



# Columbia County Gateway to Florida

66095  
FOR PLANNING USE ONLY

Application # SPD 240701

Application Fee ~~\$300.00~~ 100.00

Receipt No. 767516

Filing Date 7-2-2024

Completeness Date 7-26-2024

DEPT. No COMMENTS

## Minor Site Plan Application

MODIFICATION OF EXISTING SITE PLAN



### A. PROJECT INFORMATION

1. Project Name: Love's Travel Stop & Country Stores
2. Address of Subject Property: 13700 US Highway 441, Lake City, FL 32025
3. Parcel ID Number(s): 03-6S-17-09562-000
4. Future Land Use Map Designation: Highway Interchange
5. Zoning Designation: CHI - Commercial Highway Interchange
6. Acreage: 17.83
7. Existing Use of Property: Travel Stop w/ Drive-Thru Restaurant
8. Proposed use of Property: Travel Stop w/ Drive-Thru Restaurant
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 \_\_\_\_\_
  - ( ) Relocation of an existing structure: Total square footage \_\_\_\_\_
  - (X) Increase in Impervious Area: Total Square Footages 3428 SF

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Jason Kite Title: Project Manager  
Company name (if applicable): Chipola Engineering Group  
Mailing Address: 4420 Jackson Street  
City: Marianna State: FL Zip: 32448  
Telephone: (850) 633-2304 Fax: ( ) Email: jkite@chipolaeg.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): Love's Travel Stops & Country Stores  
Mailing Address: PO Box 26210  
City: Oklahoma City State: OK Zip: 73126  
Telephone: (850) 463-8931 Fax: ( ) Email: jerrod.marsh@loves.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: No  
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 Kite

Applicant/Agent Name (Type or Print)

Jason D Kite

Digitally signed by Jason D Kite  
Date: 2024.07.02 08:55:17  
-05'00'

Applicant/Agent Signature

6/25/24

Date

# Disclaimer

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**F.S. 125.022 Disclaimer: Issuance of a development permit or development order by Columbia County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.**

## ATTACHMENT 1

### VICINITY MAP



03-6S-17-09562-000 (35105)  
LOVES TRAVEL STOPS & COUNTRY  
13700 S US HIGHWAY 441  
03/6S/17/ TRUCK STOP/17.83 AC  
Exmpt: -- | Txbt: \$4,327,669.00  
LSale: 3/22/2017 \$850,000 V/Q

## Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 03-6S-17-09562-000 (35105) | TRUCK STOP (2620) | 17.83 AC**

COMM NE COR OF NW1/4 OF NE1/4, RUN W 106.25 FT TO W R/W US-41 FOR POB, RUN S 191.3 FT, W 630 FT, S 630.84 FT TO NE1/4  
R/W I-75, RUN NWLY ALONG R/W 76

### LOVE'S TRAVEL STOPS & COUNTRY STORES INC

### 2024 Working Values

Owner:  
15 WEST 6TH STREET  
SUITE 2400  
TULSA, OK 74119

Site: 13700 S US HIGHWAY 441, LAKE CITY

Sales	3/22/2017	\$850,000	V (Q)
Info	3/21/2017	\$800,000	V (Q)
	5/24/2016	\$100	V (U)

Mkt Lnd	\$1,337,250	Appraised	\$4,327,669
Ag Lnd	\$0	Assessed	\$4,327,669
Bldg	\$1,555,167	Exempt	\$0
XFOB	\$1,435,252		
Just	\$4,327,669		
		county:	\$4,327,669
		Total	city:\$0
		Taxable	other:\$0
			school:\$4,327,669

