

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

March 10, 2026 at 6:00 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes 01-13-2026

OLD BUSINESS

- [ii.](#) **RESOLUTION NO. PZ/LPA CPA 26-01-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY JUSTIN TABOR, SENIOR PLANNER, NORTH FLORIDA PROFESSIONAL SERVICES, INC., AS AGENT FOR LAKE CITY 47, LLC, AND PAM STEWART AND SCOTT D. STEWART, THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY HIGHWAY INTERCHANGE TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE
- [iii.](#) **RESOLUTION NO. PA/LPA Z 26-01-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF TEN OR MORE

CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION BY JUSTIN TABOR, SENIOR PLANNER, NORTH FLORIDA PROFESSIONAL SERVICES, INC., AS AGENT FOR LAKE CITY 47, LLC, AND PAM STEWART AND SCOTT D. STEWART, THE PROPERTY OWNERS OF SAID ACREAGE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY COMMERCIAL, INTENSIVE (CI) AND COUNTY COMMERCIAL, HIGHWAY INTERCHANGE (CHI) TO CITY COMMERCIAL, HIGHWAY INTERCHANGE (CHI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- iv. RESOLUTION NO. PZ/LPA CPA 26-04S**, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY DANIEL CRAPPS, TRUSTEE OF C & W LAND TRUST, PROPERTY OWNER OF LOTS 1, 2 AND 3 OF THE C & W BUSINESS PARK SUBDIVISION AND AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 7 OF THE C & W BUSINESS PARK SUBDIVISION; PREMIERE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 6 OF THE C & W BUSINESS PARK SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER OF LOTS 4 AND 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY RESIDENTIAL, MEDIUM/HIGH DENSITY (LESS THAN OR EQUAL TO 14 DWELLING UNITS PER ACRE) AND COUNTY COMMERCIAL TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE
- v. RESOLUTION NO. PZ/LPA Z 26-02S**, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-

02S, BY DANIEL CRAPPS, TRUSTEE OF C & W LAND TRUST, PROPERTY OWNER OF LOTS 1, 2 AND 3 OF THE C & W BUSINESS PARK SUBDIVISION AND AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 7 OF THE C & W BUSINESS PARK SUBDIVISION; PREMIERE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 6 OF THE C & W BUSINESS PARK SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER OF LOTS 4 AND 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE PROPERTY OWNERS OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY - COMMERCIAL, INTENSIVE (CI) AND COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

vi. RESOLUTION NO. PZ/LPA CPA 26-05S, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY BRIAN PITMAN, P.E., AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY RESIDENTIAL, MEDIUM/HIGH DENSITY (LESS THAN OR EQUAL TO 14 DWELLING UNITS PER ACRE) TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

vii. RESOLUTION NO. PZ/LPA Z 26-03S, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-03S, BY BRIAN PITMAN, P.E., AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND

DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

viii. RESOLUTION NO. PZ.LPA CPA 26-02T, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE GROWTH MANAGEMENT DEPARTMENT OF THE CITY OF LAKE CITY, FLORIDA, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT OF THE COMPREHENSIVE PLAN BY ADDING OBJECTIVE VII.9 ENTITLED JOINT PLANNING AREA AND INTERLOCAL SERVICE BOUNDARY AGREEMENT TO THE INTERGOVERNMENTAL COORDINATION ELEMENT; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

ix. RESOLUTION NO PZ/LPA CPA 26-03T, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE GROWTH MANAGEMENT DEPARTMENT OF THE CITY OF LAKE CITY, FLORIDA, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING POLICY I.1.2 OF THE FUTURE LAND USE ELEMENT UNDER MIXED USE BY CHANGING THE MINIMUM PERCENTAGE OF NON-RESIDENTIAL USES FROM 50 TO 15, THE MAXIMUM RESIDENTIAL USES FROM 40 TO 75, ADDING REQUIREMENTS TO THE OPEN SPACE AREAS AND BY CHANGING THE RESIDENTIAL DENSITY LIMITS FROM 10 TO 40 DWELLING UNITS BASED ON GROSS ACREAGE OF THE OVERALL RESIDENTIAL PORTION OF THE PROPOSED MIXED USE LAND USE CLASSIFICATION; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. Meeting Minutes 01-13-2026



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: January 13, 2026

Time: 18:00

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 18:00 by Mrs. Douglas.

2. ROLL CALL

- Mrs. Douglas
- Mrs. McKellum
- Mrs. Wilson
- Mrs. Johnson
- Mr. Carlucci
- Mr. Lydick
- City Attorney: Mr. Martin

Members Absent:

- None

Staff Present:

- Robert Angelo

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of November 12, 2025

Motion to approve: Mr. Carlucci

Second: Mr. Lydick

Approval of the minutes of December 09, 2025

Motion to approve: Mr. Carlucci

Second: Mrs. Johnson

4. EXPARTE COMMUNICATION

- Mrs. Douglas- None
- Mrs. McKellum- None
- Mrs. Wilson- None
- Mrs. Johnson- None
- Mr. Carlucci-None
- Mr. Lydick- None

5. PUBLIC HEARINGS / OLD BUSINESS

5.1 LDR25-02 – ADMINISTRATIVE APPROVAL PROCESS TEXT AMENDMENT

Applicant: City of Lake City

Request: Changing the text within the City of Lake City Land Development Regulations to add provision for an administrative approval process.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented text amendment to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Robert Angelo

Motion: Motion to Approve, by Mr. Carlucci, seconded by Mr. Lydick. Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes

6. PUBLIC HEARINGS / NEW BUSINESS

6.1 SPR 25-12 – LAKE CITY AUTO SOURCE SITE PLAN REVIEW

Applicant: Carol Chadwick, PE (Agent)

Request: Site plan approval to build a new or used automotive retailer.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Staff have found that the proposed site plan is consistent with Article 4.13 and Article 13.11 of the City of Lake City Land Development Regulations. Staff moved application, staff reports and staff presentation into the record. Staff moved Exhibit A, new layout of site plan, into the record. Staff recommended approval.

Applicant Presentation: Carol Chadwick, PE. Carol moved application into the record.

PUBLIC COMMENT- None

Motion: Motion to Approve, by Mrs. Carlucci, seconded by Mrs. Johnson Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes

6.2 SPR 26-01 – PALMS MEDICAL GROUP SITE PLAN REVIEW

Applicant: City of Lake City

Request: Site plan approval to add parking to an existing lot and turn the site into a medical facility.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Staff have found that the proposed site plan is consistent with Article 4.13 and Article 13.11 of the City of Lake City Land Development Regulations. Staff moved application, staff reports and staff presentation into the record. Staff stated that the site would need a parking agreement to be approved by the Board of Adjustments, if they are going to use a neighboring property for parking.

Applicant Presentation: Carol Chadwick, PE. Carol moved application into the record. Anita explained the use of the facility.

Mr. Lydick and Mr. Carlucci asked questions about the trees on site and the drive-thru.

Board Discussion- Board discussed.

PUBLIC COMMENT- Barbara Lemley wanted to know where the front door was.

Motion: Motion to Approve, contingent on a parking agreement being approved between the City and the Applicant, by Mrs. Carlucci, seconded by Mrs. Johnson Vote Passed.

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes

6. WORKSHOP ITEMS- NONE

7. ADJOURNMENT

Motion: Motion to adjourn by Mr. Lydick, seconded by Mr. Carlucci.

Meeting adjourned at 18:44.

Recording Secretary: _____

Name: Robert Angelo

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas

EXHIBIT A
New Layout of Site Plan
SPR 25-12

Revised A

SITE PLAN

LAKE CITY AUTO SALES
SECTION 02, TOWNSHIP 04 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
PARCEL NUMBERS	NEW OFFICE AND SHOP WITH ASSOCIATED UTILITIES AND PARKING FOR PEPAL CAR SALES		
ZONING	C2-45-16-022714-104 & 105		
LAND USE	COMMERCIAL		
ADDRESS	1100 SW REAL TERRACE, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	64,071	1.93	100%
ON-SITE DISTURBANCE AREA	35,725	0.82	42.49%
OFF-SITE DISTURBANCE AREA	0	0.00	
TOTAL DISTURBANCE AREA	35,725	0.82	42.49%
BUILDINGS	5,440	0.12	6.47%
ASPHALT PARKING & DRIVEWAYS	10,960	0.25	13.04%
PROPOSED ASPHALT PAVEMENT	8,777	0.20	10.44%
TOTAL IMPERVIOUS AREA	25,177	0.56	29.95%
	LANDSCAPING		
REQUIRED	PER SECTION 4.2.15 (C), LAKE CITY O.R. LANDSCAPING: 1.0% OF OFF-STREET PARKING (7453 SF) 1 TREE PER 200 SF OF LANDSCAPING 7.65 5" F. LANDSCAPING & 4 TREES		
PROPOSED AREA	3020 S.F. & 4 TREES		
	PARKING		
REQUIRED SPACES	PER SECTION 4.2.15 (16), LAKE CITY O.R. 1 PER 100 S.F. OF GROSS FLOOR AREA 1440 / 300 = 5 PARKING SPACES INCLUDING 1 HANDICAP SPACE		
PROPOSED SPACES	7 INCLUDING 1 HANDICAP SPACE		



LOCATION MAP
NOT TO SCALE

NOTES

1. SITE IMPROVEMENTS: 1.0% OF OFF-STREET PARKING (7453 SF)
2. 1 TREE PER 200 SF OF LANDSCAPING
3. 7.65 5" F. LANDSCAPING & 4 TREES
4. 3020 ASPHALT PAVEMENT, TERRACE, LAKE CITY, FL

OWNER:
LAKE CITY AUTO SALES
1100 SW REAL TERRACE
LAKE CITY, FL 32026
P: 407.852.8003
www.lakecityautosales.com

REAL ESTATE:
CAROL CHANDLER, P.E.
LAKE CITY, FL 32026
P: 407.852.8003
carol@lakecityautosales.com

SUBCONTRACTOR:
DOTT SURVEYING & MAPPING, LLC
1100 SW REAL TERRACE
LAKE CITY, FL 32026
P: 407.852.8003
dott@lakecityautosales.com

SHEET INDEX:
1 COVER SHEET
2 SITE PLAN
3 SITE PLAN

LAKE CITY AUTO SALES
COVER SHEET
DATE: 08/14/2024
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN
PROJECT NO: 24-0001
SHEET NO: 1 OF 3



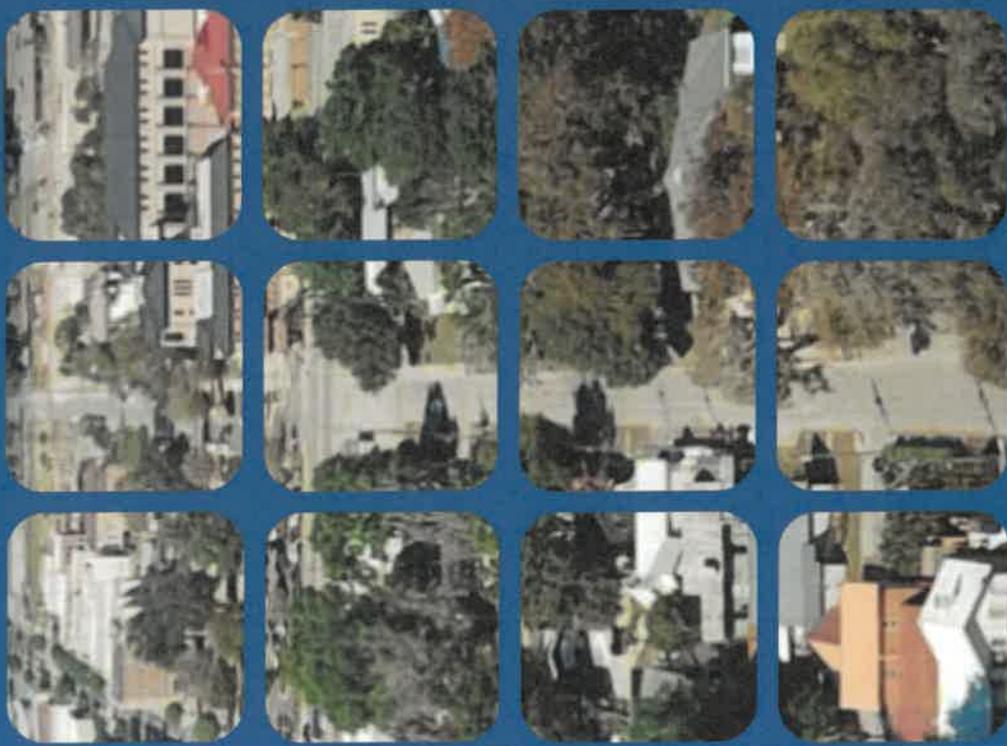
PROPERTY OF RECORD: CAROL CHANDLER, P.E.
P.E. NO.: 622860

LAKE CITY AUTO SALES
COVER SHEET
DATE: 08/14/2024
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN
PROJECT NO: 24-0001
SHEET NO: 1 OF 3

**STAFF
PRESENTATIONS
FOR:
LDR 25-02, SPR 25-12, and SPR 26-01**

ADMINISTRATIVE APPROVAL TEXT AMENDMENT (LDR 25-02)

PRESENTED BY
ROBERT ANGELO



Introduction

An administrative approval process is used for site plans and affordable housing projects, granting the Land Development Regulations Administrator the authority to approve, approve with conditions, or deny an application.



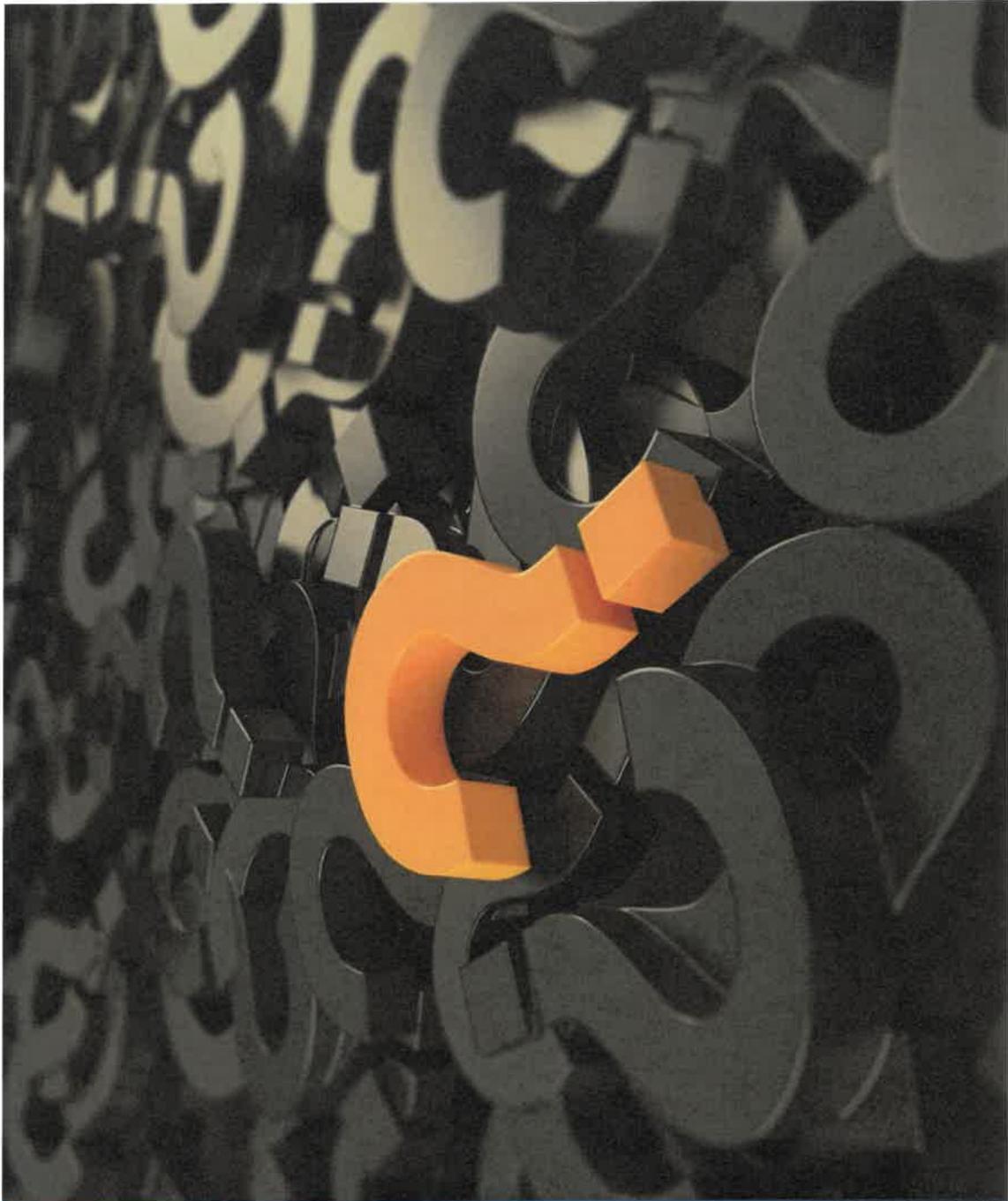
Site Plans

State policies like the Live Local Act require that projects under these policies be approved administratively.

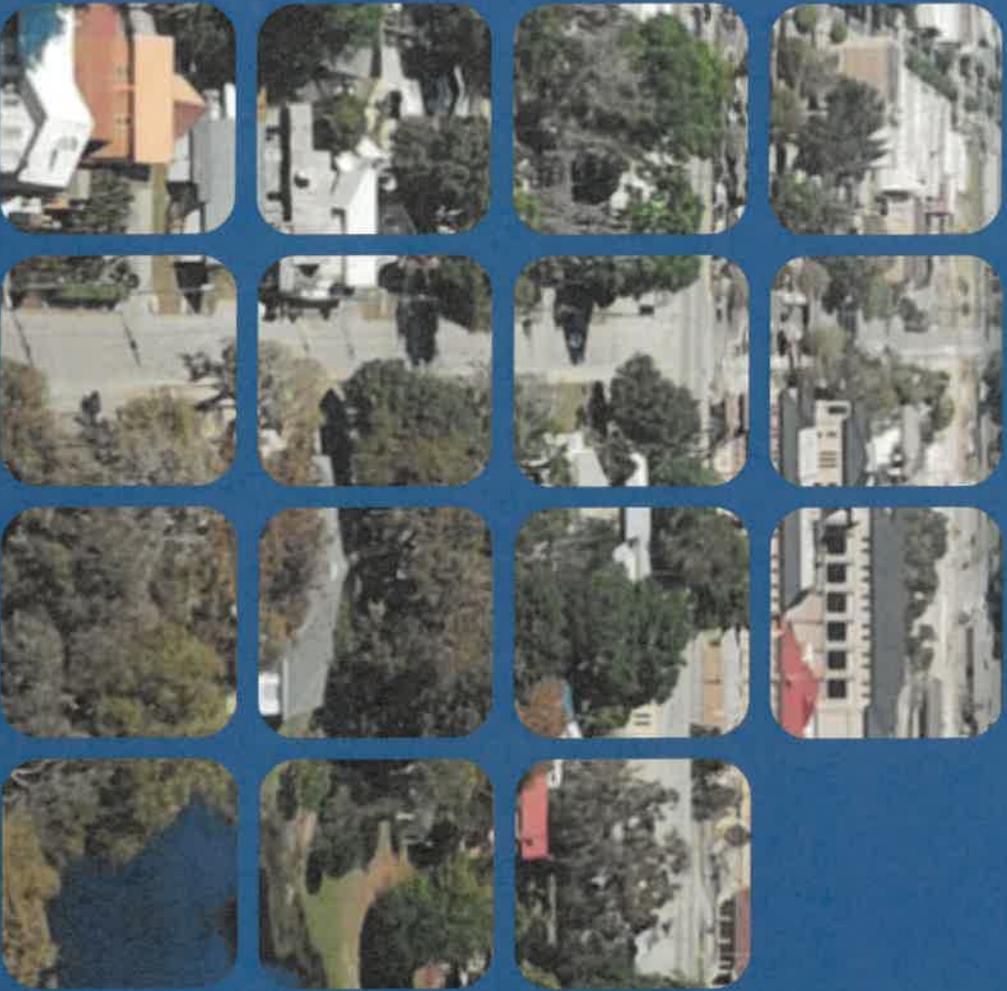
The proposed administrative approval process would only be for projects that are already permitted uses. All projects would still need to receive approval from all state, federal, county and local agencies on all permits, rezoning, special exceptions, variances and any other processes required by local and state regulations.

Staff Recommendation

- Staff's recommendation is to approve LDR 25-02 as amended at this hearing, to recommend to approve LDR 25-02 with one of the three versions of the administrative approval processes presented to the board tonight.



QUESTIONS?



SITE PLAN LAKE CITY AUTO SOURCE (SPR 25-11)

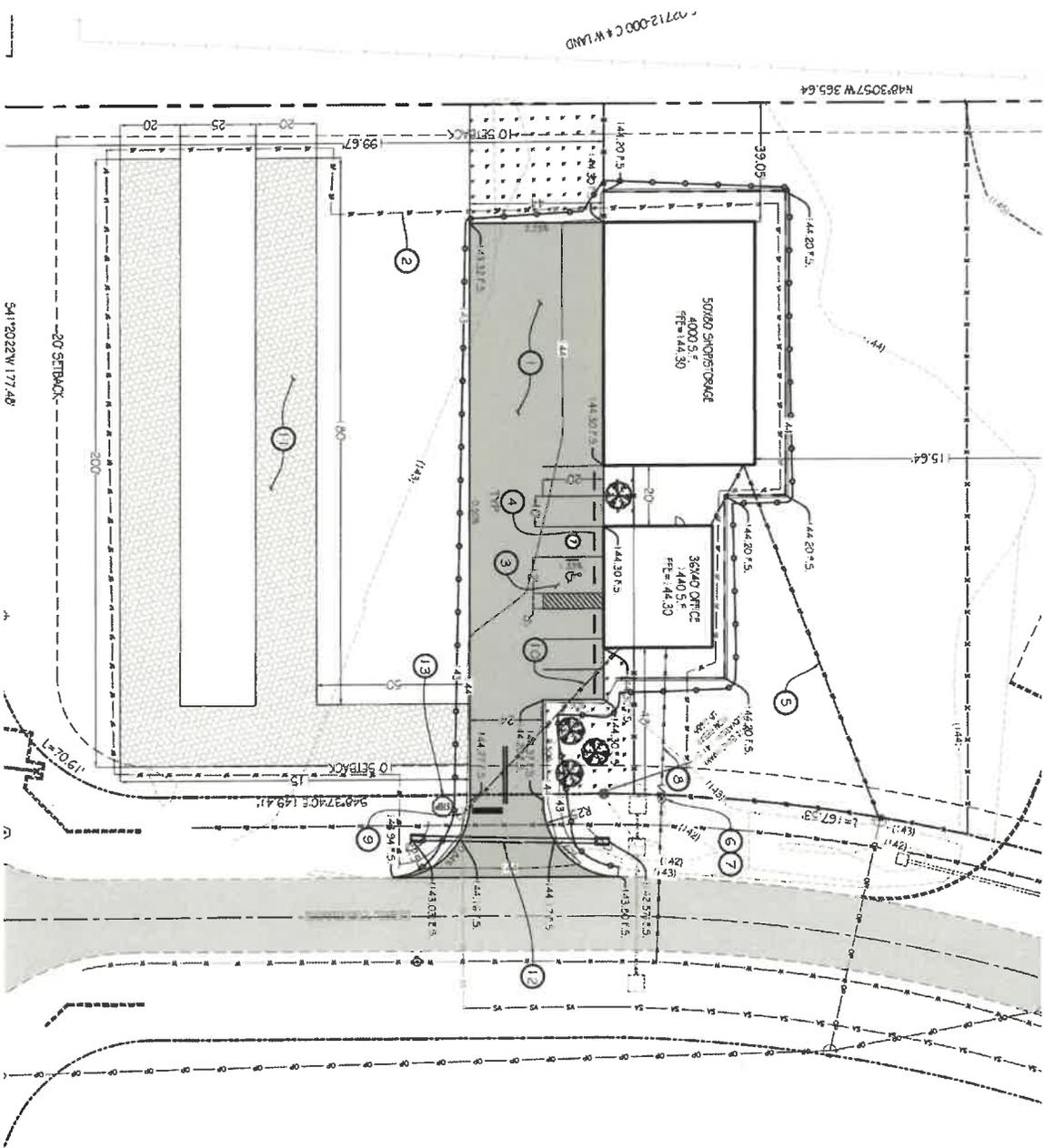
PRESENTED BY
ROBERT ANGELO



Introduction

- Parcels 02714-104 and 02714-105 has a current Future Land Use designation of Commercial County and is within the Commercial Intensive County zoning district;
- Applicant is seeking a site plan approval for new retail commercial outlet for sale of new and used automobiles;
- The site will have one ingress/egress. Entrance on Real Terrace.

