

DATE 06/08/2010

Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000028632

APPLICANT LATHE WHITE PHONE 904 771-2340  
ADDRESS 5988 COLLINS RD. JACKSONVILLE FL 32244  
OWNER STAFFORD SCAFF PHONE 752-7344  
ADDRESS 2366 SW PINEMOUNT ROAD LAKE CITY FL 32024  
CONTRACTOR CAR-TECH INDUSTRIES PHONE 904 771-2340  
LOCATION OF PROPERTY 90W, TR PINEMOUNT RD, TO BIRLEY ROAD

TYPE DEVELOPMENT FUELING CANOPY ESTIMATED COST OF CONSTRUCTION 100000.00  
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES  
FOUNDATION WALLS ROOF PITCH FLOOR  
LAND USE & ZONING CN MAX. HEIGHT  
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00  
NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 05-4S-16-02777-000 SUBDIVISION  
LOT BLOCK PHASE UNIT TOTAL ACRES

CBC050124  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
EXISTING P-171 BK HD  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: NOC ON FILE

Check # or Cash 2262

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 \$ 500.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
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 575.00

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. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"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.



**Columbia County Building Permit Application**

C#5677 \$575.00

<b>For Office Use Only</b>		Application # <u>1005-55</u>	Date Received <u>5-26-10</u>	By <u>CH</u>	Permit # <u>28632</u>
Zoning Official <u>BLK</u>	Date <u>08.06.10</u>	Flood Zone <u>X</u>	Land Use <u>A-3</u>	Zoning <u>CN</u>	
FEMA Map # <u>N/A</u>	Elevation <u>N/A</u>	MFE <u>N/A</u>	River <u>N/A</u>	Plans Examiner <u>AD</u>	Date <u>6.8.10</u>
Comments _____					
<input checked="" type="checkbox"/> NOC <input checked="" type="checkbox"/> EH <input checked="" type="checkbox"/> Deed or PA <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> State Road Info <input type="checkbox"/> Parent Parcel # _____ <input type="checkbox"/> Dev Permit # _____ <input type="checkbox"/> In Floodway <input checked="" type="checkbox"/> Letter of Auth. from Contractor <input checked="" type="checkbox"/> AF W Comp. letter					
IMPACT FEES: EMS _____		Fire _____	Corr _____	Road/Code _____	
School _____		= TOTAL <u>N/A Accessory Structure</u>		<input checked="" type="checkbox"/> V f form	

Septic Permit No. P10-171 Jenny Fax 904.771.8401

Name Authorized Person Signing Permit La the white Phone 904-771-2340

Address 5988 Collins Rd Jacksonville, FL 32244

Owners Name S-S Food Stores Phone (386) 752-7344

911 Address 1570 SW Pinemount Rd Lake City, FL 320

Contractors Name Carr-Tech Industries, Inc. Phone 904.771.2340

Address 5988 Collins Rd Jacksonville, FL 32244

Fee Simple Owner Name & Address N/A

Bonding Co. Name & Address N/A

Architect/Engineer Name & Address Austin R. Ace, P.E 5908 Orchard Pond Dr Orange Park

Mortgage Lenders Name & Address N/A

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

Property ID Number ~~04-45-16-02772-050~~ Estimated Cost of Construction 100,000.00  
05-45-16-02777-000

Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_

Driving Directions 90W, TL Pinemount, corner of Pinemount  
W Birley on right.

Corner of Pinemount + Birley Number of Existing Dwellings on Property N/A

Construction of Fueling Canopy Total Acreage \_\_\_\_\_ Lot Size \_\_\_\_\_

Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height 18'

Actual Distance of Structure from Property Lines - Front \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Rear 55'

Number of Stories 1 Heated Floor Area N/A Total Floor Area N/A Roof Pitch N/A

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction. **CODE: Florida Building Code 2007 with 2009 Supplements and the 2008 National Electrical Code.**

Page 1 of 2 (Both Pages must be submitted together.) Revised 6-19-09

**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 BUILDING PERMITEE:** **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.

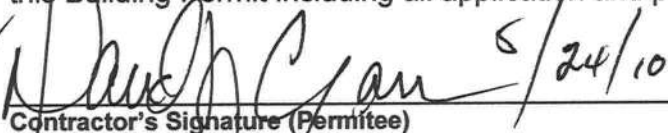
**NOTICE TO OWNER:** There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. It may be to your advantage to check and see if your property is encumbered by any restrictions.

  
\_\_\_\_\_  
Owners Signature

(Owners Must Sign All Applications Before Permit Issuance.)