### NOTES:

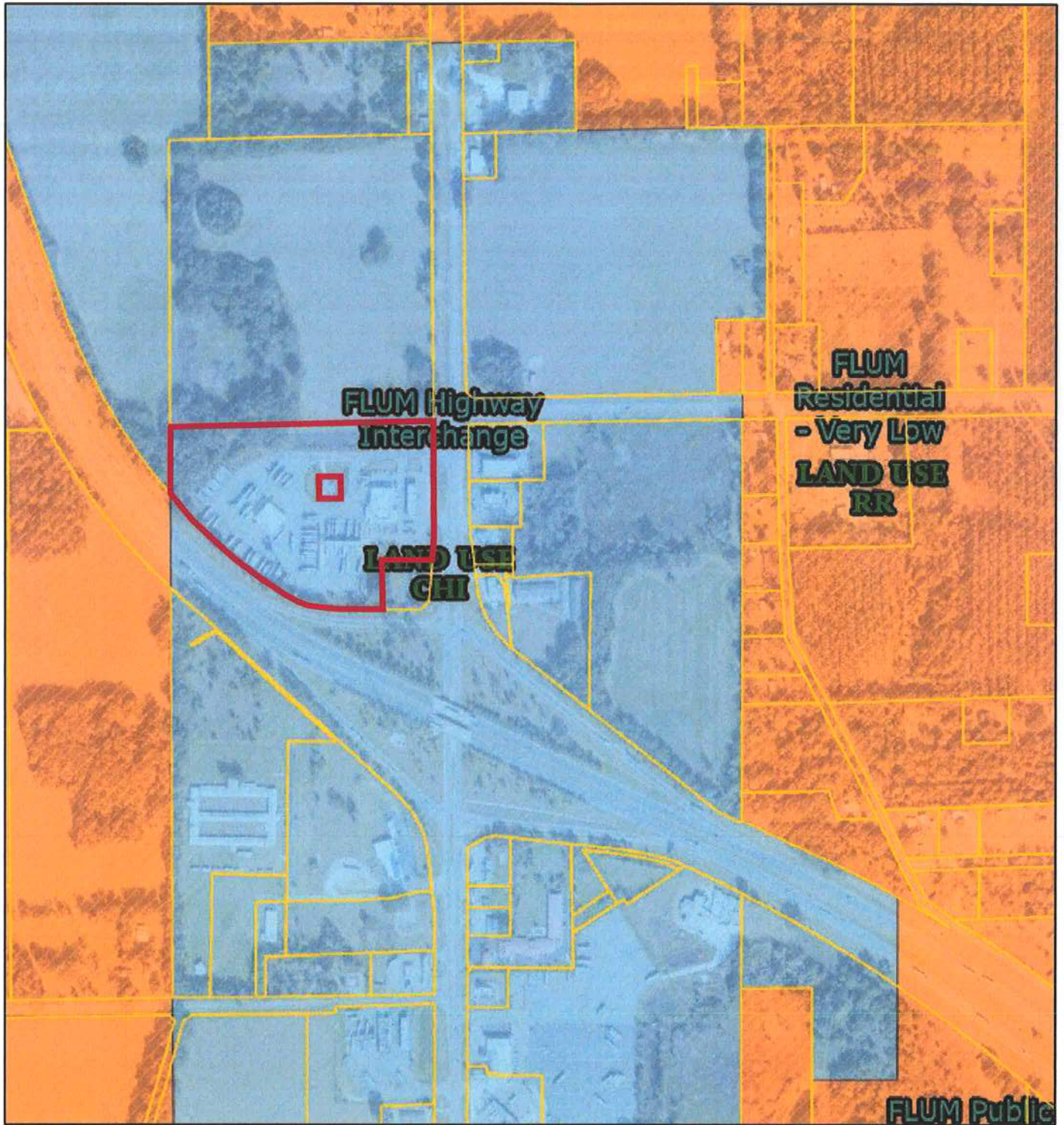
Columbia County, FL



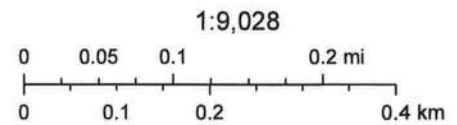
The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 6/20/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

# FLUM & Zoning Map



6/26/2024, 10:29:03 AM



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

## ATTACHMENT 2

### CIVIL CONSTRUCTION PLANS

# PROPOSED CONSTRUCTION PLANS FOR LOVE'S TRAVEL STOP, RV EXPANSION INTERSTATE-75 AND US-441 LAKE CITY, FL

SHEET	SHEET TITLE
C1.0	COVER SHEET
C2.0	DEMOLITION & SITE PLAN
C3.0	GRADING & UTILITY PLAN
C4.0	CONSTRUCTION DETAILS

## INDEX



VICINITY MAP  
SCALE: 1" = 1 MILE



JUNE 11, 2024

Chipola Engineering Group, Inc.



CHIPOLA ENGINEERING GROUP, INC.  
1400 AVENUE STREET, MARIONA, FL 32048  
PHONE (904) 372-4545  
FAX (904) 372-4546

PROJECT NAME: Love's Travel Stop - RV Expansion  
PARCEL DESC: Northeast Quadrant of Intersection of Interstate-75 and US-441  
CLIENT: Love's Travel Stop & Country Stores  
P.O. Box 28270  
Ocala, FL 32062  
(405) 749-1744, Phone  
(405) 749-9122, Fax  
ENGINEER OF RECORD: Chipola Engineering Group, Inc.  
4400 Jackson St.  
Marionna, FL 32048  
(904) 372-4545, Phone  
SURVEYOR OF RECORD: Britt Surveying & Mapping, LLC  
1438 SW Main Blvd.  
Lake City, FL 32025  
(386) 752-5183, Phone  
(386) 752-5573, Fax

PARCEL INFORMATION TABLE			
Parcel ID	Parcel Area (Ac.)	Parcel Owner	Parcel Description
1	1.00	Love's Travel Stop	RV Expansion
2	1.00	Love's Travel Stop	RV Expansion
3	1.00	Love's Travel Stop	RV Expansion
4	1.00	Love's Travel Stop	RV Expansion

REVISIONS  
REVISION NO. | REVISION DESCRIPTION | DATE  
1 | Initial Design | 06/11/2024  
2 | Final Design | 06/11/2024  
3 | Construction Details | 06/11/2024  
4 | Final Construction Details | 06/11/2024

NOTE: TELEPHONE AND COMMUNICATIONS CONTACT INFORMATION IS PROVIDED FOR UTILITY CONTACT COORDINATION PURPOSES ONLY. FOR ANY NECESSARY SERVICE OR ACCOUNT SET-UP, CONTACT KRYSTAL TURNER WITH LOVE'S AT (405) 749-1744 OR BY EMAIL AT KRYSTAL.TURNER@LOVES.COM TO COORDINATE.

## PROJECT DATA

THIS PROJECT IS NOT LOCATED WITHIN THE CITY LIMITS. THE LOCAL JURISDICTIONAL AUTHORITY IS COLUMBIA COUNTY.