Original Site Plan



Location



Aerial View of Site



Staff Review

Document Envelope ID: 777C2D74-060B-4294-9C35-5404E1F03999E



DEPARTMENT OF GROWTH MANAGEMENT
205 North Martin Avenue
Lake City, Florida 32055
Telephone: (386) 719-5150
CITY OF LAKE CITY

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND HISTORICAL COMMITTEES, BY STAFF FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 10/22/2025

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)
 Comprehensive Plan Amendment/Zoning (CPAZ) Certificate of Appropriateness (COA)

Project Number: SPR 25-12

Project Name: Lake City Auto Source

Project Address: TBD

Project Parcel Number: 02-4S-16-02714-104-105

Owner Name: Chad Strait

Owner Address: 124 SW Buttercup Drive, Lake City, FL 32024

Owner Contact Information: Telephone Number: 386-466-5683 Email: srchowhads@comcast.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL 32025

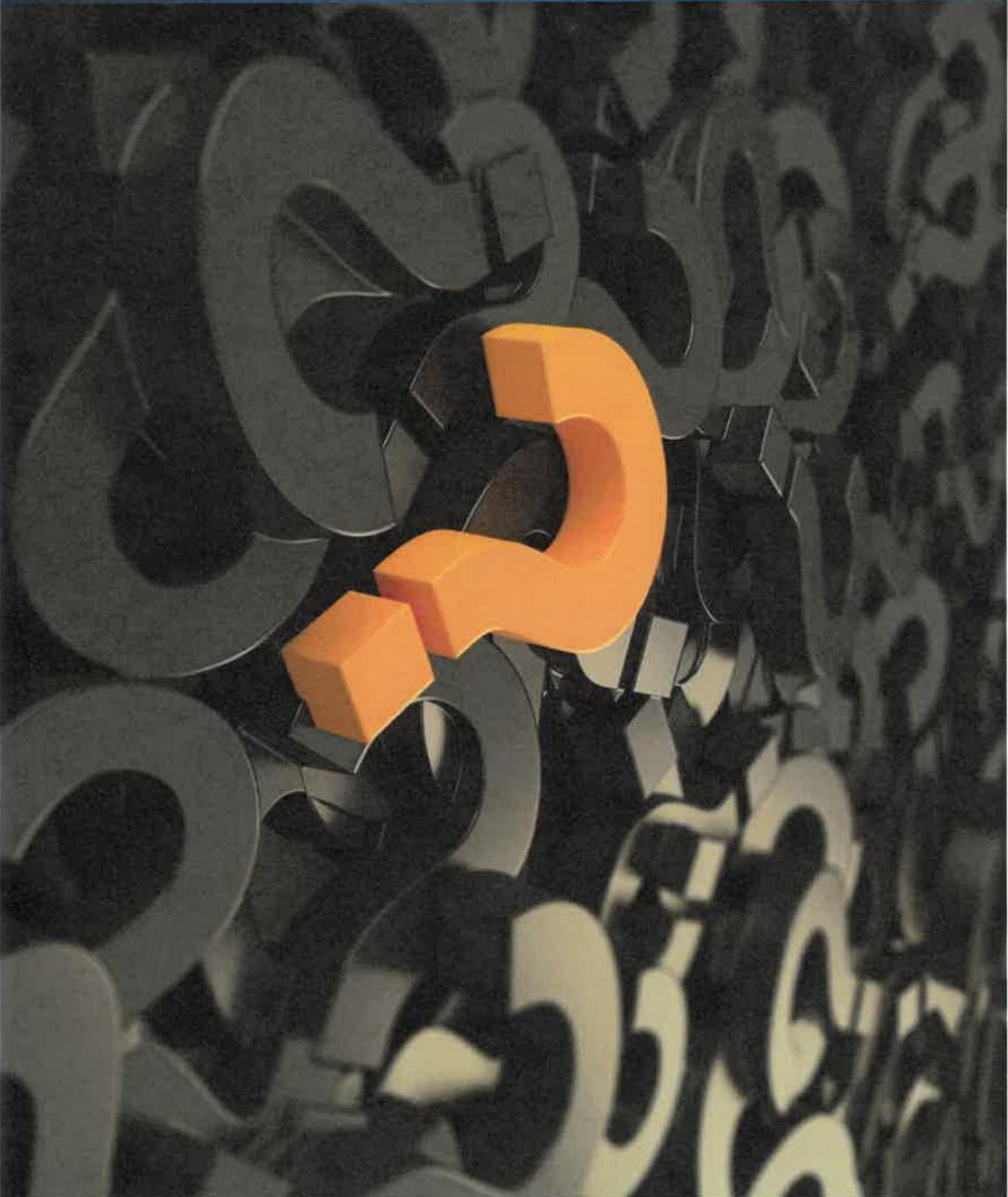
Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpwy0@gmail.com

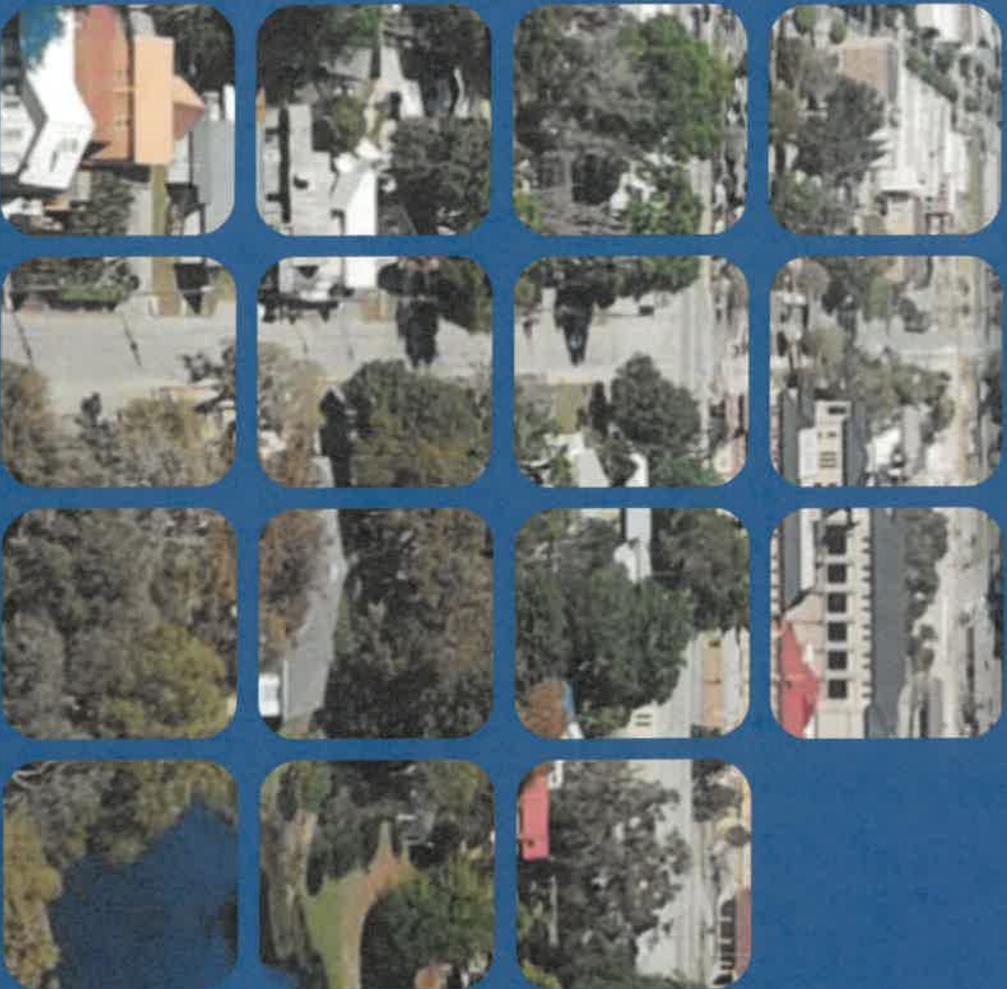
The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Page 1 of 5

- **Planning-** Following items were identified.
 - No trash or dumpster illustrated on the plans.
 - No Sign Plan or Lighting Plan submitted.
 - No irrigation plan for landscaping
- **Waster Department-** Backflows will need to be installed.
- **Water Distribution and Collections-** Make sure they have locates.
- **Suwannee River Water Management-** This project is within a previously permitted industrial subdivision (ERP-023-207040-1) The permitted plans indicate a 20-foot-wide drainage easement within these two properties. This area cannot be filled in. A permit determination application will need to be submitted to SRWMD to verify the project is in conformance with the previously permitted master system.

QUESTIONS?





SITE PLAN PALMS MEDICAL (SPR 26-01)

PRESENTED BY
ROBERT ANGELO



Introduction

- Parcels 12113-000 and 12112-001 has a current Future Land Use designation of Residential Medium and is within the Residential Office zoning district;
- Applicant is seeking a site plan approval for medical clinic;
- The site will have two ingress/egress. The site will have one drop off zone.

Location



Aerial View of Site



Staff Review



DEPARTMENT OF GROWTH MANAGEMENT
205 South Orange Avenue
Lake City, Florida 32135
Telephone: (386) 719-5750
www.lakecityfla.gov

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND HISTORICAL COMMITTEES, BY STAFF FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 12/11/2025

Request Type: Site Plan Review (SPR) Special Exception (SE) Variance (V) Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: SPR 26-01

Project Name: Palms Medical Group

Project Address: 422 NE Lake Shore Terrace

Project Parcel Number: 12113-000 and 12112-001

Owner Name: Lake Shore Hospital Authority

Owner Address: 259 NE Franklin St. Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

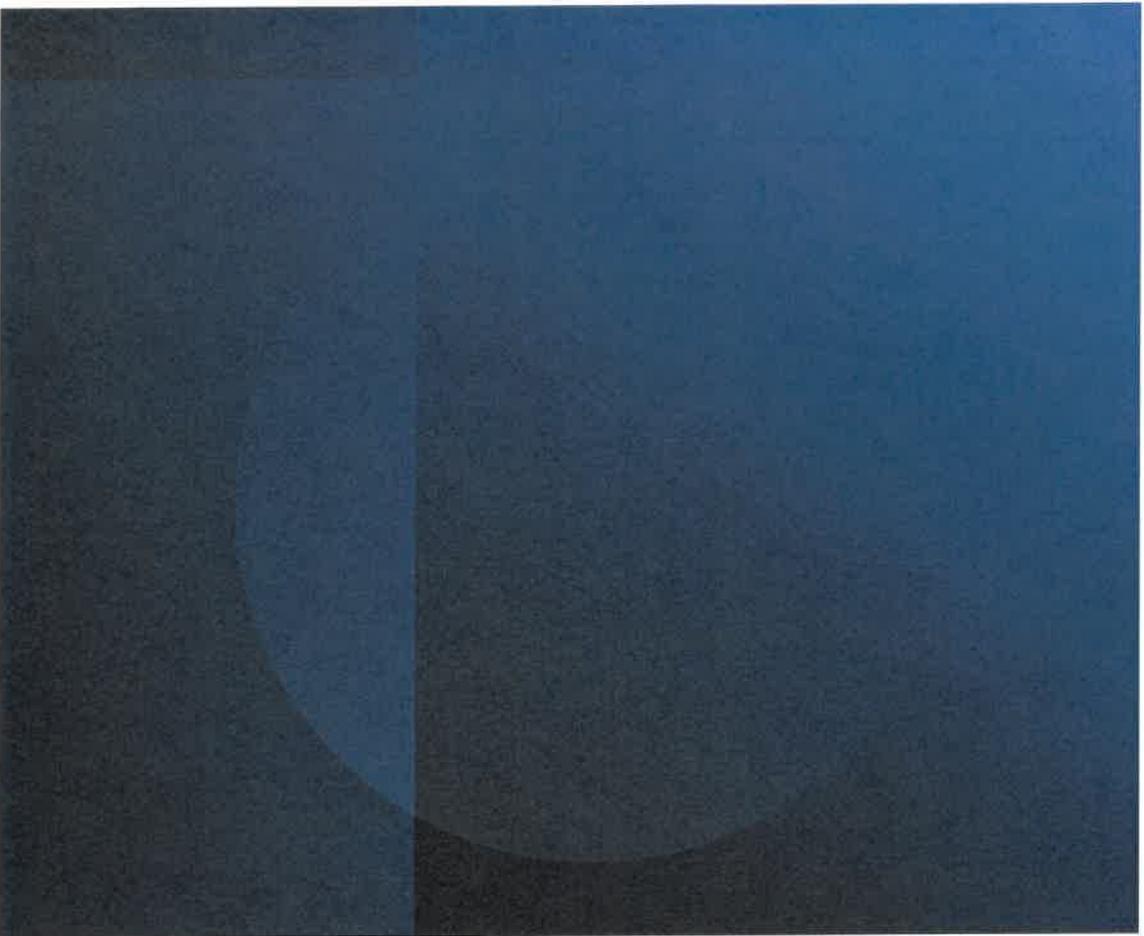
Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@lchfa.com

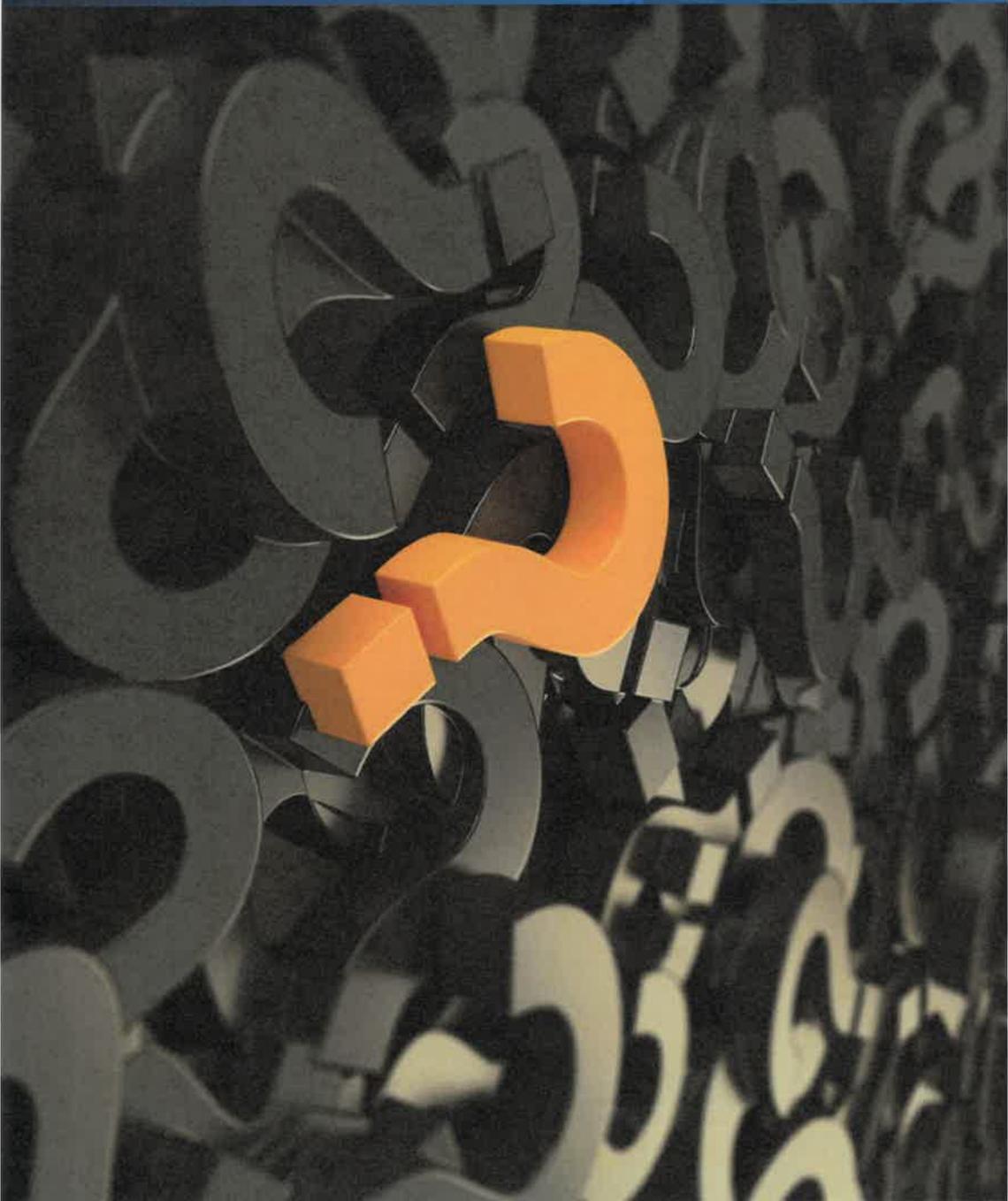
The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

- **Planning-** Following items were identified.
 - If the applicant is planning on using a neighboring parcel for parking, then a written agreement must be recording. This must be approved by the Board of Adjustments.
 - There is no mention of signage on the plan. Signage will need to be permitted and reviewed by zoning.
- **Fire Department-** They will need a fire and life safety inspection before they open.
- **Suwannee River Water Management-** A permit has not been obtained by SRWMD. A permit may be required if the total impervious area exceeds 9,000 sf. Owner should have pre-application meeting with SRWMD to verify if permit is required for this activity.



- **4.2.15.3 OFFSTREET PARKING:**
Location: The Board of Adjustments may allow offstreet parking facilities within 300 feet of the premises they are intended to serve.

QUESTIONS?



File Attachments for Item:

ii. RESOLUTION NO. PZ/LPA CPA 26-01- A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY JUSTIN TABOR, SENIOR PLANNER, NORTH FLORIDA PROFESSIONAL SERVICES, INC., AS AGENT FOR LAKE CITY 47, LLC, AND PAM STEWART AND SCOTT D. STEWART, THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY HIGHWAY INTERCHANGE TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



Application Package for Lake City 47, LLC & Scott D. Stewart & Pam Stewart Land Use Change & Rezoning

Prepared for:

City of Lake City
Office of Planning & Zoning

Prepared on behalf of:

Lake City 47, LLC
&
Scott D. Stewart and Pam Stewart

Prepared by:

Justin Tabor, AICP, CFM
Senior Planner
North Florida Professional Services, Inc.

PN#L250226AWO



January 8, 2026

Mr. Robert Angelo
Planner II
173 NW Hillsboro Street
Lake City, FL 32055

RE: Applications for Future Land Use Map (FLUM) Change and Rezoning
Lake City 47, LLC & Scott D. & Pam Stewart
Tax Parcel ID Numbers 30-4S-17-08881-000 & 30-4S-17-08891-000

Mr. Angelo,

On behalf of Lake City 47, LLC & Scott D. & Pam Stewart, North Florida Professional Services (NFPS) is pleased to submit applications for a Future Land Use Map (FLUM) Change and a Rezoning on a ±27.42 acre subject property, comprised of Tax Parcel ID Numbers 30-4S-17-08881-000 & 30-4S-17-08891-000. The existing FLUM Designation of the subject property is Commercial (Columbia County) and the existing zoning is Commercial Intensive (Columbia County). These applications propose to amend the FLUM Designation to Commercial (City of Lake City) and the zoning to Commercial, Highway Interchange (CHI) (City of Lake City). The proposed FLUM Designation and zoning are comparable to the existing County designations but will implement the City of Lake City's land use and zoning on the recently annexed lands.

We trust that the attached information is sufficient for your review and for consideration of approval by the City Council. Please contact me at 352-316-7798 or jtabor@nfps.net if you have any questions or need additional information to complete your review.

SINCERELY,

JUSTIN TABOR, AICP

SENIOR PLANNER

**NORTH FLORIDA PROFESSIONAL SERVICES,
INC.**

POST OFFICE BOX 3823, LAKE CITY, FL 32056

[1450 SW SR 47, LAKE CITY, FL 32025](http://1450SWSR47.LAKECITY.FL32025)

386-752-4675 OFFICE

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property? **No**
If yes, list the names of all parties involved:
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes No
Future Land Use Map Amendment Application No. _____
Site-Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes No
Variance Application No. _____
Special Exception: Yes No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser’s Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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.

Justin Tabor, AICP, CFM

Applicant/Agent Name (Type or Print)

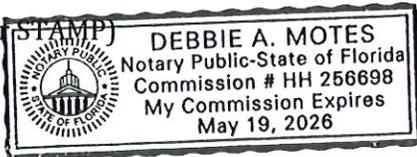

Applicant/Agent Signature

1-8-26
Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8th day of Jan, 2026, by (name of person acknowledging).

(NOTARY SEAL or STAMP)




Signature of Notary

Debbie A. Motes
Printed Name of Notary

Personally, Known OR Produced Identification _____
Type of Identification Produced

City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055



GROWTH MANAGEMENT
 205 North Marion Ave
 Lake City, Florida 32055
 Telephone (386) 719-5754
 growthmanagement@lcfla.com

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

Less Than or Equal to 10 Acres: \$1,850
 Greater Than 50 Acres: \$4,800 or actual cost

***All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

- Project Name: Lake City 47, LLC, and Scott D. Stewart & Pam Stewart Rezoning
- Address of Subject Property: N/A
- Parcel ID Number(s): 30-4S-17-08881-000; 30-4S-17-08891-000
- Future Land Use Map Designation: Commercial (Columbia County) - Proposed - Commercial (Lake City)
- Existing Zoning Designation: Commercial Intensive (CI) (Columbia County)
- Proposed Zoning Designation: Commercial, Highway Intensive (CHI) (City of Lake City)
- Acreage: 27.42
- Existing Use of Property: Commercial; Vacant Land
- Proposed use of Property: Commercial

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Justin Tabor, AICP, CFM Title: Senior Planner
 Company name (if applicable): North Florida Professional Services, Inc.
 Mailing Address: PO Box 3823
 City: Lake City State: FL Zip: 32056
 Telephone: (352)316-7798 Fax: () Email: jtabor@nfps.net

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

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Lake City 47, LLC; Scott D. Stewart & Pam Stewart
 Mailing Address: 426 SW Commerce Street, Suite 130
 City: Lake City State: FL Zip: 32025
 Telephone: () Fax: () Email: _____

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? **No**
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property: Yes No
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. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

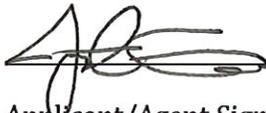
A total of eighteen (2) copies of proposed Site-Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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.

Justin Tabor, AICP, CFM

Applicant/Agent Name (Type or Print)

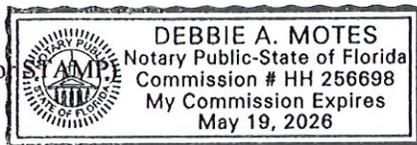

Applicant/Agent Signature

1-8-26
Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8th day of Jan, 2026 by (name of person acknowledging).

(NOTARY SEAL OF




Signature of Notary
Debbie A. Motes
Printed Name of Notary

Personally, Known OR Produced Identification
Type of Identification Produced



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Scott Stewart, as Manager of Lake City 47, LLC (owner name), owner of property parcel number 30-4S-17-08881-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Row 1: Tori Humphries. Row 2: Justin Tabor (with digital signature details).

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

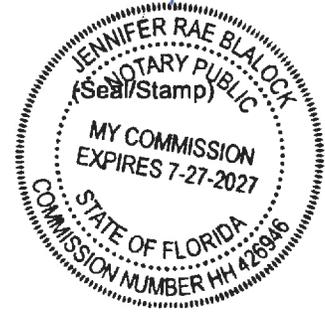
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) [Signature] Date 12.09.2025

NOTARY INFORMATION: STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Scott Stewart, personally appeared before me and is known by me or has produced identification (type of I.D.) on this N/A day of N/A, 20 N/A

NOTARY'S SIGNATURE [Signature]





GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Scott D. Stewart and Pam Stewart (owner name), owner of property parcel

number 30-4S-17-08891-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Row 1: Tori Humphries, Tori. Row 2: Justin Tabor, Justin Tabor, AICP, CFM.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) [Signature] Date 8/10/25

NOTARY INFORMATION: STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Scott Stewart, personally appeared before me and is known by me or has produced identification (type of I.D.) on this 10 day of December, 2025.

