code, Fifth Edition. I recommend Approval of the building. Pending:

- Building Address
 - New and existing buildings shall have approved **address numbers** placed in a position to be plainly legible and visible from the street or road, in contrast with their background. At the minimum, numbers shall be not less than 3 inches in height for residential buildings and at least 6 inches in height for all other buildings. *NFPA 1:10.13.1.1 & NFPA 1:10.13.1.2*
- Light Weight Truss Marking
 - Florida Statute, Section 633.027, (2008) requires the owner of any commercial, industrial or multiunit residential structure of three units or more constructed of light-frame trusses, to install a symbol adopted by rule of the State Fire Marshal's Office. This rule establishes the dimensions, color, and location of the symbol to be applied to every commercial, industrial and multiunit residential structure of three units or more constructed of light-frame trusses.



Sincerely,

Joshua Wehinger

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Scarlet Parnell Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

June 27, 2016

VIA ELECTRONIC MAIL

Dewberry/Preble-Rish
Attn: Daryle Gray
654 SE Baya Drive
Lake City, Fl 32025

Re: Site & Development Plan (SDP 16 03) "Busy Bee/Burger King"
Planning & Zoning Board Determination Letter

Dear Gray,

At the June 23, 2016 Planning and Zoning Board ("Board") hearing, the Board approved your application for a Site and Development Plan for a proposed $\pm 2,181$ square foot expansion to an existing automotive self-service station and a proposed $\pm 3,010$ square foot addition for a restaurant use located in the Commercial, Highway Interchange ("CHI") Zone District, as permitted in Section 4.15.2 of the County's Land Development Regulations ("LDRs"), and in accordance with Section 14.13 of the County's LDRs. Attached is a copy of the Board's Resolution approving SDP 16 03.

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

Sincerely,

A handwritten signature in black ink, appearing to read "B. M. Stubbs".

Brandon M. Stubbs
County Planner/LDR Admin.

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

RESOLUTION NO. PZ SDP 16-03

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS FOR AN AUTOMOTIVE SELF-SERVICE STATION AND A RESTAURANT USE LOCATED IN THE COMMERCIAL, HIGHWAY INTERCHANGE ("CHI") ZONING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 98-1, as amended, entitled Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to approve, to approve with conditions, or to deny site and development plans in accordance with the Land Development Regulations;

WHEREAS, an application for a site development plan, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board, has determined and found that approval of said site and development plan, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, has studied and considered the items enumerated in Section 14.13 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. A site and development plan was prepared and submitted to the County in accordance with the provisions of Section 14.13.1 of the Land Development Regulations;
2. Statements on ownership and control of the development and of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Board of County Commissioners are sufficient;
3. Density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the Comprehensive Plan are in accordance with the Comprehensive Plan and Land Development Regulations;
4. Ingress and egress to the development and proposed structures on the development provide for automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency;
5. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape are adequate;

6. Proposed screens and buffers sufficiently provide for the preservation of internal and external harmony and compatibility with uses inside and outside the proposed development;
7. Manner of stormwater management will not adversely affect the provisions for stormwater management on adjacent and nearby properties and overall public stormwater management capacities;
8. Provision for sanitary sewers is adequate in relationship to overall sanitary sewer availability and capacities;
9. Utilities, with reference to hook-in locations and availability and capacity for the uses projected are adequate;
10. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities are adequate;
11. General amenities and convenience, with particular reference to appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values; and
12. Said site and development plan conforms to all other standards imposed by the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, SDP 16-03, an application by Daryle Gray of Dewberry|Preble-Rish on behalf of The KINJAC Corporation, owner, for site and development plan approval for a proposed $\pm 2,181$ square foot expansion to an existing automotive self-service station and a proposed $\pm 3,010$ square foot addition for a restaurant use located in the Commercial, Highway Interchange ("CHI") Zone District in accordance with a site plan dated June 8, 2016, and submitted as part of an application dated May 13, 2016 to be located on property described, as follows:

A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, ALL IN TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE RUN NORTH $01^{\circ}47'49''$ WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 200.30 FEET TO A POINT; THENCE RUN NORTH $58^{\circ}35'41''$ EAST, A DISTANCE OF 1175.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (U.S. HIGHWAY 41); THENCE RUN SOUTH $32^{\circ}24'19''$ EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 430.00 FEET TO A POINT; THENCE RUN SOUTH $57^{\circ}35'41''$ WEST, A DISTANCE OF 170.00 FEET ALONG THE NORTHERLY LINE

OF PROPERTY RETAINED BY HUMBLE OIL AND REFINING COMPANY TO A POINT; THENCE SOUTH 37°35'53" EAST, A DISTANCE OF 389.53 FEET ALONG THE WESTERLY LINE OF PROPERTY RETAINED BY HUMBLE OIL AND REFINING COMPANY TO A POINT; THENCE RUN SOUTH 44°57'11" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 10, A DISTANCE OF 233.80 FEET; THENCE RUN NORTH 32°33'09" WEST, A DISTANCE OF 185.30 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11; THENCE RUN SOUTH 87°48'01" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1057.53 FEET TO THE POINT OF BEGINNING. THIS DESCRIBED PROPERTY IS SUBJECT TO ALL UTILITY EASEMENTS. BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 887. PAGES 1565-1567 OF THE PUBLIC RECORDS OF SAID COUNTY.

CONTAINING 3.30 ACRES, MORE OR LESS.

Tax Parcel 02063-000 and a portion of 02063-001

Section 2. The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A".

Section 3. A site and development plan made a part of this resolution by reference, shall govern the development of the above described property. Any deviation determined to be a major variation from the site and development plan submitted as part of this application shall be deemed a violation of the Land Development Regulations.