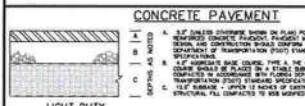


Jason D Kite Digitally signed by Jason D Kite  
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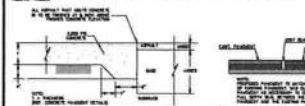
# **SITE PLAN NOTES:**

1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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CONCRETE PAVEMENT



PAVEMENT TRANSITION DETAIL



LEGEND

- EXISTING GRADE CONTROL (DASHED)
- EXISTING DRAINAGE CONTROL (DASHED)
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY
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- EXISTING DRIVEWAY

SUMMARY OF REMOVAL

AUTO SPACES REMOVED	8 SPACES
PARKING SPACES REMOVED	5 SPACES
DRIVEWAY REMOVED	1 DRIVEWAY
CURB & GUTTER REMOVED	1334 LF

## **1. SITE DESCRIPTION**

1. THE PROJECT IS LOCATED AT THE CORNER OF 1ST STREET AND 1ST AVENUE, LAKE CITY, FL.
2. THE PROJECT IS A DEMOLITION PROJECT FOR THE REMOVAL OF THE EXISTING BUILDING AND PAVEMENT.
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## **2. DEMOLITION PLAN**

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## **3. DEMOLITION PLAN**

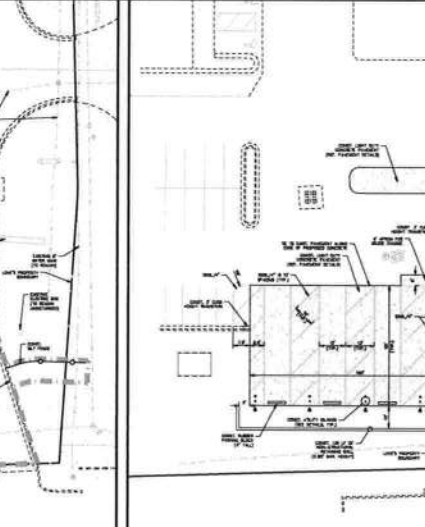
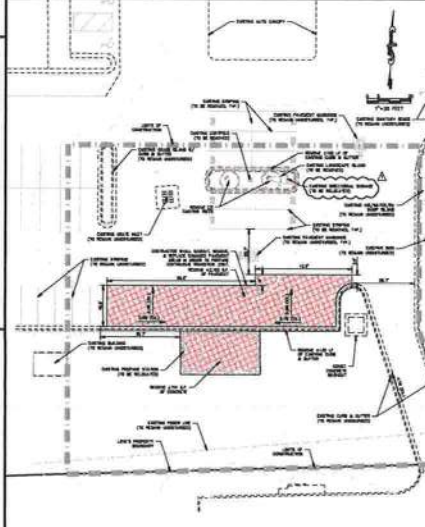
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## **5. DEMOLITION PLAN**

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Chipola Engineering Group, Inc.

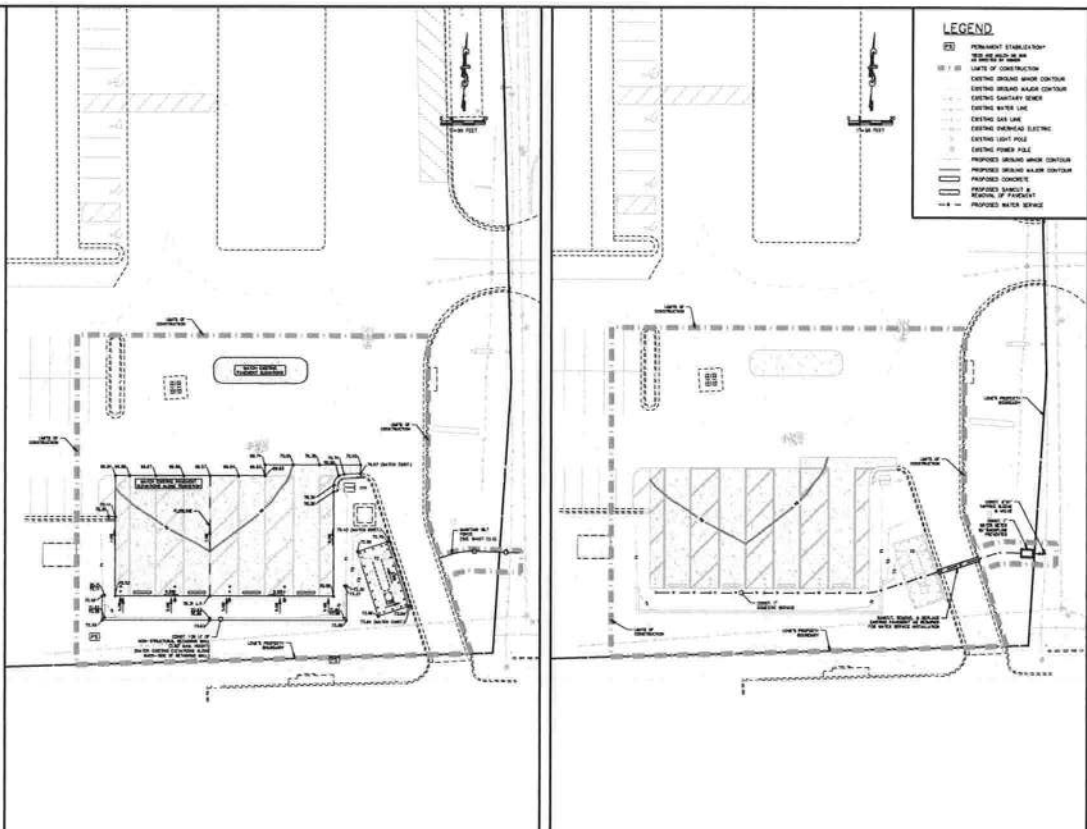
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PROJECT: LAKE CITY, FL  
SHEET: 1 OF 1