[Signature] NOTARY'S SIGNATURE



2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000221616

Entity Name: LAKE CITY 47, LLC

Current Principal Place of Business:

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Current Mailing Address:

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025 US

FEI Number: 83-2233300

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STEWART, SCOTT D
426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name STEWART, SCOTT D
Address 426 SW COMMERCE ST STE 130
City-State-Zip: LAKE CITY FL 32025

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SCOTT STEWART

GENRAL PARTNER

02/06/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAKE CITY 47, LLC

Filing Information

Document Number L18000221616
FEI/EIN Number 83-2233300
Date Filed 09/19/2018
State FL
Status ACTIVE

Principal Address

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Mailing Address

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Changed: 01/13/2021

Registered Agent Name & Address

STEWART, SCOTT D
426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title MGR

Stewart, Scott D
426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Annual Reports

Report Year	Filed Date
2023	03/06/2023
2024	02/15/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
02/15/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
09/19/2018 -- Florida Limited Liability	View image in PDF format



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 1

Boundary Sketch /

Survey

PRELIMINARY PLAN OF CORNERSTONE IN SECTION 30 TOWNSHIP 4 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA

TOTAL ACREAGE = 27.19 ACRES
NOT FOR FINAL RECORDING

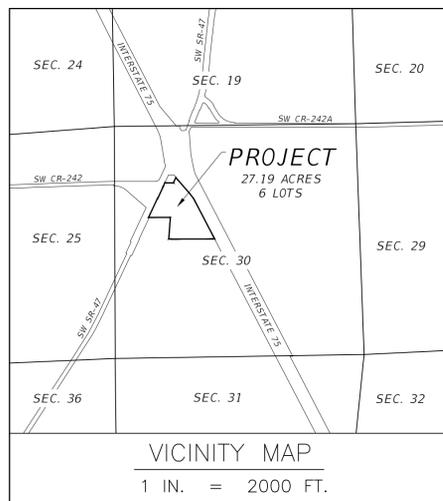
NOTES:

- 1) Monumentation is as shown and designated on the face of the plat.
- 2) Boundary based on monumentation found in place, instruction by client, prior survey by Daniel Gore, and deeds of record.
- 3) Bearings projected from the West right-of-way line of Interstate Highway 75 and based on State Plane Coordinates. Elevations based on NAVD83.
- 4) Interior improvements shown were located by field files.
- 5) Underground encroachments, if present, were not located with this survey.
- 6) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use and zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7) Date of field survey completion: February 12, 2025
Date of plat drawing: September 10, 2025
- 8) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 1% chance floodplain; partly within Flood Zone "X-2%", which according to said maps is outside of the 0.2% chance floodplain; and partly within Flood Zone "AE", which according to said maps is inside of the 1% chance floodplain (ref. Map No. 12023C03810 and 12023C03820). A base flood elevation of 70 feet has been established.
- 9) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 10) Preliminary approval: Not Applicable
- 11) Water Supply and Sewerage disposal to be provided by the City of Lake City.
- 12) Zone: C1 (Commercial, Intensive)
Building Setbacks: Front = 20 feet
Side = none, except where a side yard is provided, then a side yard of at least ten (10) feet must be provided.
Rear = 15 feet
Zone: CH1 (Commercial, Highway Interchange)
Building Setbacks: Front = 30 feet
Side = 30 feet
Rear = 30 feet

DESCRIPTION:

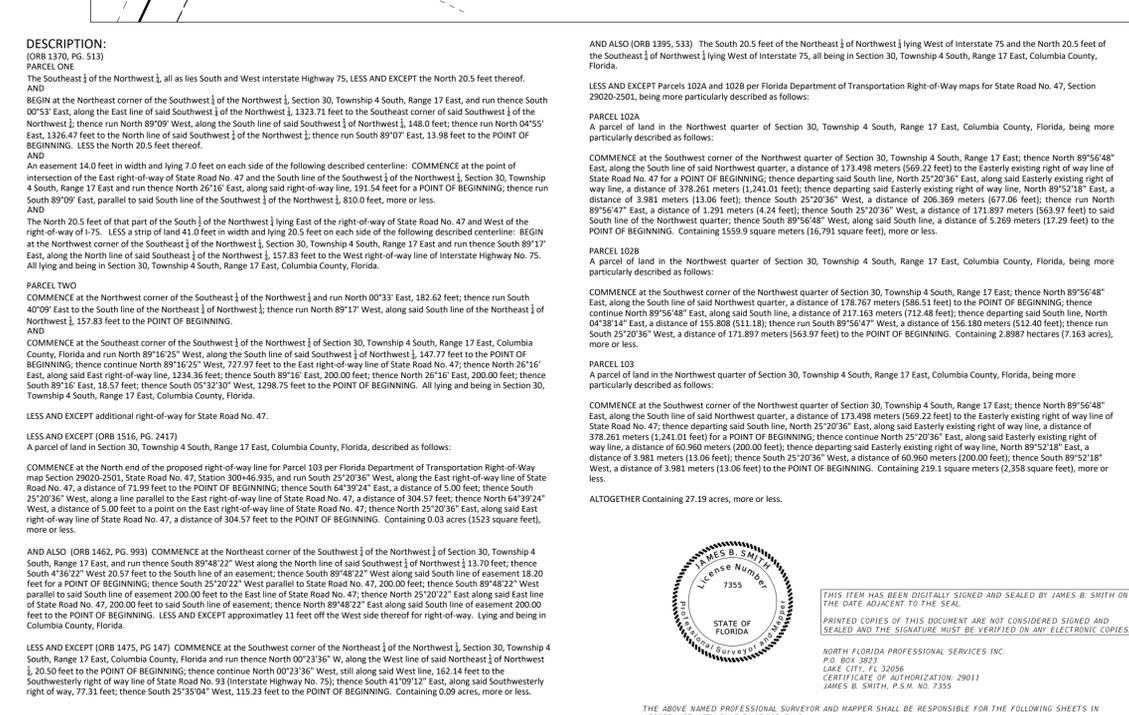
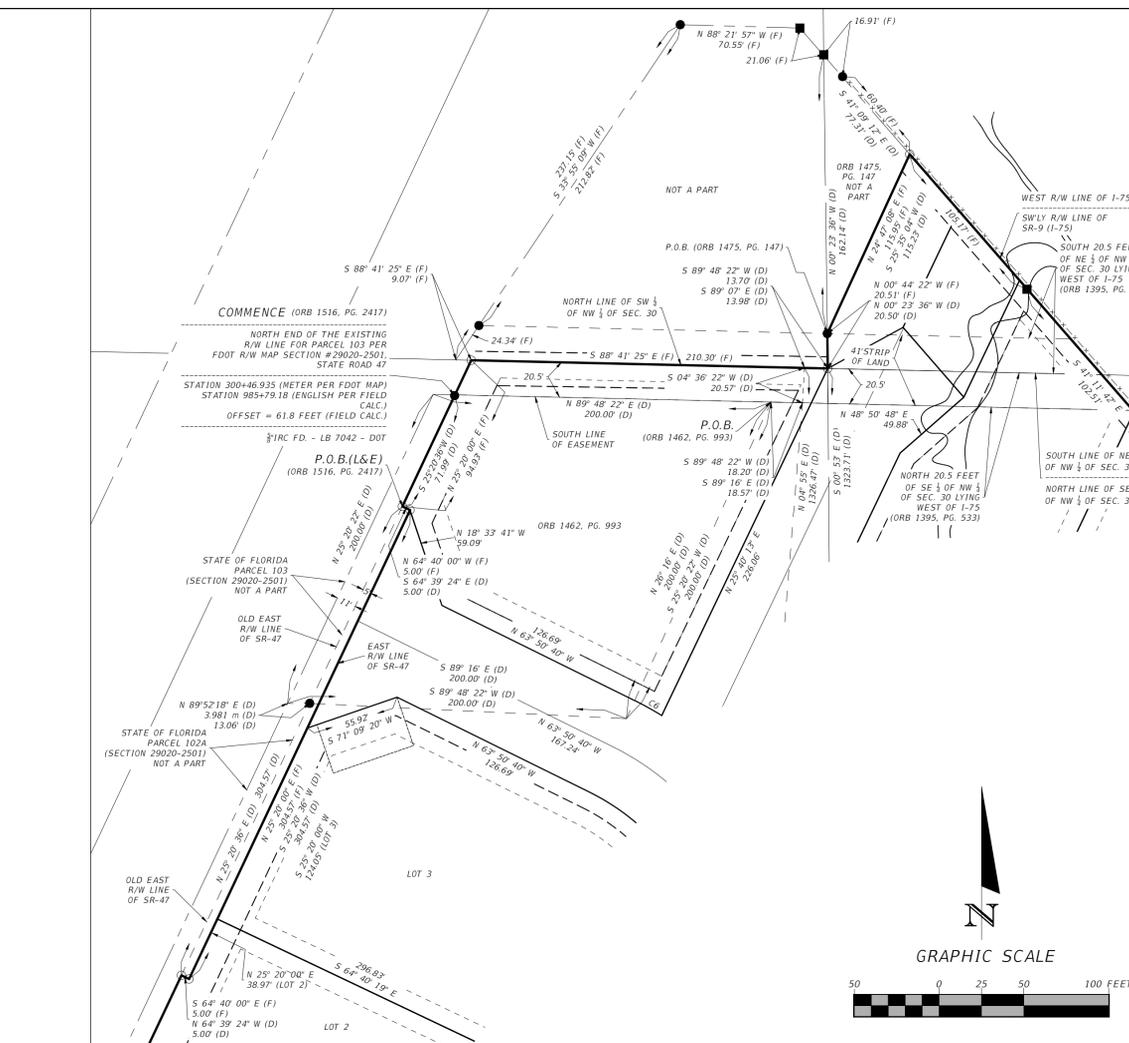
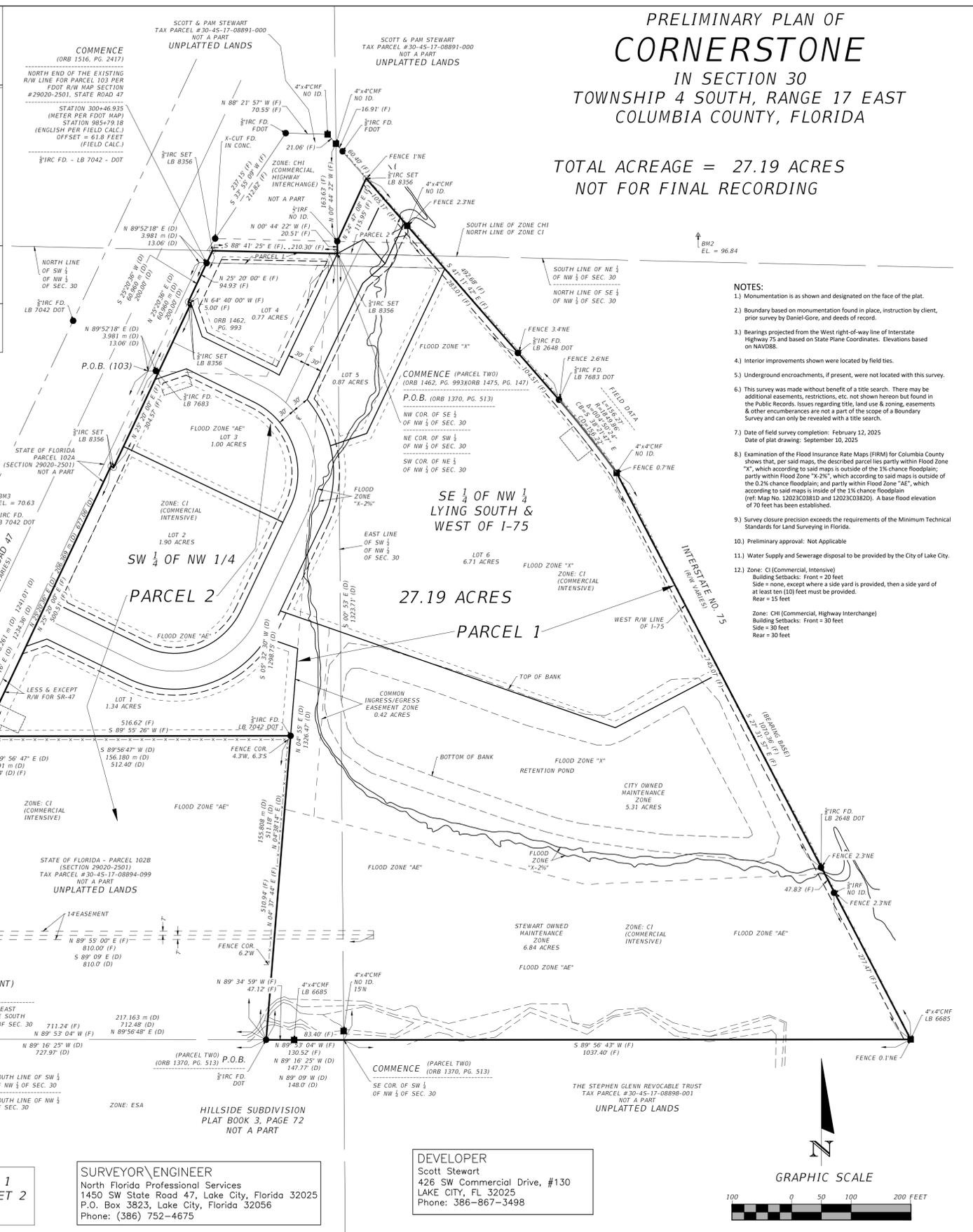
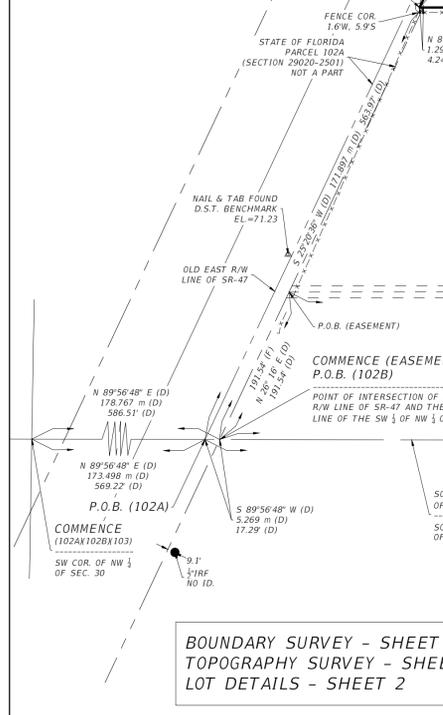
(ORB 1370, PG. 513)
PARCEL ONE
The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all as lies South and West Interstate Highway 75, LESS AND EXCEPT the North 20.5 feet thereof.
BEGIN at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 17 East, and run thence South 00°53' East, along the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1323.73 feet to the Southeast corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run North 89°09' West, along the South line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 148.0 feet; thence run North 04°55' East, 1326.47 feet to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run North 89°07' East, 13.98 feet to the POINT OF BEGINNING. LESS the North 20.5 feet thereof.
AND
An easement 14.0 feet in width and lying 7.0 feet on each side of the following described centerline: COMMENCE at the point of intersection of the East right-of-way of State Road No. 47 and the South line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 17 East and run thence North 26°16' East, along said right-of-way line, 191.54 feet for a POINT OF BEGINNING; thence run South 89°09' East, parallel to said South line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 810.0 feet, more or less.
AND
The North 20.5 feet of that part of the South $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying East of the right-of-way of State Road No. 47 and West of the right-of-way of I-75. LESS a strip of land 41.0 feet in width and lying 20.5 feet on each side of the following described centerline: BEGIN at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 17 East and run thence South 89°17' East, along the North line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 157.83 feet to the West right-of-way line of Interstate Highway No. 75. All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.
PARCEL TWO
COMMENCE at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and run North 03°31' East, 182.62 feet; thence run North 40°09' East to the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run North 89°17' West, along said South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 157.83 feet to the POINT OF BEGINNING.
AND
COMMENCE at the Southeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run North 89°16'25" West, along the South line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 147.77 feet to the POINT OF BEGINNING; thence continue North 89°16'25" West, 727.97 feet to the East right-of-way line of State Road No. 47; thence North 26°16' East, along said East right-of-way line, 1234.36 feet; thence South 89°16' East, 200.00 feet; thence North 26°16' East, 200.00 feet; thence South 89°16' East, 18.57 feet; thence South 05°23' West, 1298.75 feet to the POINT OF BEGINNING. All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.
LESS AND EXCEPT additional right-of-way for State Road No. 47.
LESS AND EXCEPT (ORB 1516, PG. 2417)
A parcel of land in Section 30, Township 4 South, Range 17 East, Columbia County, Florida, described as follows:
COMMENCE at the North end of the proposed right-of-way line for Parcel 103 per Florida Department of Transportation Right-of-Way Map Section 29020-2501, State Road No. 47, Station 300+46.935, and run South 25°20'36" West, along the East right-of-way line of State Road No. 47, a distance of 71.99 feet to the POINT OF BEGINNING; thence South 64°39'24" East, a distance of 5.00 feet; thence South 25°20'36" West, along a line parallel to the East right-of-way line of State Road No. 47, a distance of 304.57 feet; thence North 64°39'24" West, a distance of 5.00 feet to a point on the East right-of-way line of State Road No. 47; thence North 25°20'36" East, along said East right-of-way line of State Road No. 47, a distance of 304.57 feet to the POINT OF BEGINNING. Containing 0.03 acres (1523 square feet), more or less.
AND ALSO (ORB 1462, PG. 993) COMMENCE at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 17 East, and run thence South 89°48'22" West along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 137.00 feet; thence South 89°48'22" West, along a line parallel to the East right-of-way line of State Road No. 47, a distance of 18.20 feet for a POINT OF BEGINNING; thence continue North 07°23'36" West, along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 20.50 feet to the POINT OF BEGINNING; thence continue North 07°23'36" West, along said West line, 162.14 feet to the Southwesterly right-of-way line of State Road No. 93 (Interstate Highway No. 75); thence South 41°09'12" East, along said Southwesterly right-of-way line, 77.31 feet; thence South 25°35'04" West, 115.23 feet to the POINT OF BEGINNING. Containing 0.09 acres, more or less.

AND ALSO (ORB 1395, 533) The South 20.5 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying West of Interstate 75 and the North 20.5 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying West of Interstate 75, all being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.
LESS AND EXCEPT Parcels 102A and 102B per Florida Department of Transportation Right-of-Way maps for State Road No. 47, Section 29020-2501, being more particularly described as follows:
PARCEL 102A
A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:
COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right-of-way line of State Road No. 47 for a POINT OF BEGINNING; thence departing said South line, North 25°20'36" East, along said Easterly existing right-of-way line, a distance of 378.261 meters (1,241.01 feet); thence departing said Easterly existing right-of-way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 206.369 meters (677.06 feet); thence run North 89°56'48" East, a distance of 173.498 meters (569.22 feet); thence South 25°20'36" West, a distance of 173.498 meters (569.22 feet) to said South line of the Northwest quarter; thence North 89°56'48" West, along said South line, a distance of 5.269 meters (17.29 feet) to the POINT OF BEGINNING. Containing 1559.9 square meters (16,791 square feet), more or less.
PARCEL 102B
A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:
COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the POINT OF BEGINNING; thence continue North 89°56'48" East, along said South line, a distance of 217.163 meters (712.48 feet); thence departing said South line, North 04°38'14" East, a distance of 155.808 meters (511.81 feet); thence run North 89°56'47" West, a distance of 156.180 meters (512.40 feet); thence run South 25°20'36" West, a distance of 173.498 meters (569.22 feet) to the POINT OF BEGINNING. Containing 2,889.7 hectares (7,163 acres), more or less.
PARCEL 103
A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:
COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right-of-way line of State Road No. 47; thence departing said South line, North 25°20'36" East, along said Easterly existing right-of-way line, a distance of 378.261 meters (1,241.01 feet); thence departing said Easterly existing right-of-way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 206.369 meters (677.06 feet); thence run North 89°56'48" East, a distance of 173.498 meters (569.22 feet); thence South 25°20'36" West, a distance of 173.498 meters (569.22 feet) to said South line of the Northwest quarter; thence North 89°56'48" West, along said South line, a distance of 5.269 meters (17.29 feet) to the POINT OF BEGINNING. Containing 1559.9 square meters (16,791 square feet), more or less.
ALTOGETHER Containing 27.19 acres, more or less.



LEGEND

SEC=SECTION
P.S.=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
R/W=RIGHT-OF-WAY
C=CENTER LINE
R=PROPERTY LINE
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
Δ=DELTA ANGLE, CENTRAL ANGLE
IRC=IRON REBAR & CAP
CMF=CONCRETE MONUMENT FOUND
OE=OVERHEAD ELECTRIC
PP=POWER POLE
TPD=TELEPHONE PEDESTAL
R=RADIUS OF CURVE
FD=FOUND
L=LENGTH OF CURVE
NO ID=NO IDENTIFICATION
C=CHORD BEARING
CD=CHORD DISTANCE
IF=FIELD MEASUREMENT
IP=PLAT MEASUREMENT
DO=DEED MEASUREMENT
FDOT=FLORIDA DEPARTMENT OF TRANSPORTATION
DOT=FLORIDA DEPARTMENT OF TRANSPORTATION
MHT=MANHOLE, TELEPHONE
IRF=IRON REBAR FOUND
SS=STEEL SUPPORT SIGN
LP=CONCRETE LIGHT POLE, CONCRETE
MHD=MANHOLE DRAINAGE
EL=ELEVATION
D.S.T.=DIP-SWITCH
I/W=IN-WERT
WPB=WIRE PULL BOX
BM=BENCHMARK
RCP=ROUND CORRUGATED PIPE
PP=CONCRETE POWER POLE, CONCRETE
MON=MONITORING WELL
PVC=POLYVINYL CHLORIDE
ORB=OFFICIAL RECORDS BOOK
L&E=LESS AND EXCEPT
C=CURVE DATA



REVISIONS		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION

DEVELOPER
Scott Stewart
426 SW Commercial Drive, #130
LAKE CITY, FL 32025
Phone: 386-867-3498

SURVEYOR/ENGINEER
North Florida Professional Services
1450 SW State Road 47, Lake City, Florida 32025
P.O. Box 3823, Lake City, Florida 32056
Phone: (386) 752-4675