Section 4. The Land Development Regulation Administrator is hereby authorized to issue building permits pursuant to this resolution approving with conditions said site and development plan.


Section 5. The use of land approved by this site plan approval shall be in place, or a valid building permit shall be in force for the commencement of such land use within twelve (12) months of the granting of the site plan approval. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the approval of the site plan, this resolution granting such site plan approval is thereby revoked and of no force and effect.

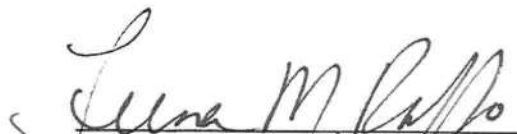
Section 6. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 23rd day of June 2016.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,

Attest:


Brandon M. Stubbs, Secretary to the
Planning and Zoning Board


Robert F. Jordan, Vice-chairman
acting chair



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

Date: May 19, 2016

To: Ben Scott, County Manager
Scott Ward, Assistant County Manager
Joel Foreman, County Attorney
David Kraus, Safety Manager
Kevin Kirby, Assistant County Manager
David Boozer, Fire Chief
Chad Williams, Engineer
Lawrence Wilson, Central Communications
Sallie Ford, Environmental Health

From: Brandon M. Stubbs, County Planner/LDR Admin.

Re: SDP 16 03 "Burger King"

Please review for compliance with the County's Land Development Regulations, as well as the County's Comprehensive Plan and any other applicable ordinances, as applicable to your department /area of concern and forward any recommendations, objections or comments.

Recommendations: _____

Objections: _____

Comments: _____

To insure that we comply with the timetable set forth in the County's Land Development Regulations and/or Ordinance #95-40, I respectfully request that your recommendations, Objections, or Comments be forwarded to the Building and Zoning Department within five (5) days of this memorandum. Thank you.

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

May 9, 2016

Attn: Brandon Stubbs
County Planner/LDR Admin.
Building and Zoning
Columbia County
135 NE Hernando Ave
Lake City, FL 32055

RE: Busy Bee Burger King and Restroom Expansion: PN 91567001

Dear Mr. Stubbs,

For the Site Plan Application of the above referenced project we are submitting the following:

- 14 Sets of plans from Dewberry|Preble-Rish (3 sets signed & sealed) for site work showing both additions and stormwater permits.
- 14 Sets of Architectural plans for the Busy Bee Bathroom Expansion (3 sets signed & sealed).
- 14 Sets of Architectural plans for the Burger King Expansion (3 sets signed & sealed).

Also, addressed are the 11 items in the Application labeled, 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.

Please see Dewberry|Preble-Rish Plans for Cover Sheet Location Map and Survey for general location and abutting streets, owner is on well and septic drain field, no existing utilities in right-of-way.

2. Site Plan – Including, but not limited to the following:

- a. Name, location, owner, and designer of the proposed development.

Johnson & Johnson, Inc. or KINJAC, is the owner and address is as appear in the application information.

- b. Present zoning for subject site.

CHI

- 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.

Site will use existing ingress and egress.

- d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.

Information is provided on each sheet.

e. Area and dimensions of site (Survey).

Survey is included.

f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.

See existing conditions survey.

g. Access to utilities and points of utility hook-up.

Plans show utility connections to on-site facilities.

h. Location and dimensions of all existing and proposed parking areas and loading areas.

See Plans.

i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).

See Plans.

j. Location and size of any lakes, ponds, canals, or other waters and waterways.

See Plans.

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.

See Plans.

l. Location of trash receptacles.

See Plans.

m. For multiple-family, hotel, motel, and mobile home park site plans:

N/A

- 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).

See Plans.

3. Stormwater Management Plan—Including the following:

See Plans Report, and Permit attached.

- 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.

N/A.

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.

Please see the attached Concurrency worksheet.

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).

The building addition offers no change in Comprehensive Plan goals. Use of site is consistent with zoning.

7. Legal Description with Tax Parcel Number.

Please see the survey in the plan set for the legal description.

8. Proof of Ownership (i.e. deed).

Please see the attached deed.

9. Agent Authorization Form (signed and notarized).

Please see the attached Agent Authorization Form.

10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

See attached Tax Record status for both parcels.

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.

Mr. Stubbs
Busy Bee Burger King and Restroom Addition
PRI PN 91567001
May 9, 2016

Fee Included.

If you have any questions or need additional information, please do not hesitate to call me at (850) 524-0696.

Sincerely,



Daryle Gray
Project Manager
Dewberry|Preble-Rish





Columbia County Gateway to Florida

FOR PLANNING USE ONLY
 Application # SPD _____
 Application Fee \$500.00
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Busy Bee Burger King and Restroom expansion
2. Address of Subject Property: 4772 NW Highway 41 Lake City, Florida 32055
3. Parcel ID Number(s): 11-3S-16-02063-000; 11-3S-16-02063-001
4. Future Land Use Map Designation: Commercial Highway Interchange
5. Zoning Designation: CHI
6. Acreage: 3.30 acres
7. Existing Use of Property: Convenience Store
8. Proposed use of Property: Convenience Store
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage 5,191
 - New construction: Total square footage _____
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Daryle Gray Title: Project Manager
 Company name (if applicable): Dewberry | Preble-Rish
 Mailing Address: 654 S E Baya Drive
 City: Lake City State: FL Zip: 32025
 Telephone: (384) 719-9985 Fax: () Email: grayd@preble-rish.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): KINJAC Corporation (Johnson & Johnson, Inc). Contact: Melanie Wegner
 Mailing Address: PO Box 157
 City: Madison State: Florida Zip: 32341
 Telephone: (854) 869-0036 Fax: () Email: mwegner@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.