DEMOLITION/SITE PLAN

PROJ. NO.: 2023016  
SHEET NO.: C2.0

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[illegible]

*Chipola Engineering Group, Inc.*



CIVIL ENGINEERING, DESIGN, PLANNING,  
ENVIRONMENTAL, PERMITTING, &  
CONSTRUCTION SERVICES  
1430 JACKSON STREET, GAITHERSBURG, MD 20878  
PHONE (301) 372-4043  
FIRM LICENSE NO. : 30579

ORDER BY <b>RAP</b>	DATE <b>5/8/24</b>	<b>W E W : Q N R</b>	
CHECKED BY <b>HGW</b>	DATE <b>5/8/24</b>	DESCRIPTION	QTY
DISBURSED BY <b>JDK</b>	CAD NAME <b>2023018-CP</b>		
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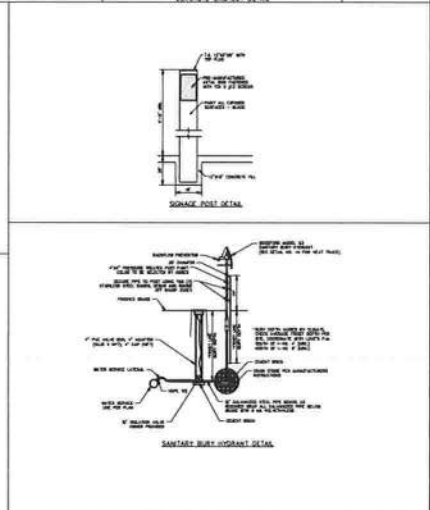
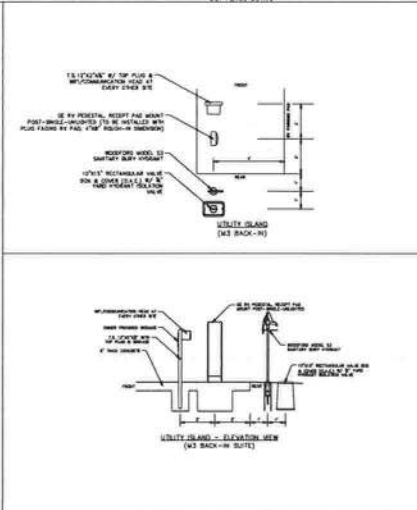
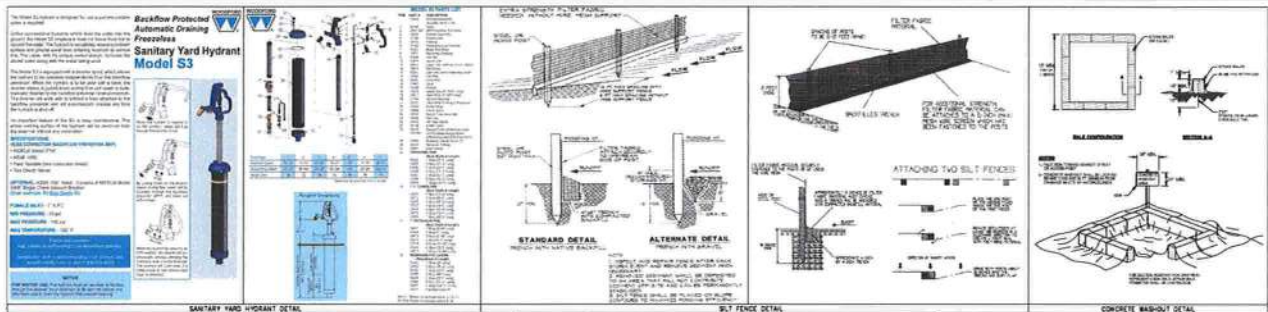


LAKE CITY, FL

GRADING/ UTILITY PLAN



PROJ. NO.	2023016
SHEET NO.	C3.0



<b>Chipola Engineering Group, Inc.</b>  1111 W. JACKSON STREET, SUITE 100 LAKE CITY, FL 33709 PHONE (813) 333-1111 FAX (813) 333-1111	DRAWN BY: JOK CHECKED BY: JOK DESIGNED BY: JOK SCALE: AS NOTED	DATE: 5/8/24 DATE: 5/8/24 DATE: 5/8/24 DATE: 5/8/24	PROJECT: LAKE CITY, FL SHEET: C4.0	NOTES & DETAILS 	PROJ. NO.: 2023016 SHEET NO.: C4.0

## ATTACHMENT 3

### STORMWATER MANAGEMENT PLAN



CIVIL ENGINEERING • DESIGN • PLANNING • ENVIRONMENTAL PERMITTING • CONSTRUCTION SERVICES

850 372-4045 | 4420 JACKSON STREET, MARIANNA, FL. 32446

June 24, 2024

Ms. Karen Aiken-Smoot  
Columbia County Building & Zoning Department  
135 N.E. Hernando Avenue  
Lake City, FL 32055

Re: Love's Travel Stops & Country Stores – Minor Site Plan Attachment 3  
13700 US Highway 441, Lake City, FL 32025  
Parcel No.: 03-6S-17-09562-000

Ms. Smoot,

As part of the Minor Site Plan Application, it is noted that a Stormwater Management Plan is required for submission. The subject property is an existing development, designed and previously permitted in accordance with Columbia County codes and regulations. Considering the minimal nature of the proposed parking lot modification, we do not anticipate any adverse impacts on the existing stormwater facility at Love's Travel Stop.