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

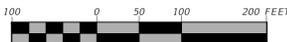
JOB NO. L250113COR
CA# 29011

SHEET NO.
1

BOUNDARY SURVEY - SHEET 1
 TOPOGRAPHY SURVEY - SHEET 2
 LOT DETAILS - SHEET 2

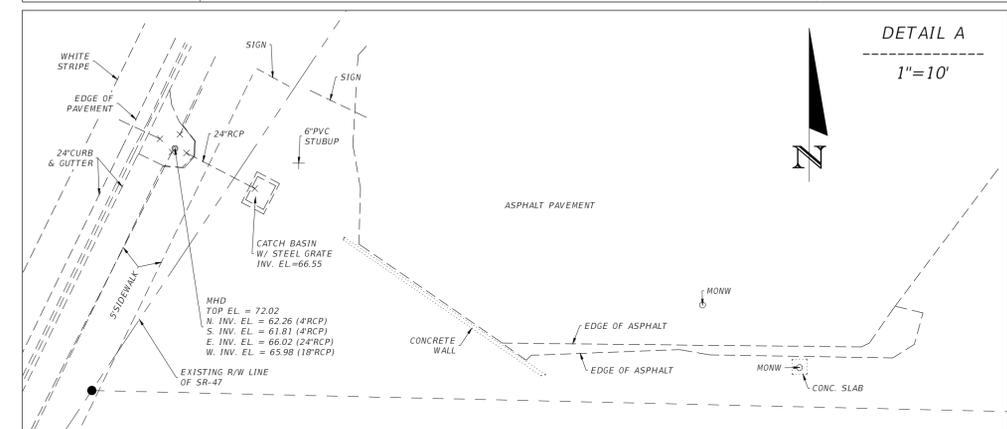
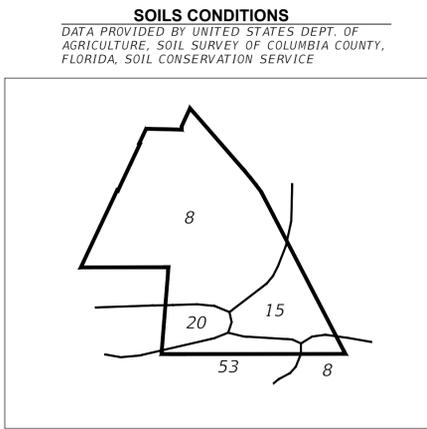
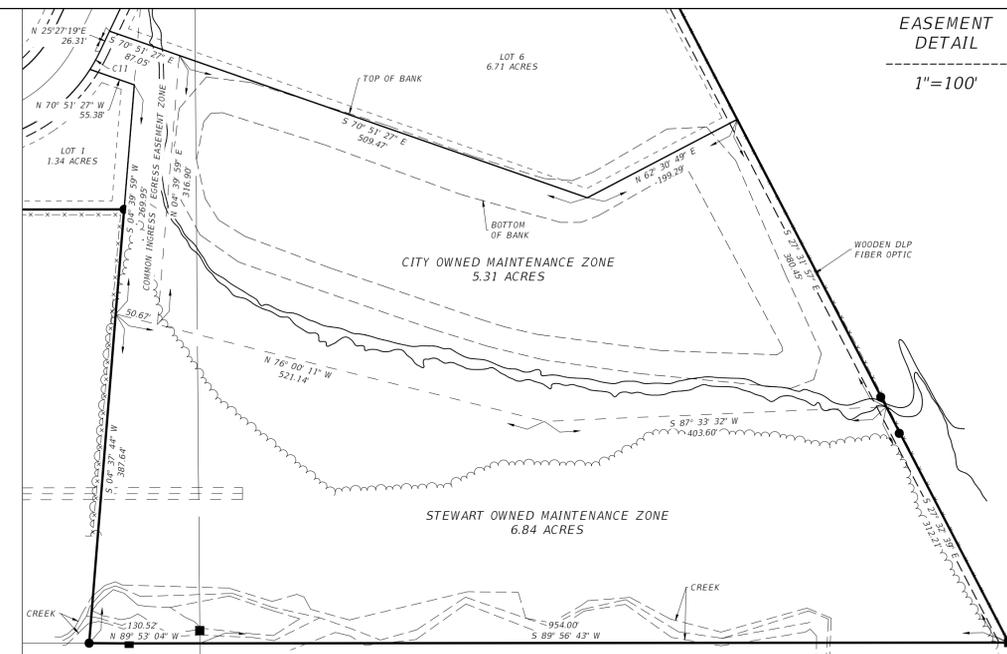
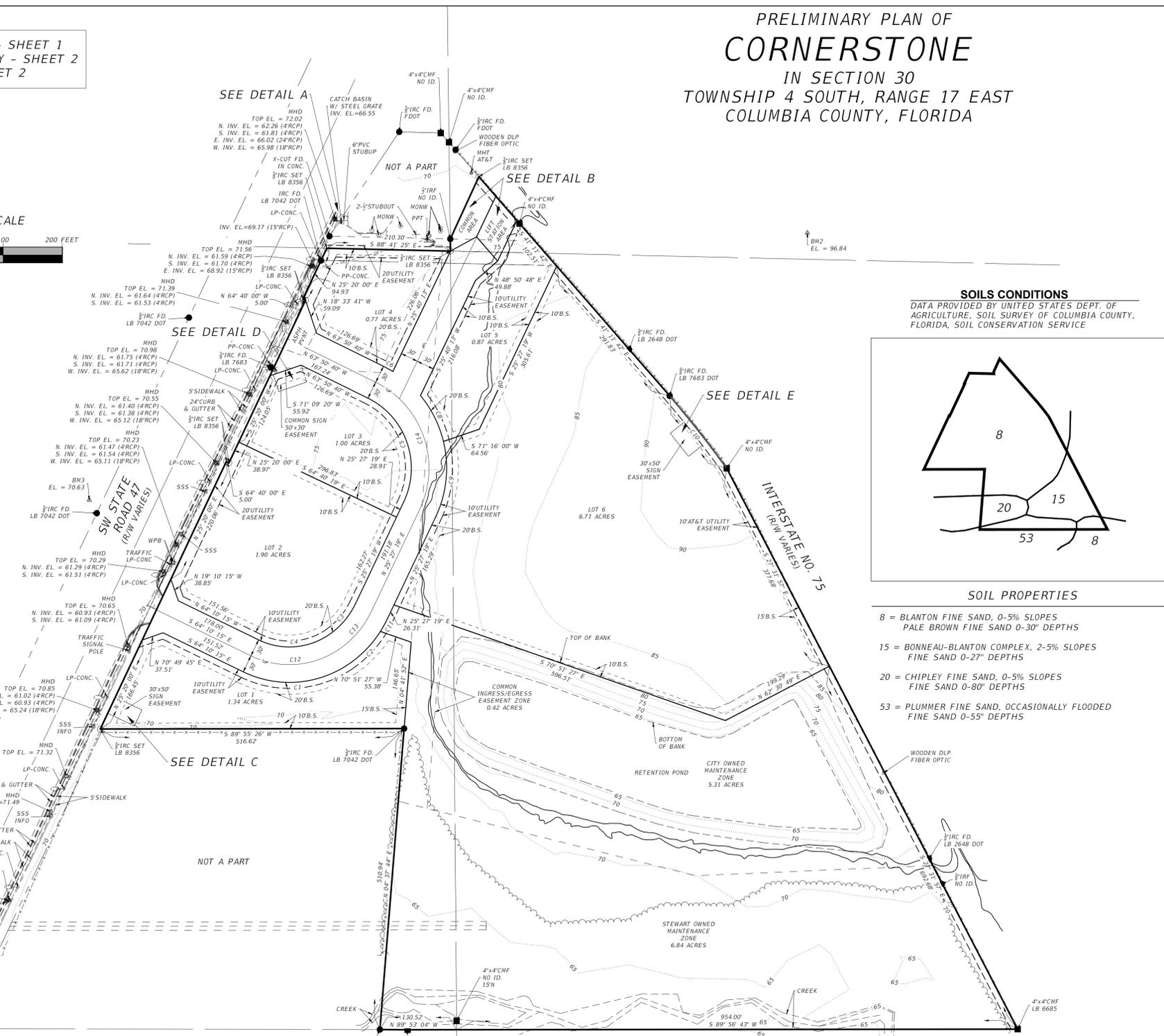
PRELIMINARY PLAN OF
CORNERSTONE
 IN SECTION 30
 TOWNSHIP 4 SOUTH, RANGE 17 EAST
 COLUMBIA COUNTY, FLORIDA

GRAPHIC SCALE



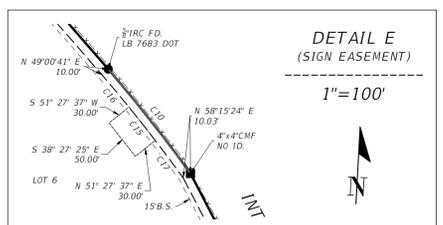
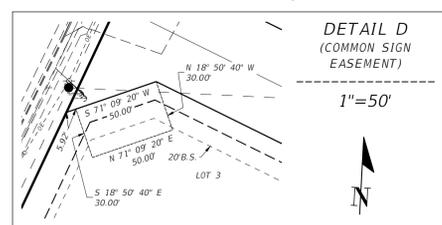
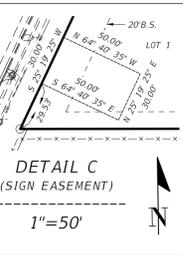
LEGEND

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- COR=CORNER
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- Δ=DELTA ANGLE, CENTRAL ANGLE
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- OE=OVERHEAD ELECTRIC
- PP=POWER POLE
- TPD=TELEPHONE PEDESTAL
- R=RADIUS OF CURVE
- FD=FOUND
- L=LENGTH OF CURVE
- NO ID=NO IDENTIFICATION
- CB=CHORD BEARING
- CD=CHORD DISTANCE
- (F)=FIELD MEASUREMENT
- DOT=FLORIDA DEPARTMENT OF TRANSPORTATION
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- MHT=MANHOLE, TELEPHONE
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- D.S.T.=DRAINAGE
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- PP=CONC=POWER POLE, CONCRETE
- PVC=POLYVINYL CHLORIDE
- OR=OFFICIAL RECORDS BOOK
- L&E=LESS AND EXCEPT
- ASPH. PAVT=ASPHALT PAVEMENT
- B.S.=BUILDING SETBACK
- CB=CURVE DATA



DETAIL B
1"=30'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	188.50	180.00	060° 00' 00"	N 85° 49' 45" E	180.00
C2	77.56	192.00	023° 08' 38"	N 44° 15' 26" E	77.03
C3	69.98	132.00	030° 22' 25"	S 40° 38' 32" W	69.16
C4	125.66	120.00	060° 00' 00"	S 85° 49' 45" W	120.00
C5	205.73	132.00	089° 18' 00"	N 19° 11' 40" W	185.53
C6	18.14	192.00	005° 24' 52"	N 61° 08' 14" W	18.14
C8	87.61	192.00	026° 08' 44"	N 26° 43' 11" W	86.86
C9	130.62	192.00	038° 58' 40"	N 05° 50' 31" E	128.11
C10	156.27	1849.86	004° 50' 24"	S 38° 21' 47" E	156.22
C11	24.23	192.00	007° 13' 47"	N 29° 04' 13" E	24.21
C12	157.08	150.00	060° 00' 00"	N 85° 49' 45" E	150.00
C13	85.88	162.00	030° 22' 25"	N 40° 38' 32" E	84.88
C14	252.49	162.00	089° 18' 00"	N 19° 11' 40" W	227.70
C15	50.00	1839.86	001° 33' 26"	N 38° 27' 25" W	50.00
C16	49.66	1839.86	001° 32' 47"	S 40° 00' 31" E	49.66
C17	54.99	1839.86	001° 42' 45"	S 36° 49' 19" E	54.99



REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3823
 LAKE CITY, FL 32056
 PH. 386-752-4675
 LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
 TALLAHASSEE, FL 32301
 WWW.NFPS.NET

JOB NO. L250113COR
 CA# 29011

CORNERSTONE PARTNERS LP, SD

SHEET NO.
 2



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 2

Aerial Photo

**Please see attached
Justification Report**



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 3

Concurrency Impact Analysis

**Please see attached
Justification Report**



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 4

Analysis of Compliance with Land Development Regulations

**Please see attached
Justification Report**



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 5

Legal Description

DESCRIPTION:

(ORB 1370, PG. 513)

PARCEL ONE

The Southeast 1/4 of the Northwest 1/4, all as lies South and West interstate Highway 75, LESS AND EXCEPT the North 20.5 feet thereof.

AND

BEGIN at the Northeast corner of the Southwest 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East, and run thence South 00°53' East, along the East line of said Southwest 1/4 of the Northwest 1/4, 1323.71 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4; thence run North 89°09' West, along the South line of said Southwest 1/4 of Northwest 1/4, 148.0 feet; thence run North 04°55' East, 1326.47 feet to the North line of said Southwest 1/4 of the Northwest 1/4; thence run South 89°07' East, 13.98 feet to the POINT OF BEGINNING. LESS the North 20.5 feet thereof.

AND

An easement 14.0 feet in width and lying 7.0 feet on each side of the following described centerline: COMMENCE at the point of intersection of the East right-of-way of State Road No. 47 and the South line of the Southwest 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East and run thence North 26°16' East, along said right-of-way line, 191.54 feet for a POINT OF BEGINNING; thence run South 89°09' East, parallel to said South line of the Southwest 1/4 of the Northwest 1/4, 810.0 feet, more or less.

AND

The North 20.5 feet of that part of the South 1/2 of the Northwest 1/4 lying East of the right-of-way of State Road No. 47 and West of the right-of-way of I-75. LESS a strip of land 41.0 feet in width and lying 20.5 feet on each side of the following described centerline: BEGIN at the Northwest corner of the Southeast 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East and run thence South 89°17' East, along the North line of said Southeast 1/4 of the Northwest 1/4, 157.83 feet to the West right-of-way line of Interstate Highway No. 75. All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.

PARCEL TWO

COMMENCE at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 and run North 00°33' East, 182.62 feet; thence run South 40°09' East to the South line of the Northeast 1/4 of Northwest 1/4; thence run North 89°17' West, along said South line of the Northeast 1/4 of Northwest 1/4, 157.83 feet to the POINT OF BEGINNING.

AND

COMMENCE at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run North 89°16'25" West, along the South line of said Southwest 1/4 of Northwest 1/4, 147.77 feet to the POINT OF BEGINNING; thence continue North 89°16'25" West, 727.97 feet to the East right-of-way line of State Road No. 47; thence North 26°16' East, along said East right-of-way line, 1234.36 feet; thence South 89°16' East, 200.00 feet; thence North 26°16' East, 200.00 feet; thence South 89°16' East, 18.57 feet; thence South 05°32'30" West, 1298.75 feet to the POINT OF BEGINNING. All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT additional right-of-way for State Road No. 47.

LESS AND EXCEPT (ORB 1516, PG. 2417)

A parcel of land in Section 30, Township 4 South, Range 17 East, Columbia County, Florida, described as follows:

COMMENCE at the North end of the proposed right-of-way line for Parcel 103 per Florida Department of Transportation Right-of-Way map Section 29020-2501, State Road No. 47, Station 300+46.935, and run South 25°20'36" West, along the East right-of-way line of State Road No. 47, a distance of 71.99 feet to the POINT OF BEGINNING; thence South 64°39'24" East, a distance of 5.00 feet; thence South 25°20'36" West, along a line parallel to the East right-of-way line of State Road No. 47, a distance of 304.57 feet; thence North 64°39'24" West, a distance of 5.00 feet to a point on the East right-of-way line of State Road No. 47; thence North 25°20'36" East, along said East right-of-way line of State Road No. 47, a distance of 304.57 feet to the POINT OF BEGINNING. Containing 0.03 acres (1523 square feet), more or less.

AND ALSO (ORB 1462, PG. 993) COMMENCE at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 4 South, Range 17 East, and run thence South 89°48'22" West along the North line of said Southwest 1/4 of Northwest 1/4 13.70 feet; thence South 4°36'22" West 20.57 feet to the South line of an easement; thence South 89°48'22" West along said South line of easement 18.20 feet for a POINT OF BEGINNING; thence South 25°20'22" West parallel to State Road No. 47, 200.00 feet; thence South 89°48'22" West parallel to said South line of easement 200.00 feet to the East line of State Road No. 47; thence North 25°20'22" East along said East line of State Road No. 47, 200.00 feet to said South line of easement; thence North 89°48'22" East along said South line of easement 200.00 feet to the POINT OF BEGINNING. LESS AND EXCEPT approximately 11 feet off the West side thereof for right-of-way. Lying and being in Columbia County, Florida.

LESS AND EXCEPT (ORB 1475, PG 147) COMMENCE at the Southwest corner of the Northeast 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run thence North 00°23'36" W, along the West line of said Northeast 1/4 of Northwest 1/4, 20.50 feet to the POINT OF BEGINNING; thence continue North 00°23'36" West, still along said West line, 162.14 feet to the Southwesterly right of way line of State Road No. 93 (Interstate Highway No. 75); thence South 41°09'12" East, along said Southwesterly right of way, 77.31 feet; thence South 25°35'04" West, 115.23 feet to the POINT OF BEGINNING. Containing 0.09 acres, more or less.

AND ALSO (ORB 1395, 533) The South 20.5 feet of the Northeast 1/4 of Northwest 1/4 lying West of Interstate 75 and the North 20.5 feet of the Southeast 1/4 of Northwest 1/4 lying West of Interstate 75, all being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT Parcels 102A and 102B per Florida Department of Transportation Right-of-Way maps for State Road No. 47, Section 29020-2501, being more particularly described as follows:

PARCEL 102A

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right of way line of State Road No. 47 for a POINT OF BEGINNING; thence departing said South line, North 25°20'36" East, along said Easterly existing right of way line, a distance of 378.261 meters (1,241.01 feet); thence departing said Easterly existing right of way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 206.369 meters (677.06 feet); thence run North 89°56'47" East, a distance of 1.291 meters (4.24 feet); thence South 25°20'36" West, a distance of 171.897 meters (563.97 feet) to said South line of the Northwest quarter; thence South 89°56'48" West, along said South line, a distance of 5.269 meters (17.29 feet) to the POINT OF BEGINNING. Containing 1559.9 square meters (16,791 square feet), more or less.

PARCEL 102B

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 178.767 meters (586.51 feet) to the POINT OF BEGINNING; thence continue North 89°56'48" East, along said South line, a distance of 217.163 meters (712.48 feet); thence departing said South line, North 04°38'14" East, a distance of 155.808 (511.18); thence run South 89°56'47" West, a distance of 156.180 meters (512.40 feet); thence run South 25°20'36" West, a distance of 171.897 meters (563.97 feet) to the POINT OF BEGINNING. Containing 2.8987 hectares (7.163 acres), more or less.

PARCEL 103

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right of way line of State Road No. 47; thence departing said South line, North 25°20'36" East, along said Easterly existing right of way line, a distance of 378.261 meters (1,241.01 feet) for a POINT OF BEGINNING; thence continue North 25°20'36" East, along said Easterly existing right of way line, a distance of 60.960 meters (200.00 feet); thence departing said Easterly existing right of way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 60.960 meters (200.00 feet); thence South 89°52'18" West, a distance of 3.981 meters (13.06 feet) to the POINT OF BEGINNING. Containing 219.1 square meters (2,358 square feet), more or less.

ALTOGETHER Containing 27.19 acres, more or less.

DESCRIPTION – TAX PARCEL 30-4S-17-008891-000:

PARCEL ONE

(ORB 1241, PG. 1559)

COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 00° 22' 20" W ALONG THE EAST LINE OF THE NW ¼ OF THE NW ¼, A DISTANCE OF 20.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 190, PAGE 58, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S 89° 48' 22" W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 207.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 47; THENCE N 33° 46' 40" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47, 217.86 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 93 (INTERSTATE HIGHWAY NO. 75); THENCE S 88° 24' 42" E ALONG SAID RIGHT-OF-WAY LINE, 71.43 FEET; THENCE S 00° 22' 20" E ALONG THE EAST LINE OF SAID NW ¼ OF NW ¼, A DISTANCE OF 162.56 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PARCEL 2

(COLUMBIA COUNTY RESOLUTION NO. 2016 R-8)

THE NORTH ½ OF THE FOLLOWING: A STRIP OF LAND 41 FEET IN WIDTH LYING 20 ½ FEET NORTH AND 20 ½ FEET SOUTH OF THE FOLLOWING DESCRIBED SURVEY LINE: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE WEST ALONG THE SOUTH BOUNDARY OF THE SAID NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, A DISTANCE OF 275, MORE OR LESS, TO THE CENTERLINE OF STATE ROAD NO. 47, LESS AND EXCEPT THAT PART OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF SAID STATE ROAD NO. 47.

AND ALSO:

PARCEL 3

(ORB 1475, PG. 147)

COMMENCE AT THE SW CORNER OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N $00^{\circ} 23' 36''$ W, ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, 20.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N $00^{\circ} 23' 36''$ W, SILL ALONG SAID WEST LINE, 162.14 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93 (INTERSTATE HIGHWAY NO. 75); THENS S $41^{\circ} 09' 12''$ E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 77.31 FEET; THENCE S $25^{\circ} 35' 04''$ W 115.23 FEET TO THE POINT OF BEGINNING.

ALTOGETHER Containing 0.81 acres, more or less.



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 6

Proof of Ownership

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880

Parcel Identification No 30-4S-17-08896-000

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 15th day of March, 2022 between **Cornerstone Partners LP, SD, a South Dakota Limited Partnership**, whose post office address is **P.O. Box 1208, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantor to, **Lake City 47, LLC, a Florida Limited Liability Company**, whose post office address is **426 SW Commerce Drive #130, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Columbia** County, Florida and fully described as follows:

Commence at the Northeast corner of the SW 1/4 of NW 1/4 of Section 30, Township 4 South, Range 17 East, and run thence S 89°48'22" W along the North line of said SW 1/4 of NW 1/4 13.70 feet; thence S 4°36'22" W 20.57 feet to the South line of an easement; thence S 89°48'22" W along said South line of easement 18.20 feet for a point of beginning; thence S 25°20'22" W parallel to State Road No. 47, 200.00 feet; thence S 89°48'22" W parallel to said South line of easement 200.00 feet to the East line of State Road No. 47; thence N 25°20'22" E along said East line of State Road No.47, 200.00 feet to said South line of easement; thence N 89°48'22" E along said South line of easement 200.00 feet to the point of beginning. LESS AND EXCEPT approximately 11 feet off the West side thereof for road right-of-way. Lying and being in Columbia County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Holly Key
WITNESS

PRINT NAME: Holly Key

Megan Cady
WITNESS

PRINT NAME: Megan Cady

Cornerstone Partners, LP, SD

By: [Signature]
Scott Stewart, Partner

By: [Signature]
Pam Stewart, Partner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of March, 2022 by Scott Stewart, and Pam Stewart who are personally known to me or have produced _____ as identification.

[Signature]
Signature of Notary Public



Prepared by and return to:
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
File No 2017-2233

Parcel Identification No 30-4S-17-08881-000 & 30-4S-17-08894-000

PERSONAL REPRESENTATIVE'S DEED

This deed made the 5th day of October, 2018 between Helen M. Sweeney, Personal Representative of the Estate of John J. Murphy of The Estate of John J. Murphy, whose post office address is 3 Dubois Court, Sea Cliff, NY 11579, of the County of Nassau, State of New York, Grantor, to Lake City 47, LLC, a Florida Limited Liability Company, whose post office address is 426 SW Commerce Dr, Suite 130, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

WHEREAS, the Decedent died on Jan 8, 2008, and Grantor was duly appointed personal representative of said estate by the Circuit Court for Columbia County, Florida, Probate Division, Case No. 08-232-CP, and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Florida Probate Code, Grantor does hereby sell and convey unto Grantee, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations, the following described real property situate, lying and being in the State of Florida, described as follows:

"Exhibit A" attached

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

Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stephanie Katopulos
WITNESS Stephanie Katopulos
[Signature]
WITNESS Richard Stevens

The Estate of John J. Murphy
By: [Signature]
Helen M. Sweeney, Personal Representative
of the Estate of John J. Murphy

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 5th day of October, 2018, by Helen M. Sweeney, Personal Representative of the Estate of John J. Murphy.

Marcy U. Kaiser
Signature of Notary Public
Print, Type/Stamp Name of Notary

MARCY U. KAISER
Notary Public, State of New York
No. 4788172
Qualified in New York County
Commission Expires May 31, 2019

Personally Known: OR Produced Identification: _____
Type of Identification Produced: _____

"Exhibit A"

DESCRIPTION:

PARCEL ONE

THE SE 1/4 OF THE NW 1/4, ALL AS LIES SOUTH AND WEST OF INTERSTATE HWY. 75. LESS AND EXCEPT THE NORTH 20.5 FEET THEREOF.

AND

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN THENCE S 00°53' E, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, 1323.71 FEET TO THE SOUTH-EAST CORNER OF SAID SW 1/4 OF THE NW 1/4; THENCE RUN N 89°09' W, ALONG THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4, 148.0 FEET; THENCE RUN N 04°55' E, 1326.47 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4; THENCE RUN S 89°07' E, 13.98 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 20.5 FEET THEREOF.

AND

AN EASEMENT 14.0 FEET IN WIDTH AND LYING 7.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 47 AND THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND RUN THENCE N 26°16' E, ALONG SAID RIGHT-OF-WAY LINE, 191.54 FEET FOR A POINT OF BEGINNING; THENCE RUN S 89°09' E, PARALLEL TO SAID SOUTH LINE OF THE SW 1/4 OF THE NW 1/4, 810.0 FEET, MORE OR LESS.

AND

THE NORTH 20.5 FEET OF THAT PART OF THE SOUTH 1/2 OF THE NW 1/4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD NO. 47 AND WEST OF THE RIGHT-OF-WAY OF I-75.

LESS A STRIP OF LAND 41.0 FEET IN WIDTH AND LYING 20.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGIN AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND RUN THENCE S 89°17' E, ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4, 157.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HWY. NO. 75.