**\*\*OWNER BUILDERS MUST PERSONALLY APPEAR AND SIGN THE BUILDING PERMIT.**

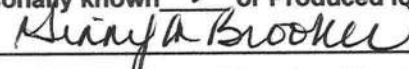
**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

  
\_\_\_\_\_  
Contractor's Signature (Permittee)

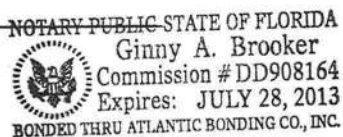
Contractor's License Number CBCD50124  
Columbia County  
Competency Card Number \_\_\_\_\_

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 24<sup>th</sup> day of May 2010.

Personally known ☒ or Produced Identification \_\_\_\_\_

  
\_\_\_\_\_  
State of Florida Notary Signature (For the Contractor)

SEAL:



Prepared by and return to:  
Guy W. Norris  
Attorney at Law  
Norris & Norris, P.A.  
P.O. Drawer 2349  
253 N.W. Main Blvd.  
Lake City, FL 32056-2349  
386-752-7240  
File Number: W495

Inst:200912020662 Date:12/11/2009 Time:3:11 PM  
Doc Stamp-Deed:1575.00  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B 1185 P 1821

Parcel Identification No. 05-4S-16-02777-000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 10th day of December, 2009 between **Westridge, Inc., a Florida corporation** whose post office address is **P. O. Box 1733, Lake City, FL 32056** of the County of **Columbia**, State of **Florida**, grantor\*, and **Stafford L. Scaff, Jr. and Anne C. Scaff, husband and wife** whose post office address is **134 SE Colburn Avenue, Lake City, FL 32025** of the County of **Columbia**, State of **Florida**, grantee\*,

**Witneseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the land, situate, lying and being in **Columbia County, Florida** described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 4 South, Range 16 East, Columbia County, Florida, and run N 88°48'11" E, along the North line of said Southwest 1/4 of the Southeast 1/4 of Section 5 a distance of 12.02 feet to the POINT OF BEGINNING; thence continue N 88°48'11" E, along the North line of said Southwest 1/4 of the Southeast 1/4 of Section 5 a distance of 381.44 feet; thence South 01°03'07" East a distance of 261.86 feet to a point on the Northwesterly right-of-way line of SW Pinemount Road (A.K.A. CR-250); thence South 61°11'29" West along said Northwesterly right-of-way line of SW Pinemount Road a distance of 395.28 feet to the point of intersection of said Northwesterly right-of-way line of SW Pinemount Road and the Easterly right-of-way line of SW Birley Avenue; thence North 60°31'39" West along said Easterly right-of-way line of SW Birley Avenue a distance of 26.29 feet; thence North 02°14'48" West still along said Easterly right-of-way line of SW Birley Avenue a distance of 431.73 feet to the POINT OF BEGINNING. Containing 3.11 acres, more or less.

### SUBJECT TO:

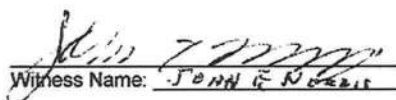
- (a) Ad valorem taxes and special assessments subsequent to the year 2009.
- (b) Any oil, gas, mineral, or other reservations as set forth in deed by Continental Land Sales, Inc. recorded in O.R. Book 458, Page 471, Public Records of Columbia County, Florida, but nothing herein contained shall reimpose such reservations.
- (c) Deed of Easement to Southern Bell Telephone and Telegraph recorded in O.R. Book 697, Page 186, Public Records of Columbia County, Florida.
- (d) All land use and zoning ordinances, rules and regulations.

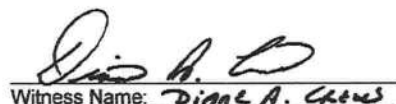
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: JOHN E. NORRIS

  
Witness Name: DIANE A. CHOUS

Westridge, Inc., a Florida Corporation

By:   
Audrey S. Bullard, President

(Corporate Seal)






State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 10th day of December, 2009 by Audrey S. Bullard, President of Westridge, Inc., a Florida corporation, on behalf of the corporation. She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name:

My Commission Expires



Inst: 201012008425 Date: 5/26/2010 Time: 1:42 PM  
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1195 P: 286