Please consider the omission of this requirement as we feel it is not applicable to the project's objective.

Regards,

Chipola Engineering Group, Inc.

A handwritten signature in black ink that reads "Jason Kite".

Jason Kite, P.E.  
Project Manager

## ATTACHMENT 4

### FIRE DEPARTMENT ACCESS & WATER SUPPLY PLAN



CIVIL ENGINEERING • DESIGN • PLANNING • ENVIRONMENTAL PERMITTING • CONSTRUCTION SERVICES

850 372-4045 | 4420 JACKSON STREET, MARIANNA, FL. 32446

June 24, 2024

Ms. Karen Aiken-Smoot  
Columbia County Building & Zoning Department  
135 N.E. Hernando Avenue  
Lake City, FL 32055

Re: Love's Travel Stops & Country Stores – Minor Site Plan Attachment 4  
13700 US Highway 441, Lake City, FL 32025  
Parcel No.: 03-6S-17-09562-000

Ms. Smoot,

As part of the Minor Site Plan Application, it is noted that a Fire Department Access & Water Supply Plan is required for submission. The subject property is an existing development, designed and previously permitted in accordance with Columbia County codes and regulations. Considering the nature of the proposed parking lot modification, there will be no impact on the Fire Department access at Love's Travel Stop. Additionally, there are two existing fire hydrants located well within NFPA distance requirements. One hydrant is located along the highway frontage near the site entrance, and the other is located in the grass area between the drive-thru and truck area.

Please consider the omission of this requirement as we feel it is not applicable to the project's objective.

Regards,

Chipola Engineering Group, Inc.

Jason Kite, P.E.  
Project Manager

ATTACHMENT 5

CONCURRENCY IMPACT ANALYSIS

# CONCURRENCY WORKSHEET

RECREATIONAL VEHICLE (RV) TRIP GENERATION TABULATION								
	ITE Code	Intensity	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Trip Generation Rates								
Campground/Recreational Vehicle Park	416	1 ocs	0.21	36%	64%	0.27	65%	35%
		Intensity	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Trip Generation Summary								
Campground/Recreational Vehicle Park		4 ocs	1	1	1	1	1	1

## **Notes:**

1) ITE Trip Generation Manual (10TH Edition, 2017) trip generation rates and directional distribution applied for the weekday, AM Peak Hour, and PM Peak Hour time periods. For Land Use Code 416 (Campground/Recreational Vehicle Park, rates for General Urban/Suburban setting were used. Weekday daily rates not available for LUC 416.

2) ocs = Occupied Camp Site

RECREATIONAL VEHICLE (RV) ESTIMATED POTABLE WATER USAGE TABULATION			
Land Use	Gallons Per Day (GPD)	Proposed Number of RV Sites	Estimated Total Usage (Gallons Per Day)
Recreational Vehicle Park (b)	75	4	300

## **Notes:**

1. Values in the above table were taken from CH. 62-6.008, F.A.C. - Table 1

RECREATIONAL VEHICLE (RV) ESTIMATED SANITARY SEWER USAGE TABULATION			
Land Use	Gallons Per Day (GPD)	Proposed Number of RV Sites	Estimated Total Usage (Gallons Per Day)
Recreational Vehicle Park (b)	75	4	300

## **Notes:**

1. Values in the above table were taken from CH. 62-6.008, F.A.C. - Table 1

RECREATIONAL VEHICLE (RV) ESTIMATED SOLID WASTE TABULATION			
Land Use	Pounds Per Unit Per Day (PPD)	Proposed Number of RV Sites	Estimated Total Waste (Pounds Per Day)
Recreational Vehicle Park (b)	10	4	40

ATTACHMENT 6

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS



June 24, 2024

Ms. Karen Aiken-Smoot  
Columbia County Building & Zoning Department  
135 N.E. Hernando Avenue  
Lake City, FL 32055

Re: Love's Travel Stops & Country Stores – Minor Site Plan Attachment 6  
13700 US Highway 441, Lake City, FL 32025  
Parcel No.: 03-6S-17-09562-000

Ms. Smoot,

On behalf of Love's Travel Stops & Country Stores, Chipola Engineering Group is submitting a Minor Site Plan Application for the modification of the existing parking area to accommodate four (4) RV hook-ups for short-term transient customers. The following information should fulfill the requirements of Minor Site Plan Application - Section D, Attachment 6 – Comprehension Plan Consistency Analysis.

7. 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).

#### **FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES**

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.

#### **OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS**

Urban development areas are areas within the Designated Urban Development Area ("DUDA") as depicted on the Future Land Use Map of the Comprehensive Plan.