ALL LYING AND BEING IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

PARCEL TWO

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 AND RUN N 00°33' E, 182.62 FEET; THENCE RUN S 40°09' E TO THE SOUTH LINE OF THE NE 1/4 OF NW 1/4; THENCE RUN N 89°17' W, ALONG SAID SOUTH LINE OF THE NE 1/4 OF NW 1/4, 157.83 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 89°16'25" W, ALONG THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4, 147.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°16'25" W, 727.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 47; THENCE N 26°16' E, ALONG SAID EAST RIGHT-OF-WAY LINE, 1234.36 FEET; THENCE S 89°16' E, 200.00 FEET; THENCE N 26°16' E, 200.00 FEET; THENCE S 89°16' E, 18.57 FEET; THENCE S 05°32'30" W, 1298.75 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD NO. 47.

RES:lm
2185.22-12-056
9/11/12

REC. 27.00
DOC. 700.00
INT. _____
INDEX _____
CONSIDERATION \$100,00

This Instrument Prepared By
RICHARD E. STADLER
DARBY & PEELE
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:201212013780 Date:9/14/2012 Time:3:19 PM
Stamp-Deed:700.00
DC,P DeWitt Cason,Columbia County Page 1 of 3 B.1241 P:1559

TAX PARCEL # R08891-000

WARRANTY DEED

THIS WARRANTY DEED made this 13 day of September, 2012, by **WESTFIELD INVESTMENT GROUP, LLLP, a Florida limited liability partnership (formerly known as WESTFIELD GROUP, LLLP)**, whose mailing address is 426 SW Commerce Drive, Suite #130, Lake City, FL 32025, (herein "Grantor") to **SCOTT D. STEWART and PAM STEWART, husband and wife**, whose mailing address is Post Office Box 3566, Lake City, FL 32056-3566, (herein "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for easements and restrictions of record and taxes accruing subsequent to December 31, 2011.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

WESTFIELD INVESTMENT GROUP, LLLP

Brad Neal

By: *Cason*

Witness
Brad Neal
(Print or Type Name)

Charles S. Sparks, General Partner

Richard E. Stadler

By: *Scott D. Stewart*

Witness
RICHARD E. STADLER
(Print or Type Name)

Scott D. Stewart, General Partner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 13 day of September, 2012, by Charles S. Sparks and Scott D. Stewart, as General Partners of WESTFIELD INVESTMENT GROUP, LLLP, a Florida limited liability partnership, for and on behalf of the partnership, personally known to me, or who produced _____ as identification.

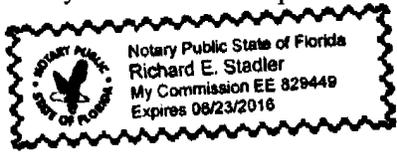
Richard E. Stadler

(NOTARIAL
SEAL)

Notary Public, State of Florida
RICHARD E. STADLER

(Print or Type Name)

My Commission Expires:



Schedule A

Agent's File No.:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

SECTION 30: Commence at the Southeast corner of the NW 1/4 of NW 1/4, Section 30, Township 4 South, Range 17 East, Columbia County, Florida, and run N 0°22'20" W along the East line of the NW 1/4 of NW 1/4, a distance of 20.50 feet to a point on the Northerly right-of-way line of the County Road described in Official Records Book 190, Page 58, public records of Columbia County, Florida for a POINT OF BEGINNING; thence S 89°48'22" W, along said right-of-way line a distance of 207.41 feet to a point on the Easterly right-of-way line of State Road No. 47; thence N 33°46'40" E along the Easterly right-of-way line of State Road No. 47, 217.86 feet to the right-of-way line of State Road No. 93 (Interstate Highway No. 75); thence S 88°24'42" E along said right-of-way line, 71.43 feet; thence S 41°04'38" E still along said right-of-way line, 20.98 feet to the East line of said NW 1/4 of NW 1/4; thence S 0°22'20" E along the East line of said NW 1/4 of NW 1/4, a distance of 162.56 feet to the POINT OF BEGINNING.

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880

IT IS GRANTEE'S WISH TO COMBINE THE BELOW PART OF Parcel 30-4S-17-08881-000 INTO PARCEL 30-4S-17-08891-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 31 day of May, 2022 between **Lake City 47, LLC, a Florida Limited Liability Company**, whose post office address is **426 SW Commerce Drive Suite 130, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Scott D. Stewart and Pam Stewart, Husband and Wife**, whose post office address is **P.O. Box 1208, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$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 following described land, situate, lying and being in Columbia, Florida, to-wit:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 00°23'36" W, ALONG THE WEST LINE OF SAID NE 1/4 OF NW 1/4, 20.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°23'36" W, STILL ALONG SAID WEST LINE, 162.14 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93 (INTERSTATE HIGHWAY NO. 75); THENCE S 41°09'12" E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 77.31 FEET; THENCE S 25°35'04" W, 115.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES, MORE OR LESS.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

[Signature]
WITNESS
PRINT NAME: JAMES R. ZUBER, JR.

Lake City 47, LLC
By: [Signature]
Scott D. Stewart, Manager

[Signature]
WITNESS
PRINT NAME: Debi Bennetfeld

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31 day of May, 2022, by Scott D. Stewart, Manager of Lake City 47, LLC who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary Public





NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 7

Agent Authorization



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 8

Proof of Payment of

Taxes

PARCEL NUMBER	ESCROW CD	Millage Code
R08881-000		2

THIS BILL IS FULLY PAID

SE1/4 OF NW1/4 AS LIES W OF I-75. ALSO BEG
NW COR OF SE1/4 OF NW1/4, RUN S 1323.71 FT
TO SW COR, W 148 FT, NE 1326.47 FT TO N LINE,

LAKE CITY 47, LLC
426 SW COMMERCE DR
SUITE 130
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	1,339,119	7.8150	0	1,339,119	10,465.21
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	1,604,825	0.7480	0	1,604,825	1,200.41
LOCAL	1,604,825	3.1010	0	1,604,825	4,976.56
CAPITAL OUTLAY	1,604,825	1.5000	0	1,604,825	2,407.24
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	1,339,119	0.2812	0	1,339,119	376.56
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	1,339,119	0.0001	0	1,339,119	0.13

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	19,426.11
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @303.9800	3.94

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	3.94
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COMBINED TAXES AND ASSESSMENTS	19,430.05	See reverse side for important information
---------------------------------------	-----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	19,430.05	-777.20	0.00	18,652.85	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R08881-000		2

THIS BILL IS FULLY PAID

SE1/4 OF NW1/4 AS LIES W OF I-75. ALSO BEG
NW COR OF SE1/4 OF NW1/4, RUN S 1323.71 FT
TO SW COR, W 148 FT, NE 1326.47 FT TO N LINE,

LAKE CITY 47, LLC
426 SW COMMERCE DR
SUITE 130
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	19,430.05	-777.20	0.00	18,652.85	0.00

Receipt(s) 2025-15366 on 11/25/25 for \$18,652.85 by CORNERSTONE MAIL

PARCEL NUMBER	ESCROW CD	Millage Code
R08891-000		2

THIS BILL IS FULLY PAID

3953 STATE ROAD 47 SW LAKE CITY 32024
COMM SE COR OF NW1/4 OF NW1/4, RUN N 20.5 FT
TO N LINE OF A CO RD FOR POB, RUN W 207.41

STEWART SCOTT
STEWART PAM
426 SW COMMERCE DR
STE 130
LAKE CITY FL 32025-1587

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	181,539	7.8150	0	181,539	1,418.73
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	181,539	0.7480	0	181,539	135.79
LOCAL	181,539	3.1010	0	181,539	562.95
CAPITAL OUTLAY	181,539	1.5000	0	181,539	272.31
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	181,539	0.2812	0	181,539	51.05
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	181,539	0.0001	0	181,539	0.02

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	2,440.85
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	2.00 Units @ 303.9800	496.39

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	496.39
-----------------------------------	--------

COMBINED TAXES AND ASSESSMENTS	2,937.24	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,937.24	-117.49	0.00	2,819.75	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R08891-000		2

THIS BILL IS FULLY PAID

3953 STATE ROAD 47 SW LAKE CITY 32024
COMM SE COR OF NW1/4 OF NW1/4, RUN N 20.5 FT
TO N LINE OF A CO RD FOR POB, RUN W 207.41

STEWART SCOTT
STEWART PAM
426 SW COMMERCE DR
STE 130
LAKE CITY FL 32025-1587

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,937.24	-117.49	0.00	2,819.75	0.00



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 9

Fee

Under Separate Cover



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 10

List of Owners within 300 Feet of Subject Property

30-4S-17-08906-000 (32870)

BAKER KWANIS

BAKER DEJHAN

PO BOX 245
LAKE CITY, FL 32056

30-4S-17-08906-001 (32871)

KITCHENS JENNIFER ANN BOUDREAU

378 SW MICHAEL DR
LAKE CITY, FL 32024

30-4S-17-08898-001 (32820)

THE STEPHEN GLENN REVOCABLE TRUST

185 SW ARROWHEAD TER
LAKE CITY, FL 32024

30-4S-17-08894-099 (32816)

STATE OF FLORIDA D O T

P O BOX 1089
LAKE CITY, FL 32056

30-4S-17-08895-000 (46226)

MHATRE ANJALI U

MHATRE IRREVOCABLE FAMILY TRUST

213 SW BROTHERS LN
LAKE CITY, FL 32025

30-4S-17-08894-001 (46228)

SOUTHWEST GEORGIA OIL COMPANY INC

P O BOX 1510
BAINBRIDGE, GA 39818

30-4S-17-08889-000 (32810)

RIMA OF LAKE CITY INC

115 SW ENCHANTED CT
LAKE CITY, FL 32024

30-4S-17-08887-000 (32809)

MANHATTAN LOAN COMPANY

1872 MONTREAL RD
TUCKER, GA 30084

30-4S-17-08879-000 (32794)

TICE ANISE E TRUST DATED JANUARY 3, 1995

125 SE PASTURE WAY
LAKE CITY, FL 32025

30-4S-17-08910-000 (32878)

WILDFLOWER FARMS LLC

1606 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 11

Justification Report



Justification Report for Lake City 47, LLC & Scott D. Stewart & Pam Stewart Land Use Change & Rezoning

Prepared for:

City of Lake City
Office of Planning & Zoning

Prepared on behalf of:

Lake City 47, LLC
&
Scott D. Stewart & Pam Stewart

Prepared by:

Justin Tabor, AICP, CFM
Senior Planner
North Florida Professional Services, Inc.



Executive Summary

Intent of Proposed Application: To apply a City of Lake City land use category and zoning designation on the subject property which was recently annexed into the City's jurisdiction

Location: South of the Interstate-75 / State Road 47 interchange

Tax Parcel ID Number(s): 30-4S-17-08881-000; 30-4S-17-08891-000

Existing Future Land Use Map (FLUM) Designation: Commercial (Columbia County)

Proposed Future Land Use Map Designation: Commercial

Existing Zoning District: Commercial Intensive (CI) (Columbia County)

Proposed Zoning District: Commercial, Highway Interchange (CHI) (City of Lake City)

Existing Maximum Permitted Floor Area Ratio: 1.0

Proposed Maximum Permitted Floor Area Ratio: 1.0

Net Change in Permitted Intensity: None – These applications would result in zero net increase in potential non-residential floor area



Summary of Proposed Change

These applications pertain to requests to amend the Future Land Use Map (FLUM) Designation and zoning of a property which was recently annexed into the City of Lake City’s jurisdiction. The subject property is comprised of Columbia County Tax Parcels 30-4S-17-08881-000 and 30-4S-17-08891-000 and is approximately 27.42 acres. The existing FLUM Designation of the subject property is Commercial (Columbia County) and the existing zoning is Commercial Intensive (Columbia County). These applications propose to amend the FLUM Designation to Commercial (City of Lake City) and the zoning to Commercial, Highway Interchange (CHI) (City of Lake City). The proposed FLUM Designation and zoning are comparable to the existing County designations but will implement the City of Lake City’s land use and zoning on the recently annexed lands.

The subject property is located southwest of the Interstate-75 / State Road 47 interchange. There is an existing commercial use (Little Caesar’s) located adjacent to the subject property. There are other commercial uses located across State Road 47, including two gas stations, a Wendy’s restaurant, and a hotel.

The existing FLUM Designations and zoning district of adjacent lands are identified in Table 1. Figure 2 below depicts the existing FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 3 below depicts the proposed FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 4 below depicts the existing zoning district of the subject property and the zoning of surrounding properties. Figure 5 below depicts the proposed zoning district of the subject property and the zoning of surrounding properties.

Direction	FLUM Designation	Zoning District
North	Interstate-75 / State Road 47 Commercial (Columbia County)	Interstate-75 / State Road 47 Commercial Intensive (CI) (Columbia County)
East	Interstate-75 Commercial (Columbia County)	Interstate-75 Commercial Intensive (CI) (Columbia County)
South	Residential Low Density (Columbia County)	Environmentally Sensitive Area – 2 (ESA-2) (Columbia County)
West	State Road 47 Commercial (Columbia County)	State Road 47 Commercial Intensive (CI) (Columbia County)

Figure 1 below shows the location of the subject property and the surrounding vicinity.

Figure 1. Vicinity Map

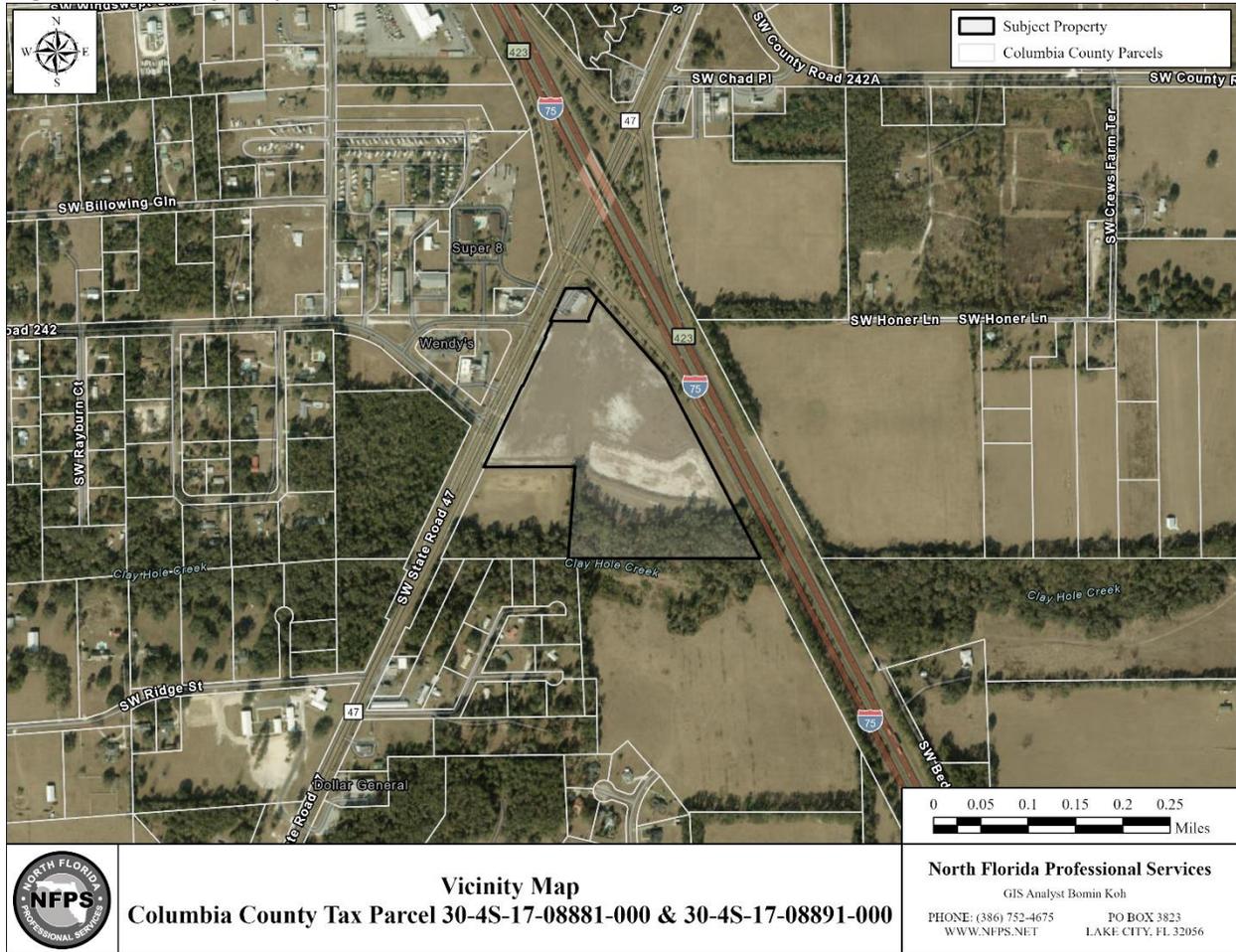


Figure 2. Existing FLUM

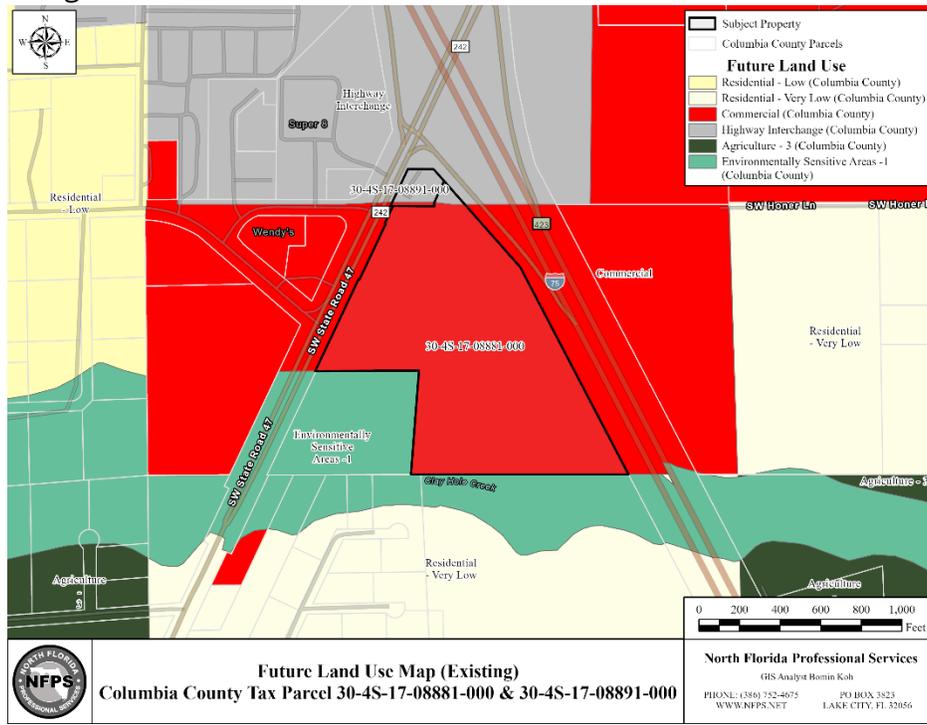


Figure 3. Proposed FLUM

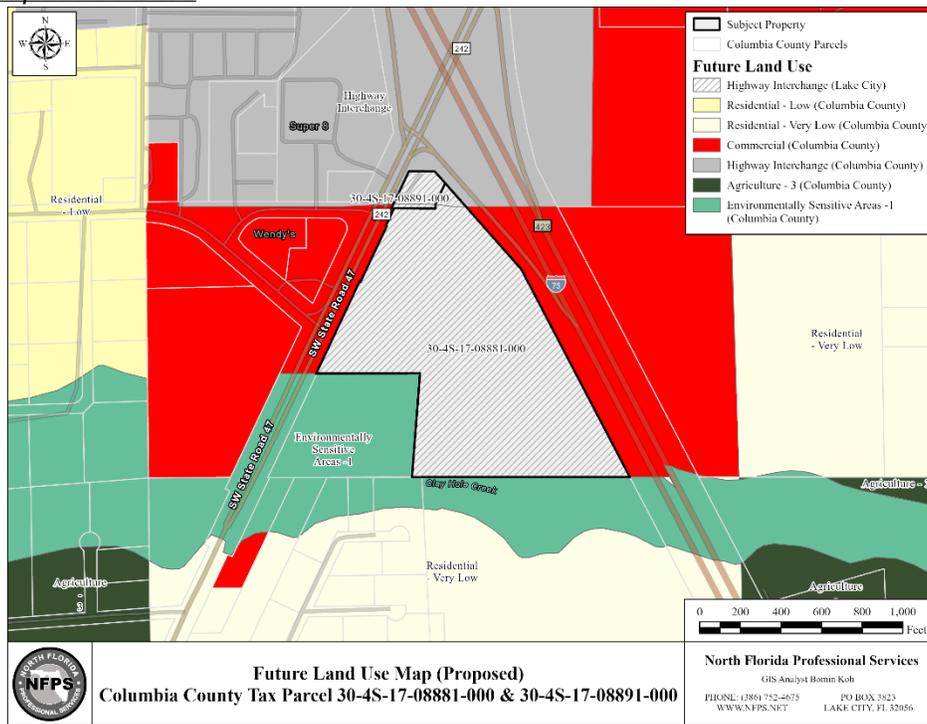


Figure 4. Existing Zoning

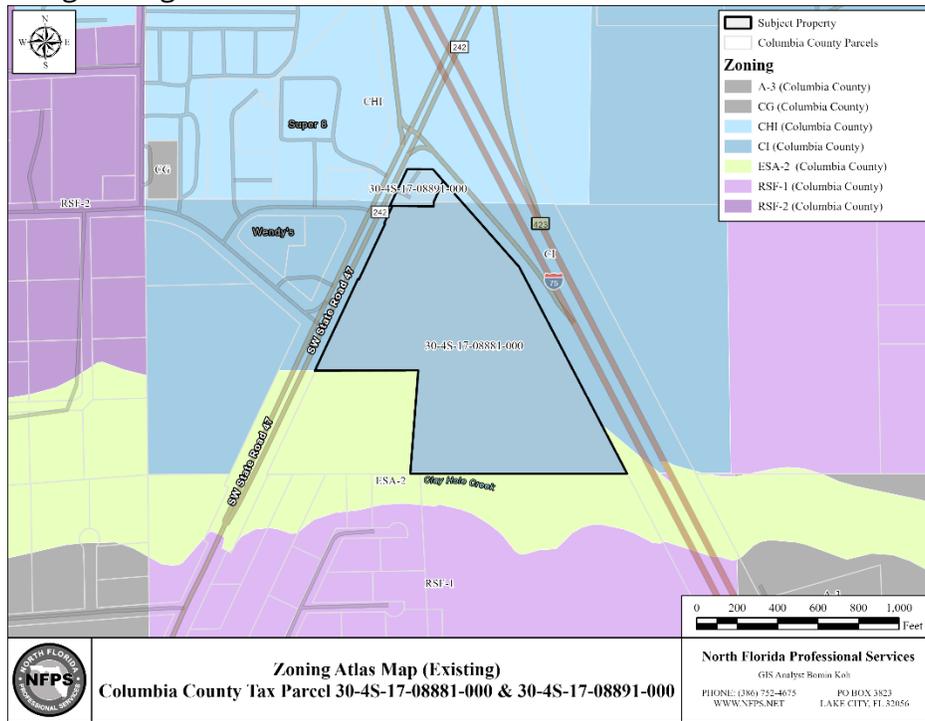
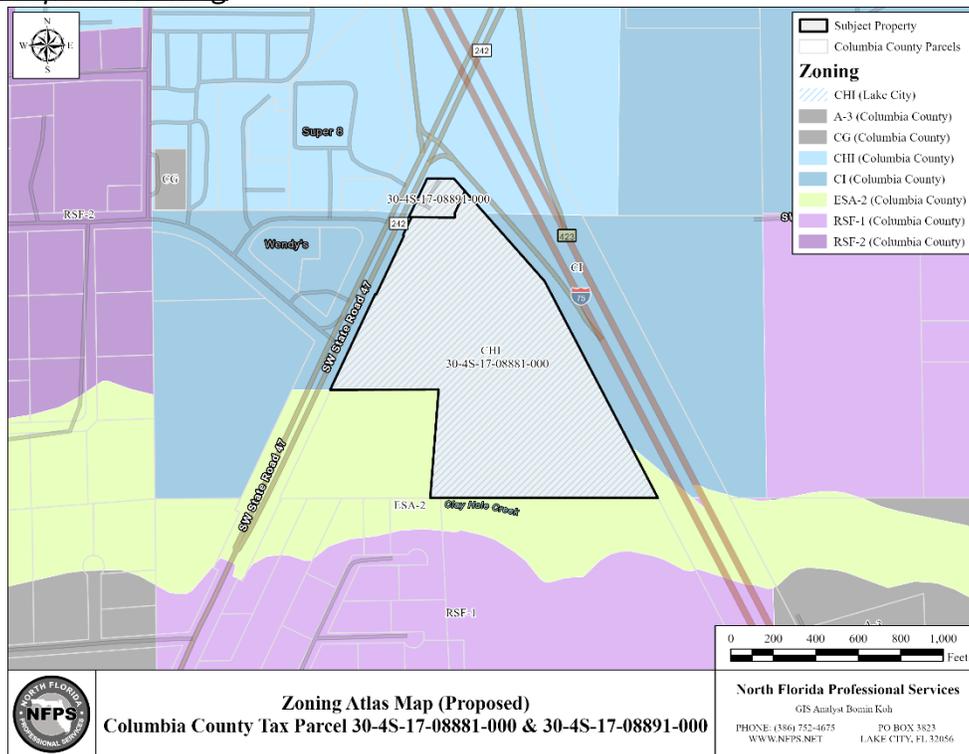


Figure 5. Proposed Zoning





Environmental Conditions & Site Suitability Analysis

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Creeks and Streams

There are no known creeks or streams located on the subject property. Clay Hole Creek runs along property located to the south of the subject property. Any future development shall be subject to water body setbacks as set forth in the City of Lake City Comprehensive Plan and Land Development Regulations.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern.