**NOTICE OF COMMENCEMENT**

County Clerk's Office Stamp or Seal

Tax Parcel Identification Number 04-45-16-02772-000

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description):  
a) Street (job) Address: 1370 SW Pinemount Rd. LAKE CITY, FL 32024
2. General description of improvements: Build 42' x 144' Fueling Canopy for gas station
3. Owner Information  
a) Name and address: S.S Food Stores 134 S.E. Colburn Ave LAKE CITY, FL 32025  
b) Name and address of fee simple titleholder (if other than owner) N/A  
c) Interest in property \_\_\_\_\_
4. Contractor Information  
a) Name and address: Car-Tech Industries 5988 Collins Rd Jacksonville, FL 32244  
b) Telephone No.: 904. 771. 2340 Fax No. (Opt.) 904 771. 8401
5. Surety Information  
a) Name and address: \_\_\_\_\_  
b) Amount of Bond: N/A  
c) Telephone No.: \_\_\_\_\_ Fax No. (Opt.) \_\_\_\_\_
6. Lender  
a) Name and address: N/A  
b) Phone No. \_\_\_\_\_
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:  
a) Name and address: N/A  
b) Telephone No.: \_\_\_\_\_ Fax No. (Opt.) \_\_\_\_\_
8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:  
a) Name and address: N/A  
b) Telephone No.: \_\_\_\_\_ Fax No. (Opt.) \_\_\_\_\_

9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR 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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

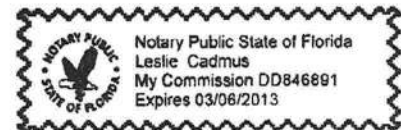
STATE OF FLORIDA  
COUNTY OF COLUMBIA

10. Richard Scuff  
Signature of Owner or Owner's Authorized Officer/Partner/Manager  
Richard Scuff  
Print Name

The foregoing instrument was acknowledged before me, a Florida Notary, this 26 day of May, 2010, by:  
Richard Scuff as \_\_\_\_\_ (type of authority, e.g. officer, trustee, attorney  
fact) for \_\_\_\_\_ (name of party on behalf of whom instrument was executed).

Personally Known X OR Produced Identification \_\_\_\_\_ Type \_\_\_\_\_

Notary Signature Jessie Cadmus Notary Stamp or Seal:



11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Richard Scuff  
Signature of Natural Person Signing (in line #10 above.)