**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.

- 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 subject property abuts two major highway corridors on the west, south, and east sides within the Commercial Highway Interchange zoning. The existing land use and utility systems are concurrent with the requirements within this policy. Given the preceding information, the proposed use is in conformance with the Comprehensive Plan and will not cause any adverse effects to the plan.
- 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 subject property has a Highway Interchange Future Land Use Map (FLUM) Designation and a Commercial Highway Interchange (CHI) Zoning Designation. The Zoning Designation is consistent with the underlying FLUM Designation. The proposed use is allowed via special exception within the CHI zoning district per Section 4.15.5.2 of the Columbia County Land Development Regulations. Given the preceding information, the proposed use is in conformance with the Comprehensive Plan and will not cause any adverse effects to the plan.
- 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 subject property has been previously developed in accordance with Land Development Regulation requirements of the Highway Interchange Future Land Use Map (FLUM) Designation.
- 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 subject property has been previously developed and permitted in accordance with local and state jurisdictional requirements. The proposed modification will have no adverse impact on the surrounding properties.
- 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 subject property has been previously developed and permitted in accordance with local and state jurisdictional requirements. The proposed modification will conform with the existing nature of the current development.



**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 area 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;
4. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
5. Facilities for the storage and distribution of foods and products including wholesale activity.

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

**Consistency:** The proposed modification will consist of designated RV parking stalls within the existing truck stop development, which are both permissible uses within the Highway Interchange Land Use according to this policy.

**Policy I.1.7 – NOT APPLICABLE**

**Policy I.1.8 – NOT APPLICABLE**

## **OBJECTIVES AND POLICIES FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS**

**OBJECTIVE I.3** The county shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

**Policy I.3.1** The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.

**Consistency:** The proposed modification will not contribute to the proliferation of urban sprawl as it is intended to serve existing customers of Love's Travel Stop.



**Policy I.3.2** The county shall continue to have mechanisms which protect public lands from the adverse impact of adjacent incompatible land uses, which include but are not limited to high density residential land use, commercial and industrial land use and mining activity.

**Consistency:** The proposed modification will not change the current land use of the subject property and is compatible with the surrounding land uses.

**Policy I.3.3 – NOT APPLICABLE**

**Policy I.3.4 – NOT APPLICABLE**

**Policy I.3.5 – NOT APPLICABLE**

**Policy I.3.6 – NOT APPLICABLE**

**Policy I.3.7 – NOT APPLICABLE**

**OBJECTIVE I.4 thru OBJECTIVE I.17 – NOT APPLICABLE**

Regards,

Chipola Engineering Group, Inc.



Jason Kite, P.E.  
Project Manager



ATTACHMENT 7

LEGAL DESCRIPTION WITH TAX PARCEL NUMBER

(PROVIDED AS SEPARATE WORD DOCUMENT FILE)



CIVIL ENGINEERING - DESIGN - PLANNING - ENVIRONMENTAL PERMITTING - CONSTRUCTION SERVICES

850 372-4045 | 4420 JACKSON STREET, MARIANNA, FL. 32446

June 24, 2024

Ms. Karen Aiken-Smoot  
Columbia County Building & Zoning Department  
135 N.E. Hernando Avenue  
Lake City, FL 32055

Re: Love's Travel Stops & Country Stores – Minor Site Plan Attachment 7  
13700 US Highway 441, Lake City, FL 32025  
Parcel No.: 03-6S-17-09562-000

Ms. Smoot,

As part of the Minor Site Plan Application, the legal description and parcel number are listed below.

**Parcel No.:** 03-6S-17-09562-000

**Legal Description:**

COMM NE COR OF NW1/4 OF NE1/4, RUN W 106.25 FT TO W R/W US-41 FOR POB, RUN S 191.3 FT, W 630 FT, S 630.84 FT TO NE'LY R/W I-75, RUN NW'LY ALONG R/W 766 FT MOL TO INTERS OF NE'LY R/W I-75 & W LINE OF NW1/4 OF NE1/4, RUN N 329.26 FT, E 1225.41 FT TO POB. & COMM NE COR OF SEC, RUN W 1337 FT TO C/L US-441, S ALONG C/L 189 FT, W APPROX 100 FT FOR POB, RUN S ALONG W R/W 325.68 FT, S 3 DG W STILL ALONG R/W, 124.32 FT, RUN W 239.80 FT, S 196.30 FT, E 10 FT, S 30.10 FT A PT ON LTD ACCESS R/W LINE OF I-75, RUN W ALONG SAID R/W 105.62 FT TO PT OF CURVE, CONT W'RLY ALONG CURVE, 287.48 FT, N 630.85 FT, E 630 FT TO W R/W LINE S US HWY 441 TO POB, EX A 100' X 100' PRCL DESC AS FOLLOWS: COMM NE COR OF SEC, W 1337 FT, S 418.58 FT, W 100.11 FT TO W R/W US HWY 441, CONT W 15 FT, N 214.17 FT, W 488.81 FT, S 57.32 FT FOR POB, RUN E 50 FT, S 100 FT, W 100 FT, N 100 FT, E 50 FT TO POB.

Regards,

Chipola Engineering Group, Inc.

A handwritten signature in black ink that reads "Jason Kite".