Flood Potential

The subject property is located within Flood Zone X, which are areas determined to be out of the 500-year floodplain, and Flood Zone AE, which are areas within a special flood hazard area with a Base Flood Elevation (BFE) determined. Any future development will comply with the applicable requirements of the City of Lake City Comprehensive Plan and Land Development Regulations pertaining to development within a special flood hazard area. This includes elevating the minimum finished floor of a structure within a special flood hazard area to be at least one (1) foot above the BFE.



Consistency with City of Lake City Comprehensive Plan

NFPS has reviewed the City of Lake City Comprehensive Plan to provide an evaluation of the applications' consistency with the City's Comprehensive Plan. Specific Goals, Objectives, and Policies supporting the proposed applications are identified below. An analysis of the applications' consistency with the City's Comprehensive Plan is provided below.

Future Land Use Element

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

Analysis of Consistency: The subject property is located adjacent to State Road 47 which is identified in the Columbia County Comprehensive Plan as a minor arterial highway. The proposed amendments would further the stated desire to locate more intensive commercial uses along arterial roadways.

Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and



(CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Analysis of Consistency: The requested FLUM Designation is Commercial. Development on the subject property will be consistent with the proposed FLUM Designation.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

OBJECTIVE IV.2 The City shall coordinate the extension of, or increase in the capacity of facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.

Analysis of Consistency: Public facilities, including potable water and wastewater, are located proximate to the subject property and are available to serve future development of the subject property.

OBJECTIVE IV.3 The City shall coordinate the extension of or increase in the capacity of facilities by scheduling the completion of public sanitary sewer facility improvements concurrent with projected demand.

Policy IV.3.1 The City hereby establishes the following level of service standards for sanitary sewer facilities.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64 E-6, Florida Administrative Code.
City of Lake City	135 gallons per capita per day Community Sanitary Sewer System

Analysis of Consistency: Public facilities, including wastewater, are located proximate to the subject property and are available to serve future development of the subject property.

OBJECTIVE IV.5 The County shall continue to coordinate the extension of, or increase in the capacity of, potable water facilities by scheduling the



completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1 The County hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Columbia County - Ellisville	100 gallons per capita per day
Haight-Ashbury	100 gallons per capita per day
Mason City	100 gallons per capita per day
Private Individual Water Wells	100 gallons per capita per day

Analysis of Consistency: Public facilities, including potable water facilities, are located proximate to the subject property and are available to serve future development of the subject property.

Policy IV.7.1 The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

Analysis of Consistency: Clay Hole Creek runs along property located to the south of the subject property. Any future development shall be subject to water body setbacks as set forth in the City of Lake City Comprehensive Plan and Land Development Regulations.

Conservation and Open Space Element

Policy VI.4.1 The County's land development regulations shall include specific standards for the provision of open spaces by development or redevelopment.

Analysis of Consistency: Any future development of the subject property will provide open space as required by the Land Development Regulations.



Urban Sprawl Analysis

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

In addition to the urban sprawl indicators, Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to ***not*** be considered urban sprawl if it meets four (4) of the (8) urban form criteria. NFPS contends that the proposed land use change meets criteria numbers (I), (II), (V), and (VII) as identified below.

- (I) **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**
- (II) **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) **Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**
- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.



Compliance with City of Lake City Land Development Regulations

NFPS has reviewed the City of Lake City Land Development Regulations (LDRs) to provide an evaluation of the Rezoning application's compliance with the City's LDRs. An analysis of the Rezoning application's compliance with the City's LDRs is provided below.

15.2.2 Nature and Requirements of Planning and Zoning Board Report. When pertaining to the rezoning of land, the report and recommendation of the Planning and Zoning Board to the City Council required by Section 15.2.1 above shall show that the Planning and Zoning Board has considered the proposed change in relation to the following, where applicable:

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

Analysis of Compliance: As demonstrated within this report, the proposed rezoning is consistent with the City's Comprehensive Plan.

2. The existing land use pattern.

Analysis of Compliance: The proposed rezoning is consistent with the existing land use pattern. The subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. The property was recently annexed into the City's jurisdiction and presently has a Columbia County commercial zoning designation. The proposed rezoning will implement a comparable City zoning designation on the subject property to permit its future development within the City of Lake City.

3. The creation of an isolated district unrelated to adjacent and nearby districts.

Analysis of Compliance: As noted, the subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. Lands surrounding the subject property are presently designated for commercial uses, therefore, the proposed rezoning would not result in the creation of an isolated district unrelated to the adjacent or nearby districts.



4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

Analysis of Compliance: The proposed rezoning is for a commercial zoning district and as such will not increase the population density of the property. Impacts to public facilities will be considered with any development proposal. Public facilities must be available to serve any future development on the subject property.

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

Analysis of Compliance: The subject property is presently zoned for nonresidential uses, therefore, it is not expected that the proposed amendments would result in a more intensive use that would increase traffic congestion, result in drainage problems or light and air quality problems, or otherwise negatively affect public safety.

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

Analysis of Compliance: The subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. There is increased demand for commercial uses within the general vicinity, as evidenced by development occurring north of the Interstate-75/State Road 47 interchange. Additionally, as the availability of lands near other interchanges, such as the Interstate-75/State Road 90 interchange, become less available, there is increased demand for other opportunities for commercial uses to be established proximate to Interstate-75 to serve the needs of the travelling public.

7. The impact of the proposed change upon living conditions in the neighborhood.

Analysis of Compliance: The surrounding area is primarily non-residential in nature and therefore the proposed amendments would not negatively infringe on or change the character of a residential neighborhood.



8. The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

Analysis of Compliance: The subject property is presently zoned for nonresidential uses, therefore, it is not expected that the proposed amendments would result in a more intensive use that would increase traffic congestion or adversely affect other public safety matters.

9. The impact of the proposed change upon drainage.

Analysis of Compliance: The proposed rezoning is not anticipated to result in any adverse impacts to drainage conditions. Any future development will comply with the City of Lake City Comprehensive Plan and Land Development Regulations as well as with the regulations of the Suwannee River Water Management District

10. The impact of the proposed change upon light and air to adjacent areas.

Analysis of Compliance: The subject property is presently designated for nonresidential uses, therefore, it is not expected that the proposed amendments would result in a more intensive use that would increase any impacts on adjacent areas regarding light and air quality.

11. The impact of the proposed change upon property values in the adjacent area.

Analysis of Compliance: The surrounding area is primarily non-residential in nature and is located at the interchange of Interstate-75 and State Road 47. Therefore, it is not expected that the proposed rezoning would adversely affect the property values of adjacent or neighboring areas.

12. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

Analysis of Compliance: As noted, the subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. The proposed rezoning would not adversely affect or change the context of development within the surrounding area.



13. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

Analysis of Compliance: The proposed rezoning would not constitute the granting of any special privilege that is in conflict with the public welfare. As noted, the subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. The requested zoning is consistent with the commercial zoning districts on nearby properties.

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

Analysis of Compliance: The subject property was recently annexed into the City of Lake City and presently has County land use and zoning designations on the subject property. It is necessary to apply a City zoning designation to the subject property in order to facilitate future development of the property.

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

Analysis of Compliance: The proposed rezoning is within the context of the surrounding area and will not result in development that is out of scale with the current and anticipated needs of the surrounding area or the City as a whole.

16. The availability of alternate adequate sites in the City in districts already permitting such use.

Analysis of Compliance: The subject property was recently annexed into the City of Lake City and presently has County land use and zoning designations on the subject property. It is necessary to apply a City zoning designation to the subject property in order to facilitate future development of the property.



Concurrency Impact Analysis

These applications pertain to requests to amend the Future Land Use Map (FLUM) Designation and zoning of a property which was recently annexed into the City of Lake City's jurisdiction. The existing FLUM Designation of the subject property is Commercial (Columbia County) and the existing zoning is Commercial Intensive (Columbia County). These applications propose to amend the FLUM Designation to Commercial (City of Lake City) and the zoning to Commercial, Highway Interchange (CHI) (City of Lake City). The proposed FLUM Designation and zoning are comparable to the existing County designations but will implement the City of Lake City's land use and zoning on the recently annexed lands, and **will not result in any increase in permitted commercial intensity** on the subject property. As such, the net increase in impacts to public facilities is zero, and the potential impacts represented by the proposed FLUM change and rezoning are therefore considered de minimis in nature.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 01/12/2026

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: CPA 26-01 and Z 26-01

Project Name: Rezoning and CPA for Lake City 47 LLC and Scott Stewart

Project Address: TBD

Project Parcel Number: 08881-000 and 08891-000

Owner Name: Lake City 47 LLC and Scott and Pam Stewart

Owner Address: 426 SW Commerce Street, Suite 130, Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Justin Tabor, AICP, CFM

Owner Agent Address: PO Box 3823, Lake City, FL

Owner Agent Contact Information: Telephone: 352-316-7798 Email: _____

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomson 7C2D0476A338441... **Date:** 1/26/2026

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33898E4BE... **Date:** 1/29/2026

No comments at this time.

Business License: Reviewed by: Signed by: Marshall Sosa EBB18D144D974CD... **Date:** 1/26/2026

Once the properties are annexed in. Any business going into this location will need a business tax receipt.

Code Enforcement: Reviewed by: Signed by: Marshall Sosa EBB18D144D974CD... **Date:** 1/26/2026

No liens, cases or violations on this property. These parcels are located in the County at this time but will be annexed into the city in the future.

Permitting: Reviewed by: Signed by: Gay Stockstill 7C2D0476A338441... **Date:** 1/26/2026

No comments at this time

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by:  **Date:** 1/26/2026

No comments at this time

Sewer Department: Reviewed by:  **Date:** 1/26/2026

No comments at this time

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by:  **Date:** 2/6/2026

no comment at this time

Customer Service: Reviewed by:  **Date:** 2/9/2026

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: Signed by: Ret Tompkins _____ **Date:** 1/26/2026
F7031F1180E849F

Nothing to comment at this time.

Police Department: Reviewed by: Signed by: Andy Miles _____ **Date:** 1/26/2026
09040F4000443F

No concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: Signed by: Sara Ferson _____ **Date:** 1/26/2026

There is an existing environmental resource permit (ERP-023-234495-2) that expires September 21, 2028. Parcel 08891-000 does not appear to be part of this project. Any deviations from the permitted plans will require a permit modification. Failure to construct the project by September 21, 2028, will require a new ERP.

School Board: Reviewed by: Signed by: Robert Hartley _____ **Date:** 1/26/2026

No concerns at this time

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: Signed by: Seth Lane _____ **Date:** 1/27/2026

No comment



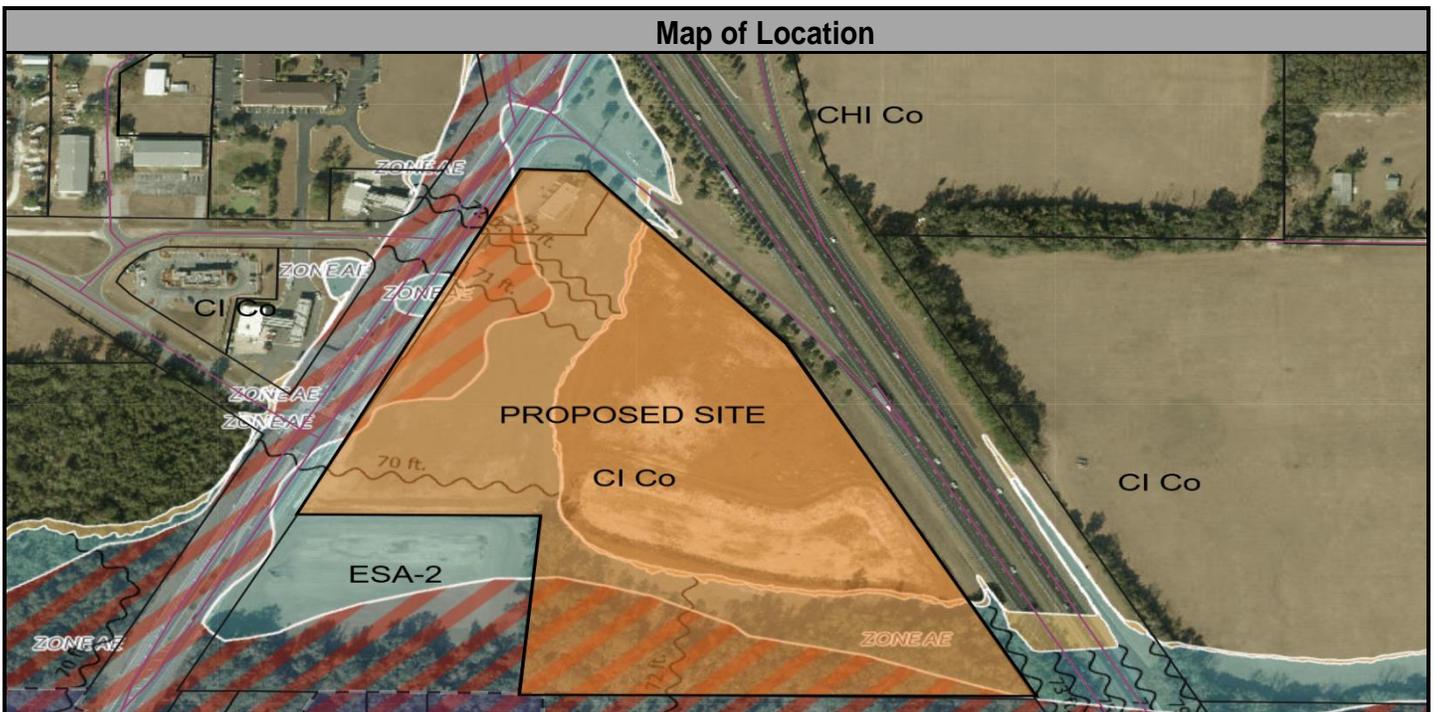
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Lake City 47 LLC and Scott Stewart Z 26-01 and CPA 26-01
Applicant	Justin Tabor, AICP, agent
Owner	Lake City 47 LLC and Scott and Pam Stewart
Requested Action	<ul style="list-style-type: none"> • Change the FLU from Commercial County and Highway Interchange County to Commercial City. • Change the Zoning from Commercial Intensive County and Commercial Highway Interchange County to Commercial Highway Interchange City.
Hearing Date	02-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

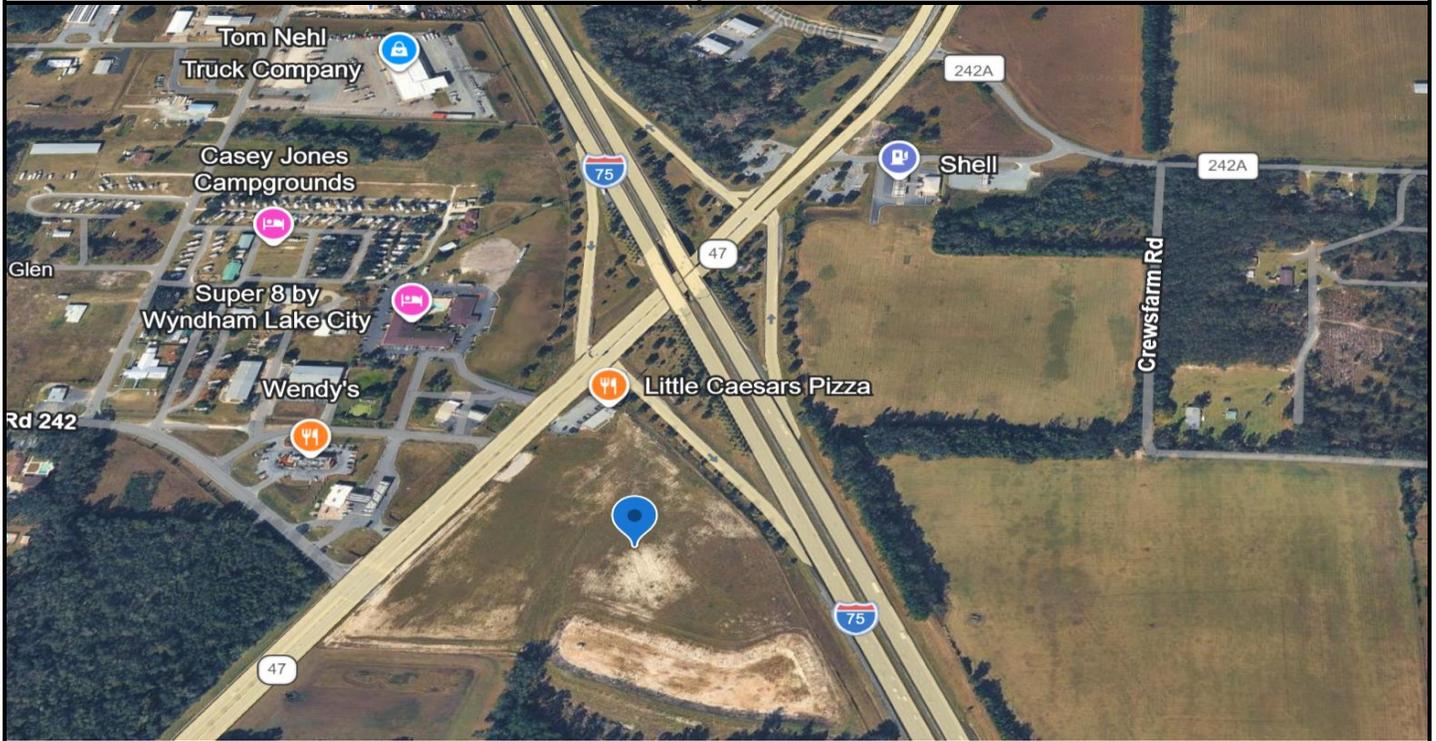
Subject Property Information	
Size	+/- 27.42 Acres
Location	TBD
Parcel Number	08881-000 and 08891-000
Future Land Use	Commercial County and Highway Interchange County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County and Commercial Highway Interchange County
Proposed Zoning	Commercial Highway Interchange City
Flood Zone-BFE	Flood Zone AE Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Highway Interchange Co.	CHI Co	Vacant	
E	Commercial Co.	CI Co	Vacant	
S		ESA-2	Vacant	
W	Commercial Co.	CI Co	Automotive Self-Service Station	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-10, R-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	35% and F.A.R. 1.0	F.A.R. 1.0
Minimum landscape requirements.	10 foot if abutting a residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location

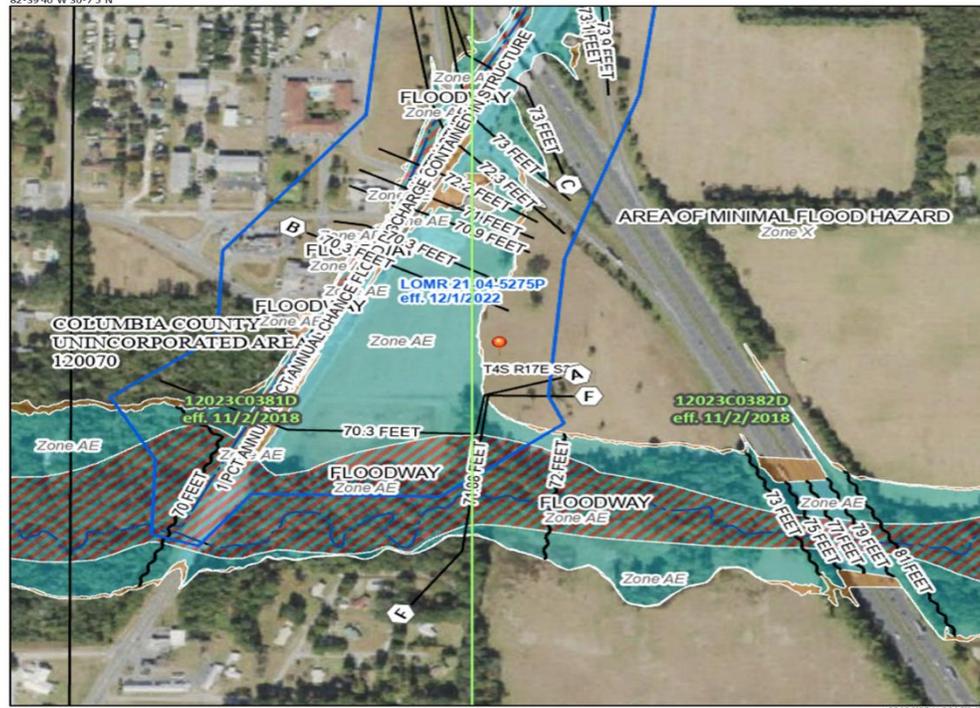


Flood and Wetland Map

National Flood Hazard Layer FIRMette



82°39'40"W 30°2'5"N



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRMAP LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) *Zone A, V, ADP*
 - With BFE or Depth *Zone AE, AO, AH, VL, AR*
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
 - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
 - Area with Reduced Flood Risk due to Levee, See Notes *Zone X*
 - Area with Flood Risk due to Levee *Zone D*
 - OTHER AREAS**
 - Area of Minimal Flood Hazard *Zone X*
 - Effective LOMRs
 - Area of Undetermined Flood Hazard *Zone D*
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/28/2026 at 5:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMAP panel number, and FIRMAP effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Commercial Highway Interchange County zoning district requires the following setbacks, front- 20 feet, side- None, and rear 15 feet.

The Commercial Intensive County zoning district requires the following setbacks, front- 20 feet, side- None, except where a side yard is provided, then 5 feet, and rear 15 feet.

Proposed Zoning

The Commercial Highway Interchange County zoning district requires the following setbacks, front- 30 feet, side- 30 feet, and rear 30 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the west, south and north by Residential Office zoning and on the east by Residential Single-Family 1 zoning. The property to the east and south is currently used by Lake Shore Hospital Authority and currently does not have a tenant. The property to the north is used for residential. The property to the west is used as parking.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone AE per Suwannee River Water Management Flood Mapping. There is a floodway on the southeastern portion of parcel 08881-000.

File Attachments for Item:

iii. RESOLUTION NO. PA/LPA Z 26-01- A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF TEN OR MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION BY JUSTIN TABOR, SENIOR PLANNER, NORTH FLORIDA PROFESSIONAL SERVICES, INC., AS AGENT FOR LAKE CITY 47, LLC, AND PAM STEWART AND SCOTT D. STEWART, THE PROPERTY OWNERS OF SAID ACREAGE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY COMMERCIAL, INTENSIVE (CI) AND COUNTY COMMERCIAL, HIGHWAY INTERCHANGE (CHI) TO CITY COMMERCIAL, HIGHWAY INTERCHANGE (CHI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE.



Application Package for Lake City 47, LLC & Scott D. Stewart & Pam Stewart Land Use Change & Rezoning

Prepared for:
City of Lake City
Office of Planning & Zoning

Prepared on behalf of:
Lake City 47, LLC
&
Scott D. Stewart and Pam Stewart

Prepared by:
Justin Tabor, AICP, CFM
Senior Planner
North Florida Professional Services, Inc.