SUBCONTRACTOR VERIFICATION FORM

758-5516  
2820

APPLICATION NUMBER \_\_\_\_\_ CONTRACTOR \_\_\_\_\_ PHONE \_\_\_\_\_

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.*

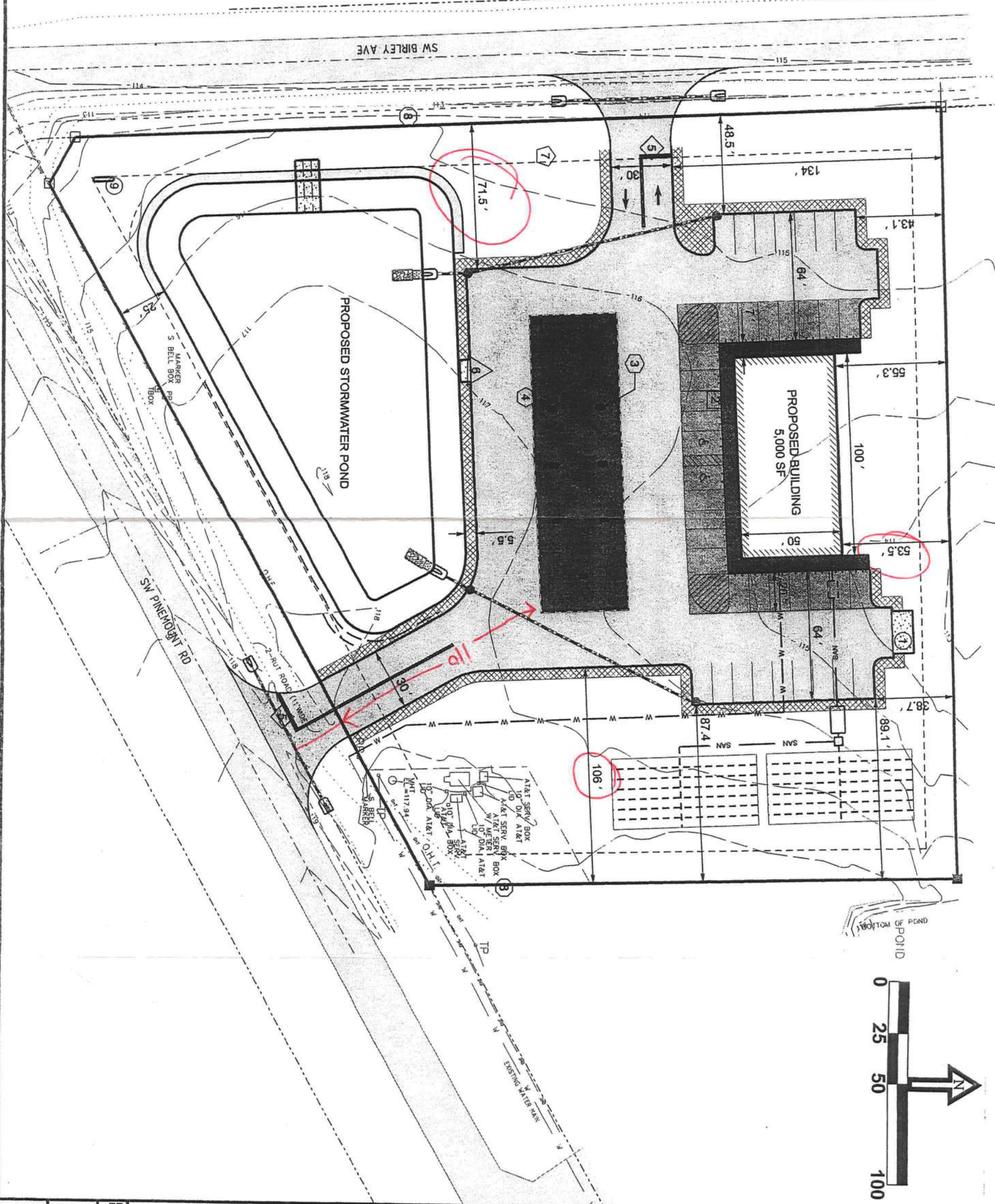
<b>ELECTRICAL</b> 210	Print Name: <u>John M. Gordon Courson</u> License #: <u>ER 000 2038</u>	Signature: <u>[Signature]</u> Phone #: <u>752-8575</u>
<b>MECHANICAL/ A/C</b>	Print Name: _____ License #: _____	Signature: _____ Phone #: _____
<b>PLUMBING/ GAS</b>	Print Name: _____ License #: _____	Signature: _____ Phone #: _____
<b>ROOFING</b>	Print Name: _____ License #: _____	Signature: _____ Phone #: _____
<b>SHEET METAL</b>	Print Name: _____ License #: _____	Signature: _____ Phone #: _____
<b>FIRE SYSTEM/ SPRINKLER</b>	Print Name: _____ License #: _____	Signature: _____ Phone #: _____
<b>SOLAR</b>	Print Name: _____ License #: _____	Signature: _____ Phone #: _____


Specialty License	License Number	Sub-Contractors Filled 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



- 1 10' X 20' DUMPSTER PAD
- 2 PROPOSED (7') SIDEWALK
- 3 8 FUEL POSITIONS
- 4 FUEL CANOPY
- 5 PROPOSED (24") WHITE STOP BAR
- 6 AIR PUMP / WATER STATION
- 7 REQUIRED YARD SETBACKS  
FRONT = 25'  
SIDE = 15'
- 8 PROPERTY BOUNDARY
- 9 PROPOSED S&S STORE SIGN
- PROPOSED LANDSCAPE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE / GAS CANOPY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- ZONING:  
AGRICULTURE
- PROPOSED IMPERVIOUS AREA:  
5,000 SF BUILDING  
29,314 SF ASPHALT PAVEMENT  
5,890 SF CONCRETE PAVEMENT  
1,680 SF CONCRETE (SIDEWALK)  
516.5 SF CONCRETE (C&G)  
200 SF CONCRETE (DUMPSTER PAD)  
50 SF CONCRETE (AIR PUMP STATION)  
6,512 SF CONCRETE (FUEL CANOPY PAD)
- REQUIRED PARKING:  
PROPOSED  
5,000 SF / 200 SF = 25 SPACES
- HANDICAP  
1 SPACE PER 25 SPACES
- TOTAL PARKING REQUIRED:  
25 SPACES
- AVAILABLE PARKING:  
2 HANDICAP  
38 REGULAR  
41 TOTAL





GTC Design Group, LLC. 176 NW LAKE JEFFREY RD  
Auth. # 9461  
Structural / Civil Engineers  
www.gtcdesigngroup.com

P.O. BOX 187  
130 W HOWARD ST  
LIVE OAK FL, 32064  
PHONE: (386) 362-3678  
FAX: (386) 362-6133

LAKE CITY, FL 32055  
Phone: (386) 719-9985  
Fax: (386) 719-8828

DATE	REVISION NOTES
2-3-10	PER COLUMBIA COUNTY

S & S # 29	
SITE PLAN	
DRAWN BY MC	CHECKED BY CW
PROJECT NUMBER PF09-029	
SHEET 3	