Jason Kite, P.E.  
Project Manager

ATTACHMENT 8

PROOF OF OWNERSHIP

This instrument prepared by  
and should be returned to:  
Amy Guzzy, Esq.  
Love's Travel Stops & Country Stores, Inc.  
P.O. Box 26210  
Oklahoma City, OK 73126

PARCEL ID: 03-6S-17-09562-0000

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and executed this 22 day of March, 2017, by **FEAGLE FAMILY PROPERTY, LLC**, a Florida limited liability company (as to a 1/3 interest); **RONALD A. FEAGLE**, an individual (as to a 1/3 interest) and **EVERETT W. ROGERS** and **DEBORAH M. ROGERS** individually and as **TRUSTEES of the ARKY ROGERS Land Trust dated June 1, 2004** (as to a 1/3 interest), whose mailing address is P.O. Box 1653, Lake City, FL 32056-1653 hereinafter called "Grantor", to **LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.**, an Oklahoma corporation, whose mailing address is 10601 North Pennsylvania Avenue, Oklahoma City, Oklahoma 73120 and whose tax mailing address is Ryan, LLC, 15 West 6<sup>th</sup> Street, Ste 2400 Tulsa, OK 74119 hereinafter called "Grantee".

WITNESSETH:

GRANTOR, in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the real property located in COLUMBIA County, Florida, more particularly described as follows:

See Exhibit A attached hereto.

SUBJECT to (i) all mineral rights previously reserved or conveyed of record; (ii) ad valorem and real estate taxes for the calendar year 2017 and all subsequent years; (iii) covenants, easements and restrictions of record (if any); (iv) existing zoning and governmental regulations; and (v) public road right-of-ways (if any).

TO HAVE AND TO HOLD the same in fee simple forever. And Grantor does covenant with the Grantee that at the time of the delivery of this Deed, Grantor is lawfully seized of such property in fee simple, that such property is free from all encumbrances, liens, easements, covenants, restrictions and other matters except as set forth herein, that Grantor has good right, title, and lawful authority to sell and convey the same and that the Grantee shall have the peaceable and quiet possession of such property, subject only to the matters set forth herein and GRANTOR covenants that Grantor will fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

[Signature and Acknowledgment Pages to Follow]

{00179538.DOC;1}

Return To: 5 pgs  
Chicago Title Insurance Company  
2400 Maitland Center Parkway STE-200  
Maitland, FL 32751  
Attention: Myrna H. Small  
File No. 401600575MS

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the year and date first above stated.

Signed and delivered in our presence as  
Witnesses:

*Diane S. Edenfield*  
Print Name: DIANE S. EDENFIELD

*Joni Lee*  
Print Name: Joni Lee

AS TO GRANTOR:

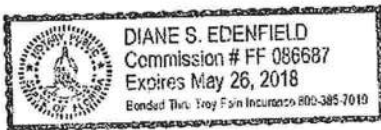
FEAGLE FAMILY PROPERTY, LLC,  
A Florida Limited Liability Company

By: *Marlin M. Feagle m/m*  
MARLIN M. FEAGLE, Manager Member

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2017, by MARLIN M. FEAGLE, as the Manager Member of FEAGLE FAMILY PROPERTY, LLC, a Florida limited liability company, on behalf of said limited liability company, who, is personally known to me.

12



*Diane S. Edenfield*  
Notary Public, State of Florida

My Commission Expires: 05/26/18

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the year and date first above stated.

Signed and delivered in our presence as  
Witnesses:

*Diane S. Edenfield*  
Print Name: DIANE S. EDENFIELD  
*Jami Lee*  
Print Name: Jami Lee

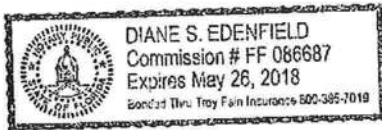
AS TO GRANTOR:

*Ronald A. Feagle*  
RONALD A. FEAGLE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 2017, by RONALD A. FEAGLE, who, is personally known to me.

☒



*Diane S. Edenfield*  
Notary Public, State of Florida

My Commission Expires: 05/26/18

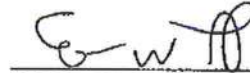
IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the year and date first above stated.

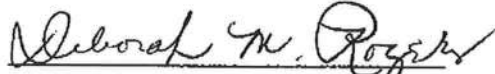
Signed and delivered in our presence as  
Witnesses:

  
Print Name: DIANE S. EDENFIELD

  
Print Name: Jami Lee

AS TO GRANTOR:

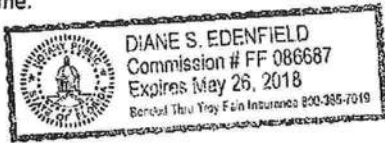
  
EVERETT W. ROGERS  
Individually and as Trustee of the Arky Rogers Land  
Trust dated June 1, 2004

  
DEBORAH M. ROGERS  
Individually and as Trustee of the Arky Rogers Land  
Trust dated June 1, 2004

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of March, 2017, by **EVERETT W. ROGERS** and **DEBORAH M. ROGERS**, individually and as Trustees of The Arky Rogers Land Trust dated June 1, 2004, who are personally known to me.