PN#L250226AWO



January 8, 2026

Mr. Robert Angelo
Planner II
173 NW Hillsboro Street
Lake City, FL 32055

RE: Applications for Future Land Use Map (FLUM) Change and Rezoning
Lake City 47, LLC & Scott D. & Pam Stewart
Tax Parcel ID Numbers 30-4S-17-08881-000 & 30-4S-17-08891-000

Mr. Angelo,

On behalf of Lake City 47, LLC & Scott D. & Pam Stewart, North Florida Professional Services (NFPS) is pleased to submit applications for a Future Land Use Map (FLUM) Change and a Rezoning on a ±27.42 acre subject property, comprised of Tax Parcel ID Numbers 30-4S-17-08881-000 & 30-4S-17-08891-000. The existing FLUM Designation of the subject property is Commercial (Columbia County) and the existing zoning is Commercial Intensive (Columbia County). These applications propose to amend the FLUM Designation to Commercial (City of Lake City) and the zoning to Commercial, Highway Interchange (CHI) (City of Lake City). The proposed FLUM Designation and zoning are comparable to the existing County designations but will implement the City of Lake City's land use and zoning on the recently annexed lands.

We trust that the attached information is sufficient for your review and for consideration of approval by the City Council. Please contact me at 352-316-7798 or jtabor@nfps.net if you have any questions or need additional information to complete your review.

SINCERELY,

JUSTIN TABOR, AICP

SENIOR PLANNER

**NORTH FLORIDA PROFESSIONAL SERVICES,
INC.**

POST OFFICE BOX 3823, LAKE CITY, FL 32056

[1450 SW SR 47, LAKE CITY, FL 32025](http://1450SWSR47.LAKECITY.FL32025)

386-752-4675 OFFICE

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property? **No**
If yes, list the names of all parties involved:
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes No
Future Land Use Map Amendment Application No. _____
Site-Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes No
Variance Application No. _____
Special Exception: Yes No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser’s Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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.

Justin Tabor, AICP, CFM

Applicant/Agent Name (Type or Print)

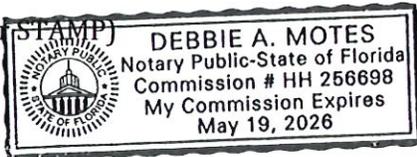

Applicant/Agent Signature

1-8-26
Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8th day of Jan, 2026, by (name of person acknowledging).

(NOTARY SEAL OR STAMP)




Signature of Notary

Debbie A. Motés
Printed Name of Notary

Personally, Known OR Produced Identification _____
Type of Identification Produced

City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055



GROWTH MANAGEMENT
 205 North Marion Ave
 Lake City, Florida 32055
 Telephone (386) 719-5754
 growthmanagement@lcfla.com

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

Less Than or Equal to 10 Acres: \$1,850
 Greater Than 50 Acres: \$4,800 or actual cost

***All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

- Project Name: Lake City 47, LLC, and Scott D. Stewart & Pam Stewart Rezoning
- Address of Subject Property: N/A
- Parcel ID Number(s): 30-4S-17-08881-000; 30-4S-17-08891-000
- Future Land Use Map Designation: Commercial (Columbia County) - Proposed - Commercial (Lake City)
- Existing Zoning Designation: Commercial Intensive (CI) (Columbia County)
- Proposed Zoning Designation: Commercial, Highway Intensive (CHI) (City of Lake City)
- Acreage: 27.42
- Existing Use of Property: Commercial; Vacant Land
- Proposed use of Property: Commercial

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Justin Tabor, AICP, CFM Title: Senior Planner
 Company name (if applicable): North Florida Professional Services, Inc.
 Mailing Address: PO Box 3823
 City: Lake City State: FL Zip: 32056
 Telephone: (352)316-7798 Fax: () Email: jtabor@nfps.net

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

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Lake City 47, LLC; Scott D. Stewart & Pam Stewart
 Mailing Address: 426 SW Commerce Street, Suite 130
 City: Lake City State: FL Zip: 32025
 Telephone: () Fax: () Email: _____

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? **No**
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property: Yes No
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. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

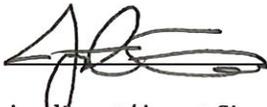
A total of eighteen (2) copies of proposed Site-Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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.

Justin Tabor, AICP, CFM

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

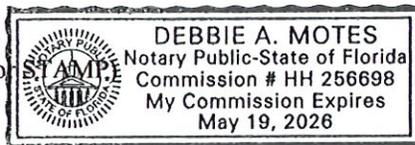
1-8-26

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8th day of Jan, 2026 by (name of person acknowledging).

(NOTARY SEAL OF



Debbie A. Motes

Signature of Notary

Debbie A. Motes

Printed Name of Notary

Personally, Known OR Produced Identification
Type of Identification Produced



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Scott Stewart, as Manager of Lake City 47, LLC (owner name), owner of property parcel number 30-4S-17-08881-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Row 1: Tori Humphries. Row 2: Justin Tabor with digital signature details.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

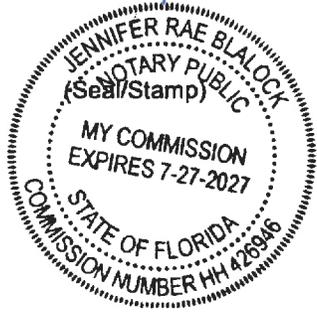
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) [Signature] Date 12.09.2025

NOTARY INFORMATION: STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Scott Stewart, personally appeared before me and is known by me or has produced identification (type of I.D.) on this N/A day of N/A, 20 N/A

NOTARY'S SIGNATURE [Signature]





GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Scott D. Stewart and Pam Stewart (owner name), owner of property parcel

number 30-4S-17-08891-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Row 1: Tori Humphries, Tori. Row 2: Justin Tabor, Justin Tabor, AICP, CFM.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) [Signature] Date 8/10/25

NOTARY INFORMATION: STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Scott Stewart, personally appeared before me and is known by me or has produced identification (type of I.D.) on this 10 day of December, 2025.

[Signature]
NOTARY'S SIGNATURE



2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000221616

Entity Name: LAKE CITY 47, LLC

Current Principal Place of Business:

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Current Mailing Address:

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025 US

FEI Number: 83-2233300

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STEWART, SCOTT D
426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title MGR
Name STEWART, SCOTT D
Address 426 SW COMMERCE ST STE 130
City-State-Zip: LAKE CITY FL 32025

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SCOTT STEWART

GENRAL PARTNER

02/06/2025

_____ Electronic Signature of Signing Authorized Person(s) Detail

_____ Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAKE CITY 47, LLC

Filing Information

Document Number L18000221616
FEI/EIN Number 83-2233300
Date Filed 09/19/2018
State FL
Status ACTIVE

Principal Address

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Mailing Address

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Changed: 01/13/2021

Registered Agent Name & Address

STEWART, SCOTT D
426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title MGR

Stewart, Scott D
426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Annual Reports

Report Year	Filed Date
2023	03/06/2023
2024	02/15/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
02/15/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
09/19/2018 -- Florida Limited Liability	View image in PDF format



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 1

Boundary Sketch /

Survey

PRELIMINARY PLAN OF CORNERSTONE IN SECTION 30 TOWNSHIP 4 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA

TOTAL ACREAGE = 27.19 ACRES
NOT FOR FINAL RECORDING

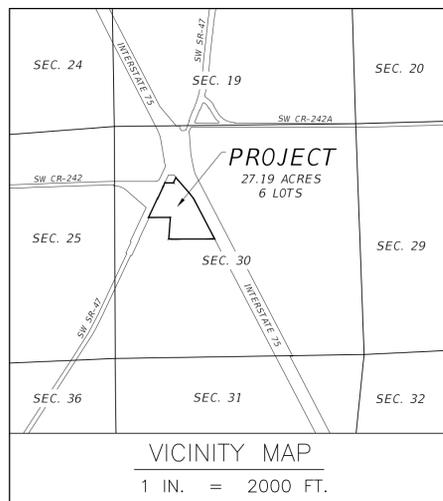
NOTES:

- 1) Monumentation is as shown and designated on the face of the plat.
- 2) Boundary based on monumentation found in place, instruction by client, prior survey by Daniel Gore, and deeds of record.
- 3) Bearings projected from the West right-of-way line of Interstate Highway 75 and based on State Plane Coordinates. Elevations based on NAVD83.
- 4) Interior improvements shown were located by field ties.
- 5) Underground encroachments, if present, were not located with this survey.
- 6) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use and zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7) Date of field survey completion: February 12, 2025
Date of plat drawing: September 10, 2025
- 8) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 1% chance floodplain; partly within Flood Zone "X-2%", which according to said maps is outside of the 0.2% chance floodplain; and partly within Flood Zone "AE", which according to said maps is inside of the 1% chance floodplain (ref. Map No. 12023C03810 and 12023C03820). A base flood elevation of 70 feet has been established.
- 9) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 10) Preliminary approval: Not Applicable
- 11) Water Supply and Sewerage disposal to be provided by the City of Lake City.
- 12) Zone: C1 (Commercial, Intensive)
Building Setbacks: Front = 20 feet
Side = none, except where a side yard is provided, then a side yard of at least ten (10) feet must be provided.
Rear = 15 feet
Zone: CH1 (Commercial, Highway Interchange)
Building Setbacks: Front = 30 feet
Side = 30 feet
Rear = 30 feet

DESCRIPTION:

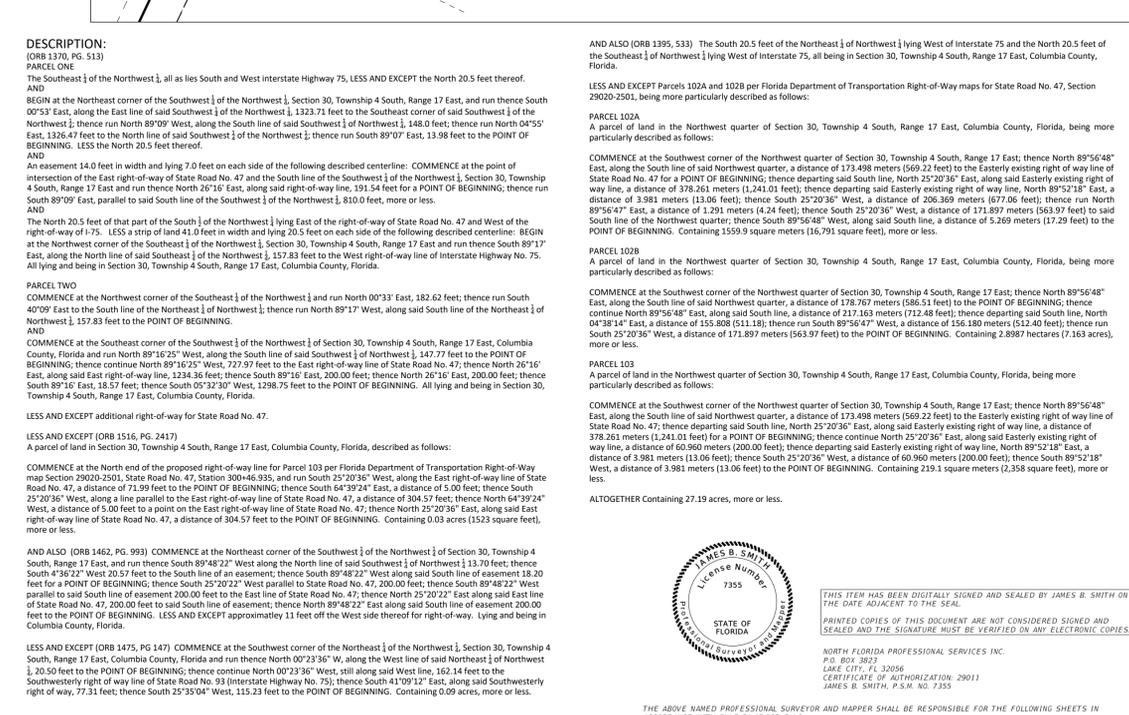
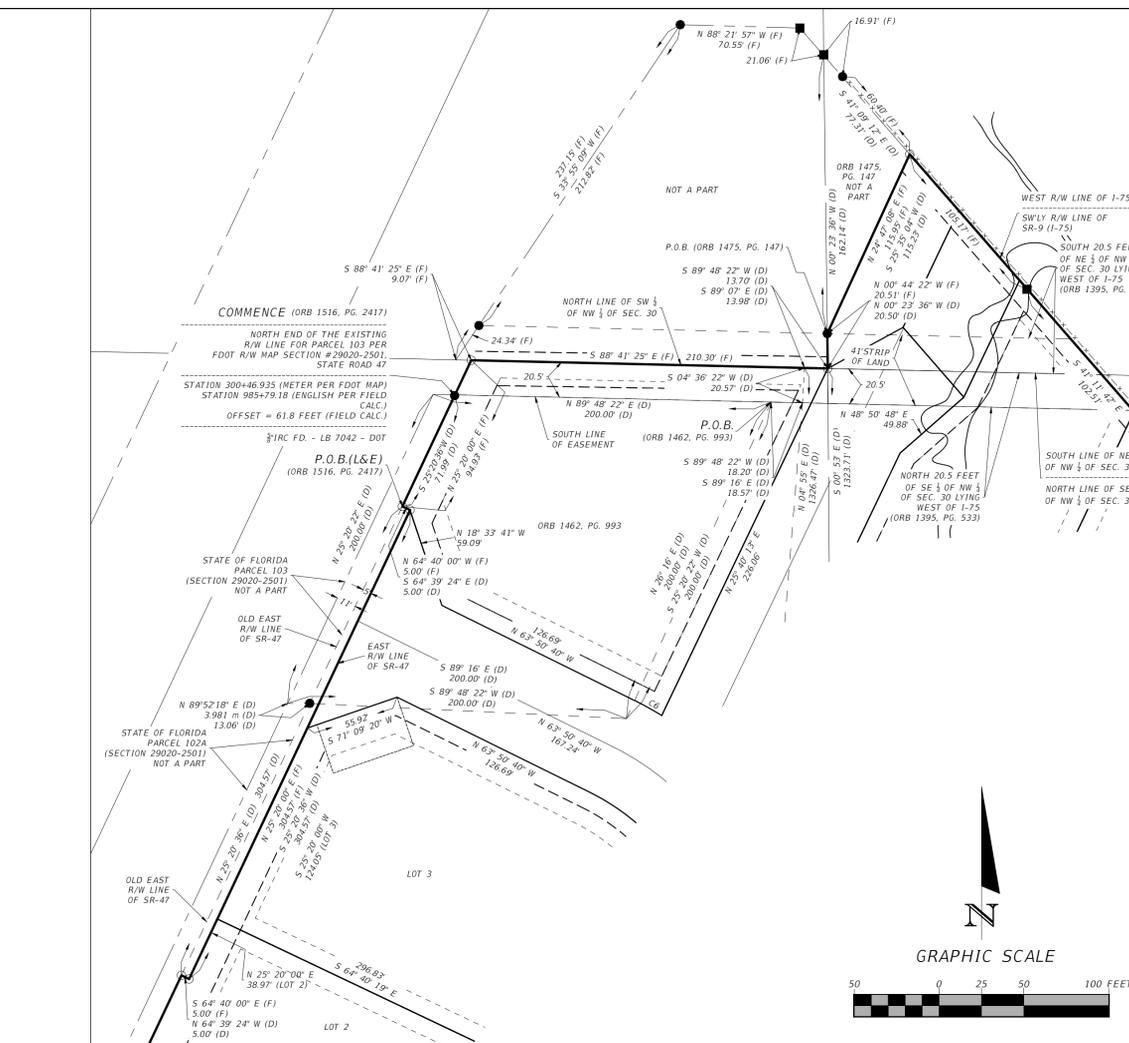
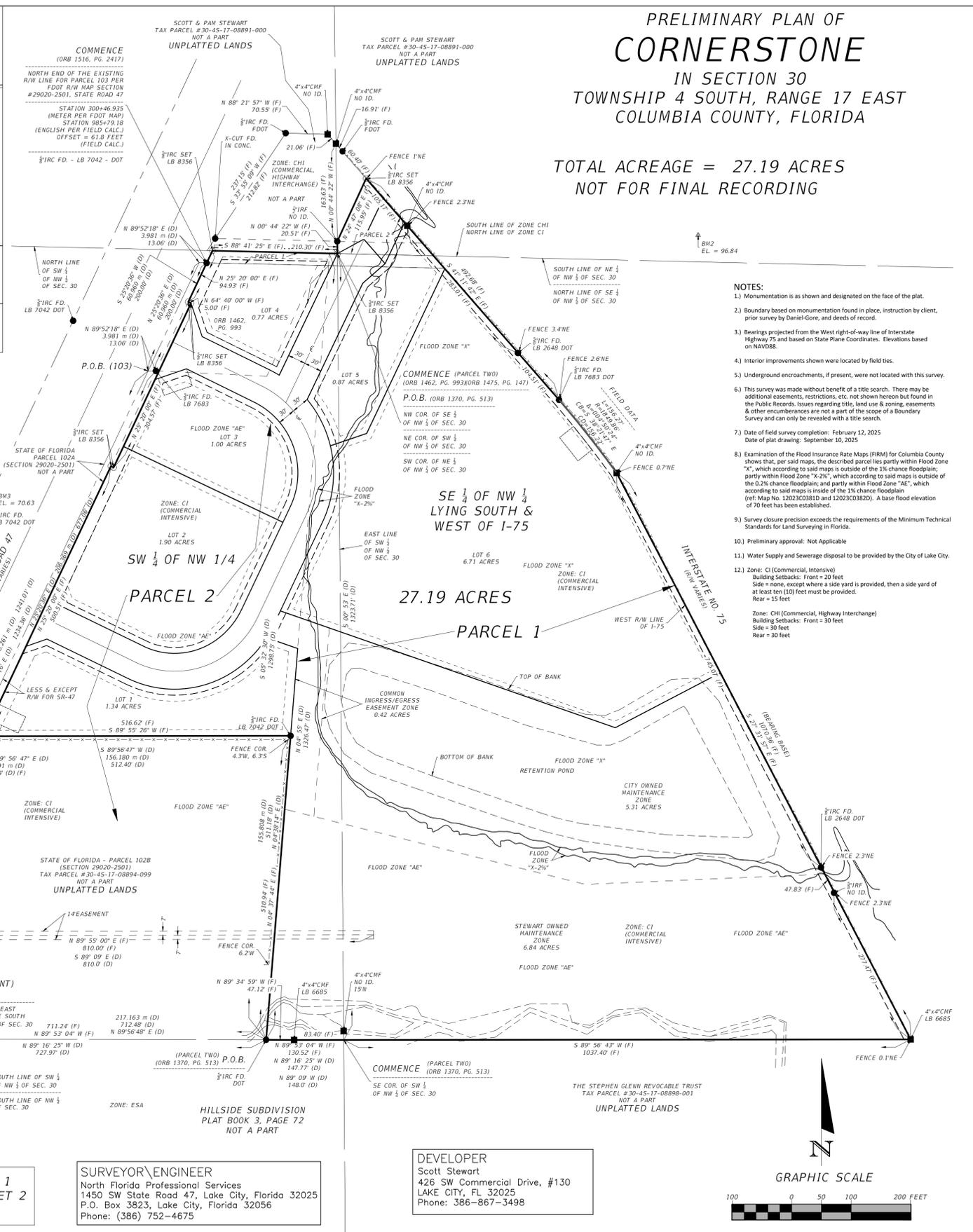
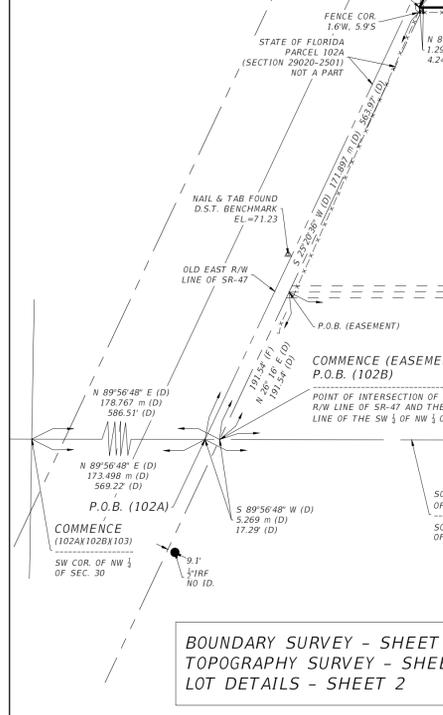
(ORB 1370, PG. 513)
PARCEL ONE
The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all as lies South and West Interstate Highway 75, LESS AND EXCEPT the North 20.5 feet thereof.
BEGIN at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 30, Township 4 South, Range 17 East, and run thence South 00°53' East, along the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1323.73 feet to the Southeast corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run North 89°09' West, along the South line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 148.0 feet; thence run North 04°55' East, 1326.47 feet to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run North 89°07' East, 13.98 feet to the POINT OF BEGINNING. LESS the North 20.5 feet thereof.
AND
An easement 14.0 feet in width and lying 7.0 feet on each side of the following described centerline: COMMENCE at the point of intersection of the East right-of-way of State Road No. 47 and the South line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 30, Township 4 South, Range 17 East and run thence North 26°16' East, along said right-of-way line, 191.54 feet for a POINT OF BEGINNING; thence run South 89°09' East, parallel to said South line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 810.0 feet, more or less.
AND
The North 20.5 feet of that part of the South $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying East of the right-of-way of State Road No. 47 and West of the right-of-way of I-75. LESS a strip of land 41.0 feet in width and lying 20.5 feet on each side of the following described centerline: BEGIN at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 30, Township 4 South, Range 17 East and run thence South 89°17' East, along the North line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 157.83 feet to the West right-of-way line of Interstate Highway No. 75. All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.
PARCEL TWO
COMMENCE at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and run North 03°31' East, 182.62 feet; thence run North 40°09' East to the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run North 89°17' West, along said South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 157.83 feet to the POINT OF BEGINNING.
AND
COMMENCE at the Southeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run North 89°16'25' West, along the South line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 147.77 feet to the POINT OF BEGINNING; thence continue North 89°16'25' West, 727.97 feet to the East right-of-way line of State Road No. 47; thence North 26°16' East, along said East right-of-way line, 1234.36 feet; thence South 89°16' East, 200.00 feet; thence North 26°16' East, 200.00 feet; thence South 89°16' East, 18.57 feet; thence South 05°23' West, 1298.75 feet to the POINT OF BEGINNING. All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.
LESS AND EXCEPT additional right-of-way for State Road No. 47.
LESS AND EXCEPT (ORB 1516, PG. 2417)
A parcel of land in Section 30, Township 4 South, Range 17 East, Columbia County, Florida, described as follows:
COMMENCE at the North end of the proposed right-of-way line for Parcel 103 per Florida Department of Transportation Right-of-Way Map Section 29020-2501, State Road No. 47, Station 300+46.935, and run South 25°20'36" West, along the East right-of-way line of State Road No. 47, a distance of 71.99 feet to the POINT OF BEGINNING; thence South 64°39'24" East, a distance of 5.20 feet; thence South 25°20'36" West, along a line parallel to the East right-of-way line of State Road No. 47, a distance of 304.57 feet; thence North 64°39'24" West, a distance of 5.00 feet to a point on the East right-of-way line of State Road No. 47; thence North 25°20'36" East, along said East right-of-way line of State Road No. 47, a distance of 304.57 feet to the POINT OF BEGINNING. Containing 0.03 acres (1523 square feet), more or less.
AND ALSO (ORB 1462, PG. 993) COMMENCE at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 17 East, and run thence South 89°48'22" West along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 137.00 feet; thence South 89°48'22" West, along a line parallel to the East right-of-way line of State Road No. 47, a distance of 304.57 feet; thence North 64°39'24" West, a distance of 5.00 feet to a point on the East right-of-way line of State Road No. 47; thence North 25°20'36" East, along said East right-of-way line of State Road No. 93 (Interstate Highway No. 75); thence South 41°09'12" East, along said Southwesterly right-of-way line, 77.31 feet; thence South 25°35'04" West, 115.23 feet to the POINT OF BEGINNING. Containing 0.19 acres, more or less.