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Notary Public, State of Florida

My Commission Expires: 05/26/18

✓

Exhibit A

Legal Description of Property

The certain parcel of land lying in Section 3, Township 6 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the NW ¼ of the NE ¼, of said Section and run thence S 88°49'20" W, along the North line of said section, 106.25 feet to the Westerly right-of-way line of State Road No. 25 (U.S. Highway 41), and to the POINT OF BEGINNING, and run thence S 1°33'04" E, along said Westerly right-of-way line 191.30 feet, thence S 88°26'56" W, 630.00 feet, thence S 1°33'04" E, 630.84 feet to the Northeasterly right-of-way line of Interstate Road No. 75; thence Northwesterly along said Northeasterly right-of-way line 766 feet more or less to the point of intersection of said Northeasterly right-of-way line with the West line of the NW ¼ of NE ¼ of said Section, thence N 0°3'48" W, along said West line, 329.26 feet, to the Northwest corner of said NW ¼ of NE ¼, thence N 88°49'20" E, 1225.41 feet to the POINT OF BEGINNING.

ATTACHMENT 9

AGENT AUTHORIZATION FORM

## 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 Kite  
(Name of Person to Act as my Agent)

for Chipola Engineering Group  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Special Exception  
(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: Jerrod Marsh

Applicant/Owner's Title: Permitting & Utilities Supervisor

On Behalf of: Love's Travel Stops & Country Stores  
(Company Name, if applicable)

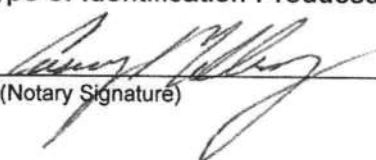
Telephone: 405-463-8931 Date: 07/01/2024

Applicant/Owner's Signature: 

Print Name: Jerrod Marsh

Oklahoma  
STATE OF ~~FLORIDA~~  
COUNTY OF Oklahoma

The Foregoing instrument was acknowledged before me this 1st day of  
July 2024, by Jerrod Marsh,  
whom is personally known by me ☒ OR produced identification ☐.  
Type of Identification Produced \_\_\_\_\_

  
(Notary Signature)

(SEAL)



# Disclaimer

**F.S. 125.022 Disclaimer: Issuance of a development permit or development order by Columbia County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.**

ATTACHMENT 10

PROOF OF PAYMENT OF TAXES

generated on 6/28/2024 2:20:09 PM EDT

### Tax Record

Last Update: 6/28/2024 2:19:13 PM 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.

<b>Account Number</b> R09562-000		<b>Tax Type</b> REAL ESTATE		<b>Tax Year</b> 2023	
<b>Mailing Address</b> LOVE'S TRAVEL STOPS & COUNTRY STORES INC 15 WEST 6TH STREET SUITE 2400 TULSA OK 74119			<b>Property Address</b> 13700 US HIGHWAY 441 LAKE CITY  <b>GEO Number</b> 036S17-09562-000		
<b>Exempt Amount</b> See Below			<b>Taxable Value</b> See Below		
<b>Exemption Detail</b> NO EXEMPTIONS		<b>Millage Code</b> 003		<b>Escrow Code</b>	
<b><u>Legal Description (click for full description)</u></b> 03-6S-17 2620/262017.83 Acres COMM NE COR OF NW1/4 OF NE1/4, RUN W 106.25 FT TO W R/W US-41 FOR POB, RUN S 191.3 FT, W 630 FT, S 630.84 FT TO NE'LY R/W I-75, RUN NW'LY ALONG R/W 766 FT MOL TO INTERS OF NE'LY R/W I-75 & W LINE OF NW1/4 OF NE1/4, RUN N 329.26 FT, E See Tax Roll For Extra Legal					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
BOARD OF COUNTY COMMISSIONERS	7.8150	4,290,977	0	\$4,290,977	\$33,533.99
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	4,290,977	0	\$4,290,977	\$3,209.65
LOCAL	3.2170	4,290,977	0	\$4,290,977	\$13,804.07
CAPITAL OUTLAY	1.5000	4,290,977	0	\$4,290,977	\$6,436.47
SUWANNEE RIVER WATER MGT DIST	0.3113	4,290,977	0	\$4,290,977	\$1,335.78
LAKE SHORE HOSPITAL AUTHORITY	0.0001	4,290,977	0	\$4,290,977	\$0.43
<b>Total Millage</b>		13.5914	<b>Total Taxes</b>		\$58,320.39
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b> FFIR	<b>Levyng Authority</b> FIRE ASSESSMENTS	<b>Amount</b> \$4,574.50			
<b>Total Assessments</b>				\$4,574.50	
<b>Taxes &amp; Assessments</b>				\$62,894.89	
<b>If Paid By</b>				<b>Amount Due</b> \$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2023	PAYMENT	2100994.0001	2023	\$60,379.09

Prior Years Payment History

**Prior Year Taxes Due**

NO DELINQUENT TAXES

ATTACHMENT 11

SPECIAL EXCEPTION APPLICATION FEE

(\$300.00)



## Zoning Department

### Receipt Of Payment

#### Applicant Information

Jason Kite  
13700 S US Highway 441

#### Method

Credit Card  
12925748

#### Date of Payment

07/02/2024

#### Payment #

767516

#### Amount of Payment

**\$100.00**

AppID: 66095 Development #: SDP240701  
Site Development Plan  
Parcel: 03-6S-17-09562-000  
Address: 13700 S US Highway 441

#### 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>
07/02/2024	Fee: Minor modification to an approved site plan	\$100.00
07/02/2024	Payment: Credit Card 12925748	(100.00)
		<hr/> <b>\$0.00</b>