AND ALSO (ORB 1395, 533) The South 20.5 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying West of Interstate 75 and the North 20.5 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying West of Interstate 75, all being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.
LESS AND EXCEPT Parcels 102A and 102B per Florida Department of Transportation Right-of-Way maps for State Road No. 47, Section 29020-2501, being more particularly described as follows:
PARCEL 102A
A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:
COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right-of-way line of State Road No. 47 for a POINT OF BEGINNING; thence departing said South line, North 25°20'36" East, along said Easterly existing right-of-way line, a distance of 378.261 meters (1,241.01 feet); thence departing said Easterly existing right-of-way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 206.369 meters (677.06 feet); thence run North 89°56'48" East, a distance of 173.498 meters (569.22 feet); thence South 25°20'36" West, a distance of 173.498 meters (569.22 feet) to said South line of the Northwest quarter; thence North 89°56'48" West, along said South line, a distance of 5.269 meters (17.29 feet) to the POINT OF BEGINNING. Containing 1559.9 square meters (16,791 square feet), more or less.
PARCEL 102B
A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:
COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the POINT OF BEGINNING; thence continue North 89°56'48" East, along said South line, a distance of 217.163 meters (712.48 feet); thence departing said South line, North 04°38'14" East, a distance of 155.808 meters (511.88 feet); thence run North 89°56'47" West, a distance of 156.180 meters (512.40 feet); thence run South 25°20'36" West, a distance of 173.498 meters (569.22 feet) to the POINT OF BEGINNING. Containing 2,889.7 hectares (7,163 acres), more or less.
PARCEL 103
A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:
COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right-of-way line of State Road No. 47; thence departing said South line, North 25°20'36" East, along said Easterly existing right-of-way line, a distance of 378.261 meters (1,241.01 feet); thence departing said Easterly existing right-of-way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 206.369 meters (677.06 feet); thence run North 89°56'48" East, a distance of 173.498 meters (569.22 feet); thence South 25°20'36" West, a distance of 173.498 meters (569.22 feet) to said South line of the Northwest quarter; thence North 89°56'48" West, along said South line, a distance of 5.269 meters (17.29 feet) to the POINT OF BEGINNING. Containing 1559.9 square meters (16,791 square feet), more or less.
ALTOGETHER Containing 27.19 acres, more or less.



LEGEND

SEC=SECTION
P.S.=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
R/W=RIGHT-OF-WAY
C=CENTER LINE
R=PROPERTY LINE
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
Δ=DELTA ANGLE, CENTRAL ANGLE
IRC=IRON REBAR & CAP
CMF=CONCRETE MONUMENT FOUND
OE=OVERHEAD ELECTRIC
PP=POWER POLE
TPD=TELEPHONE PEDESTAL
R=RADIUS OF CURVE
FD=FOUND
L=LENGTH OF CURVE
NO ID=NO IDENTIFICATION
C=CHORD BEARING
CD=CHORD DISTANCE
IF=FIELD MEASUREMENT
IP=PLAT MEASUREMENT
DO=DEED MEASUREMENT
FDOT=FLORIDA DEPARTMENT OF TRANSPORTATION
DOT=FLORIDA DEPARTMENT OF TRANSPORTATION
MHT=MANHOLE, TELEPHONE
IRF=IRON REBAR FOUND
SS=SS-SINGLE SUPPORT SIGN
LP=CONC-CONCRETE LIGHT POLE, CONCRETE
MHD=MANHOLE, DRAINAGE
EL=ELEVATION
D.S.T.=
I/W=INWERT
WPB=WIRE PULL BOX
BM=BENCHMARK
RCP=ROUND CORRUGATED PIPE
PP=CONC-POWER POLE, CONCRETE
MONW=MONITORING WELL
PVC=POLYVINYL CHLORIDE
ORB=OFFICIAL RECORDS BOOK
L&E=LESS AND EXCEPT
C=CURVE DATA



REVISIONS		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION

DEVELOPER
Scott Stewart
426 SW Commercial Drive, #130
LAKE CITY, FL 32025
Phone: 386-867-3498

SURVEYOR/ENGINEER
North Florida Professional Services
1450 SW State Road 47, Lake City, Florida 32025
P.O. Box 3823, Lake City, Florida 32056
Phone: (386) 752-4675

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

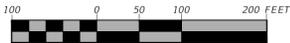
JOB NO. L250113COR
CA# 29011

SHEET NO.
1

BOUNDARY SURVEY - SHEET 1
 TOPOGRAPHY SURVEY - SHEET 2
 LOT DETAILS - SHEET 2

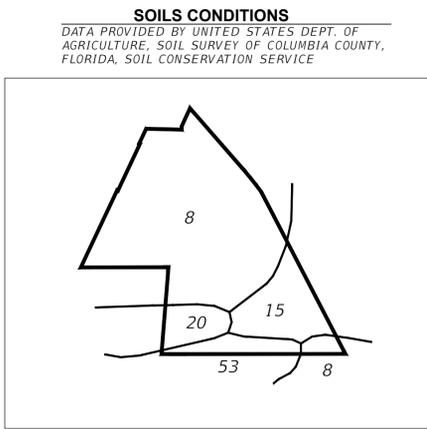
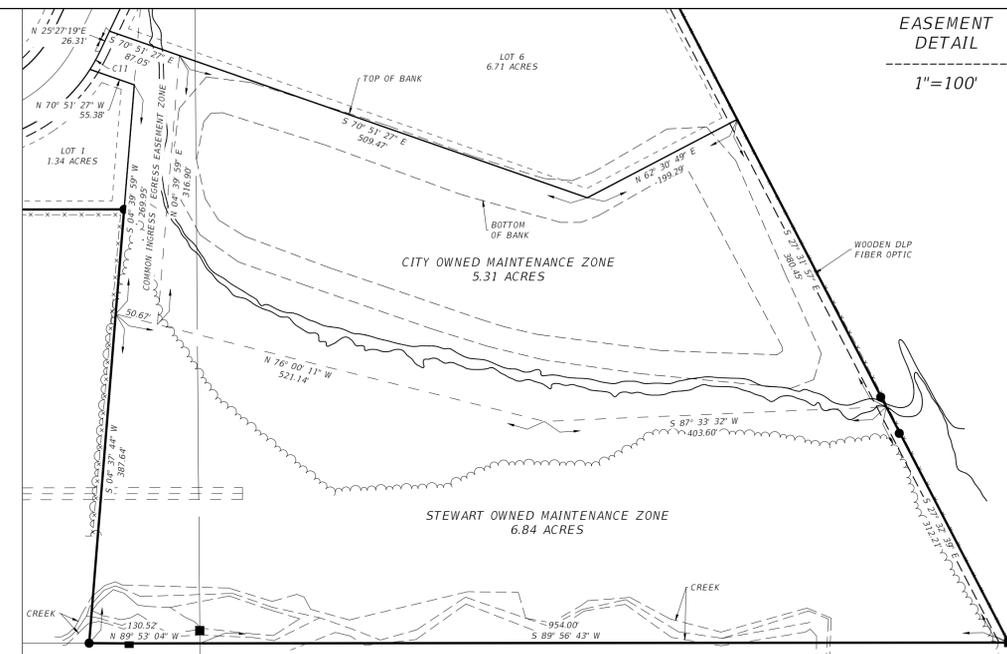
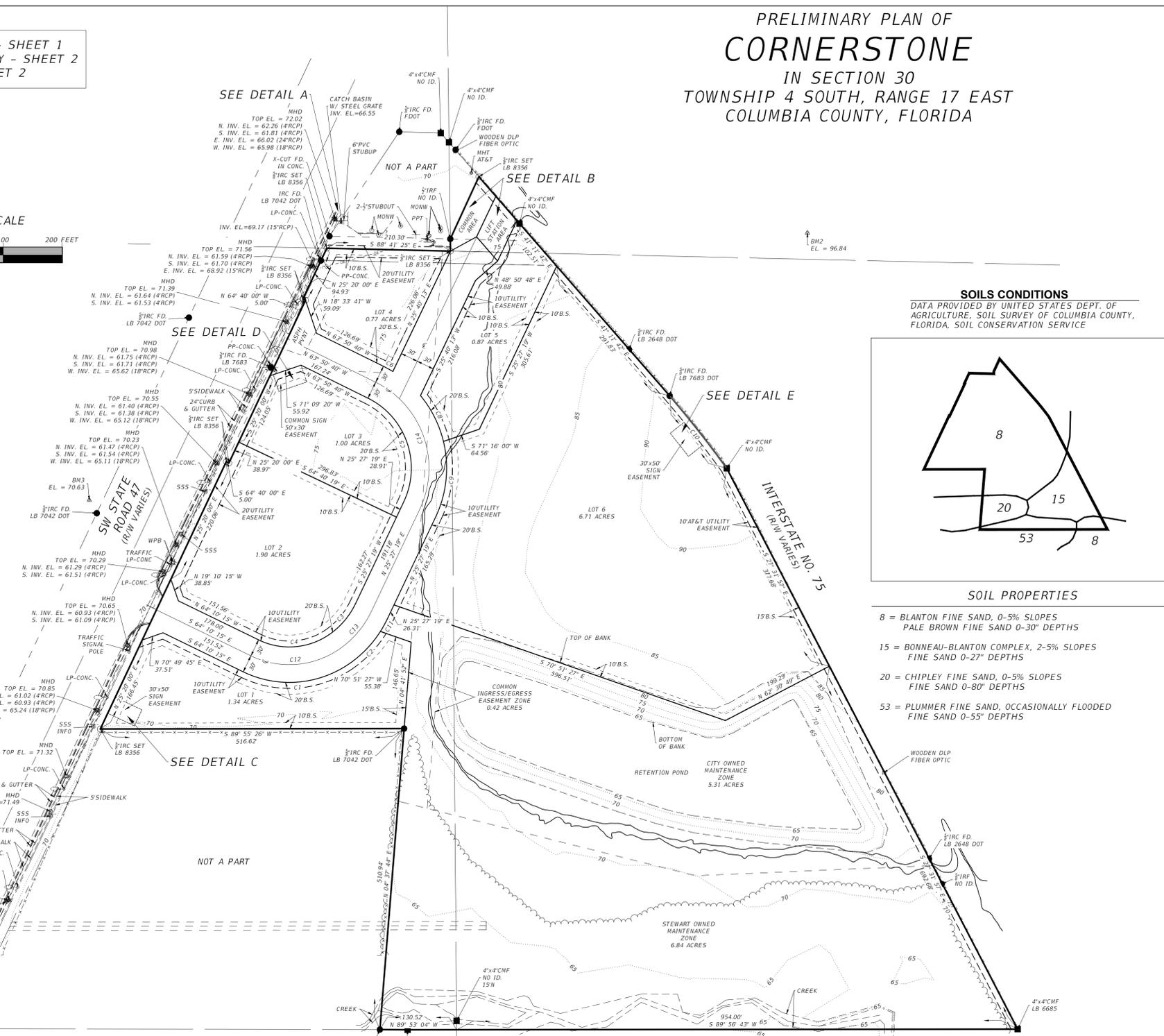
PRELIMINARY PLAN OF
CORNERSTONE
 IN SECTION 30
 TOWNSHIP 4 SOUTH, RANGE 17 EAST
 COLUMBIA COUNTY, FLORIDA

GRAPHIC SCALE

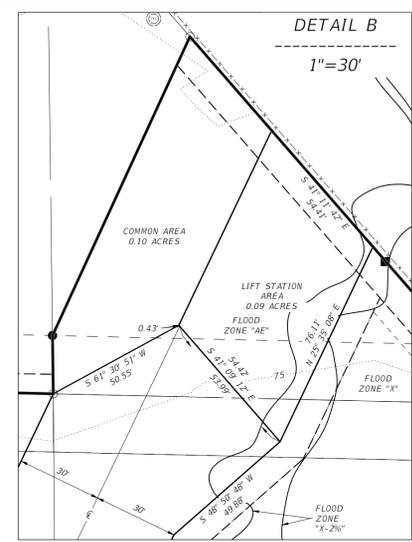
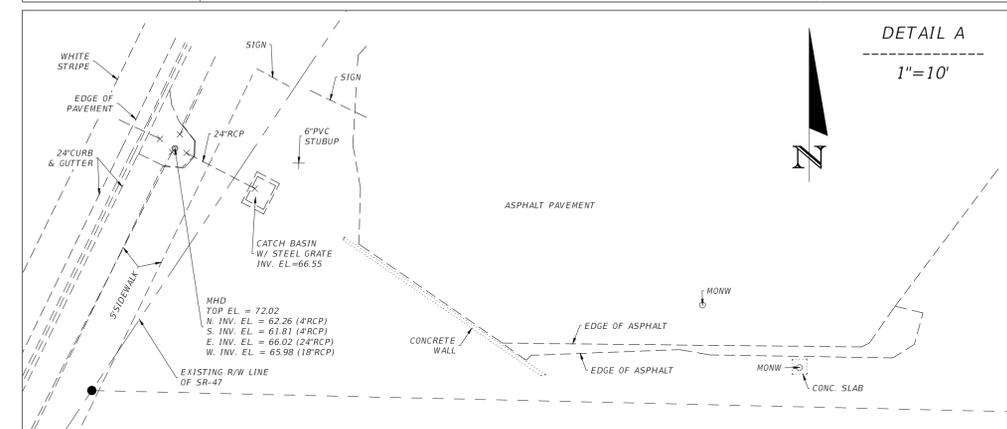


LEGEND

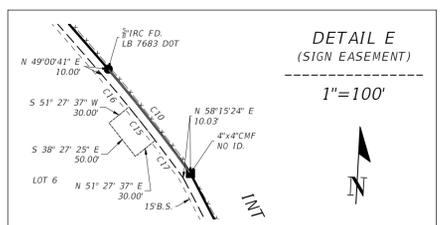
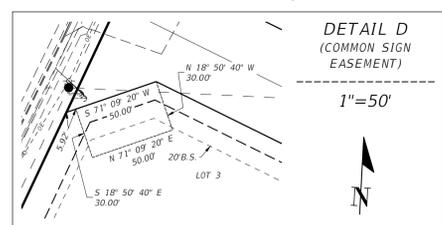
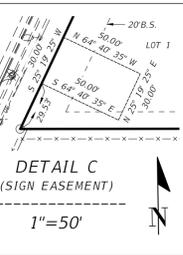
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- MHD=MANHOLE, DRAINAGE
- D.S.T.=DRAINAGE
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- PP=CONC=POWER POLE, CONCRETE
- PVC=POLYVINYL CHLORIDE
- OR=OFFICIAL RECORDS BOOK
- L&E=LESS AND EXCEPT
- ASPH. PAVT=ASPHALT PAVEMENT
- B.S.=BUILDING SETBACK
- CB=CURVE DATA



- SOIL PROPERTIES**
- 8 = BLANTON FINE SAND, 0-5% SLOPES
PALE BROWN FINE SAND 0-30" DEPTHS
 - 15 = BONNEAU-BLANTON COMPLEX, 2-5% SLOPES
FINE SAND 0-27" DEPTHS
 - 20 = CHIPLY FINE SAND, 0-5% SLOPES
FINE SAND 0-80" DEPTHS
 - 53 = PLUMMER FINE SAND, OCCASIONALLY FLOODED
FINE SAND 0-55" DEPTHS



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	188.50	180.00	060° 00' 00"	N 85° 49' 45" E	180.00
C2	77.56	192.00	023° 08' 38"	N 44° 15' 26" E	77.03
C3	69.98	132.00	030° 22' 25"	S 40° 38' 32" W	69.16
C4	125.66	120.00	060° 00' 00"	S 85° 49' 45" W	120.00
C5	205.73	132.00	089° 18' 00"	N 19° 11' 40" W	185.53
C6	18.14	192.00	005° 24' 52"	N 61° 08' 14" W	18.14
C8	87.61	192.00	026° 08' 44"	N 26° 43' 11" W	86.86
C9	130.62	192.00	038° 58' 40"	N 05° 50' 31" E	128.11
C10	156.27	1849.86	004° 50' 24"	S 38° 21' 47" E	156.22
C11	24.23	192.00	007° 13' 47"	N 29° 04' 13" E	24.21
C12	157.08	150.00	060° 00' 00"	N 85° 49' 45" E	150.00
C13	85.88	162.00	030° 22' 25"	N 40° 38' 32" E	84.88
C14	252.49	162.00	089° 18' 00"	N 19° 11' 40" W	227.70
C15	50.00	1839.86	001° 33' 26"	N 38° 27' 25" W	50.00
C16	49.66	1839.86	001° 32' 47"	S 40° 00' 31" E	49.66
C17	54.99	1839.86	001° 42' 45"	S 36° 49' 19" E	54.99



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3823
 LAKE CITY, FL 32056
 PH. 386-752-4675
 LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
 TALLAHASSEE, FL 32301
 WWW.NFPS.NET

JOB NO. L250113COR
 CA# 29011

CORNERSTONE PARTNERS LP, SD

SHEET NO.
2



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 2

Aerial Photo

**Please see attached
Justification Report**



Attachment 3

Concurrency Impact Analysis

**Please see attached
Justification Report**



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 4

Analysis of Compliance with Land Development Regulations

**Please see attached
Justification Report**



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 5

Legal Description

DESCRIPTION:

(ORB 1370, PG. 513)

PARCEL ONE

The Southeast 1/4 of the Northwest 1/4, all as lies South and West interstate Highway 75, LESS AND EXCEPT the North 20.5 feet thereof.

AND

BEGIN at the Northeast corner of the Southwest 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East, and run thence South 00°53' East, along the East line of said Southwest 1/4 of the Northwest 1/4, 1323.71 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4; thence run North 89°09' West, along the South line of said Southwest 1/4 of Northwest 1/4, 148.0 feet; thence run North 04°55' East, 1326.47 feet to the North line of said Southwest 1/4 of the Northwest 1/4; thence run South 89°07' East, 13.98 feet to the POINT OF BEGINNING. LESS the North 20.5 feet thereof.

AND

An easement 14.0 feet in width and lying 7.0 feet on each side of the following described centerline: COMMENCE at the point of intersection of the East right-of-way of State Road No. 47 and the South line of the Southwest 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East and run thence North 26°16' East, along said right-of-way line, 191.54 feet for a POINT OF BEGINNING; thence run South 89°09' East, parallel to said South line of the Southwest 1/4 of the Northwest 1/4, 810.0 feet, more or less.

AND

The North 20.5 feet of that part of the South 1/2 of the Northwest 1/4 lying East of the right-of-way of State Road No. 47 and West of the right-of-way of I-75. LESS a strip of land 41.0 feet in width and lying 20.5 feet on each side of the following described centerline: BEGIN at the Northwest corner of the Southeast 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East and run thence South 89°17' East, along the North line of said Southeast 1/4 of the Northwest 1/4, 157.83 feet to the West right-of-way line of Interstate Highway No. 75. All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.

PARCEL TWO

COMMENCE at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 and run North 00°33' East, 182.62 feet; thence run South 40°09' East to the South line of the Northeast 1/4 of Northwest 1/4; thence run North 89°17' West, along said South line of the Northeast 1/4 of Northwest 1/4, 157.83 feet to the POINT OF BEGINNING.

AND

COMMENCE at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run North 89°16'25" West, along the South line of said Southwest 1/4 of Northwest 1/4, 147.77 feet to the POINT OF BEGINNING; thence continue North 89°16'25" West, 727.97 feet to the East right-of-way line of State Road No. 47; thence North 26°16' East, along said East right-of-way line, 1234.36 feet; thence South 89°16' East, 200.00 feet; thence North 26°16' East, 200.00 feet; thence South 89°16' East, 18.57 feet; thence South 05°32'30" West, 1298.75 feet to the POINT OF BEGINNING. All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT additional right-of-way for State Road No. 47.

LESS AND EXCEPT (ORB 1516, PG. 2417)

A parcel of land in Section 30, Township 4 South, Range 17 East, Columbia County, Florida, described as follows:

COMMENCE at the North end of the proposed right-of-way line for Parcel 103 per Florida Department of Transportation Right-of-Way map Section 29020-2501, State Road No. 47, Station 300+46.935, and run South 25°20'36" West, along the East right-of-way line of State Road No. 47, a distance of 71.99 feet to the POINT OF BEGINNING; thence South 64°39'24" East, a distance of 5.00 feet; thence South 25°20'36" West, along a line parallel to the East right-of-way line of State Road No. 47, a distance of 304.57 feet; thence North 64°39'24" West, a distance of 5.00 feet to a point on the East right-of-way line of State Road No. 47; thence North 25°20'36" East, along said East right-of-way line of State Road No. 47, a distance of 304.57 feet to the POINT OF BEGINNING. Containing 0.03 acres (1523 square feet), more or less.

AND ALSO (ORB 1462, PG. 993) COMMENCE at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 4 South, Range 17 East, and run thence South 89°48'22" West along the North line of said Southwest 1/4 of Northwest 1/4 13.70 feet; thence South 4°36'22" West 20.57 feet to the South line of an easement; thence South 89°48'22" West along said South line of easement 18.20 feet for a POINT OF BEGINNING; thence South 25°20'22" West parallel to State Road No. 47, 200.00 feet; thence South 89°48'22" West parallel to said South line of easement 200.00 feet to the East line of State Road No. 47; thence North 25°20'22" East along said East line of State Road No. 47, 200.00 feet to said South line of easement; thence North 89°48'22" East along said South line of easement 200.00 feet to the POINT OF BEGINNING. LESS AND EXCEPT approximately 11 feet off the West side thereof for right-of-way. Lying and being in Columbia County, Florida.

LESS AND EXCEPT (ORB 1475, PG 147) COMMENCE at the Southwest corner of the Northeast 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run thence North 00°23'36" W, along the West line of said Northeast 1/4 of Northwest 1/4, 20.50 feet to the POINT OF BEGINNING; thence continue North 00°23'36" West, still along said West line, 162.14 feet to the Southwesterly right of way line of State Road No. 93 (Interstate Highway No. 75); thence South 41°09'12" East, along said Southwesterly right of way, 77.31 feet; thence South 25°35'04" West, 115.23 feet to the POINT OF BEGINNING. Containing 0.09 acres, more or less.

AND ALSO (ORB 1395, 533) The South 20.5 feet of the Northeast 1/4 of Northwest 1/4 lying West of Interstate 75 and the North 20.5 feet of the Southeast 1/4 of Northwest 1/4 lying West of Interstate 75, all being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT Parcels 102A and 102B per Florida Department of Transportation Right-of-Way maps for State Road No. 47, Section 29020-2501, being more particularly described as follows:

PARCEL 102A

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right of way line of State Road No. 47 for a POINT OF BEGINNING; thence departing said South line, North 25°20'36" East, along said Easterly existing right of way line, a distance of 378.261 meters (1,241.01 feet); thence departing said Easterly existing right of way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 206.369 meters (677.06 feet); thence run North 89°56'47" East, a distance of 1.291 meters (4.24 feet); thence South 25°20'36" West, a distance of 171.897 meters (563.97 feet) to said South line of the Northwest quarter; thence South 89°56'48" West, along said South line, a distance of 5.269 meters (17.29 feet) to the POINT OF BEGINNING. Containing 1559.9 square meters (16,791 square feet), more or less.

PARCEL 102B

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 178.767 meters (586.51 feet) to the POINT OF BEGINNING; thence continue North 89°56'48" East, along said South line, a distance of 217.163 meters (712.48 feet); thence departing said South line, North 04°38'14" East, a distance of 155.808 (511.18); thence run South 89°56'47" West, a distance of 156.180 meters (512.40 feet); thence run South 25°20'36" West, a distance of 171.897 meters (563.97 feet) to the POINT OF BEGINNING. Containing 2.8987 hectares (7.163 acres), more or less.

PARCEL 103

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right of way line of State Road No. 47; thence departing said South line, North 25°20'36" East, along said Easterly existing right of way line, a distance of 378.261 meters (1,241.01 feet) for a POINT OF BEGINNING; thence continue North 25°20'36" East, along said Easterly existing right of way line, a distance of 60.960 meters (200.00 feet); thence departing said Easterly existing right of way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 60.960 meters (200.00 feet); thence South 89°52'18" West, a distance of 3.981 meters (13.06 feet) to the POINT OF BEGINNING. Containing 219.1 square meters (2,358 square feet), more or less.

ALTOGETHER Containing 27.19 acres, more or less.

DESCRIPTION – TAX PARCEL 30-4S-17-008891-000:

PARCEL ONE

(ORB 1241, PG. 1559)

COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 00° 22' 20" W ALONG THE EAST LINE OF THE NW ¼ OF THE NW ¼, A DISTANCE OF 20.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 190, PAGE 58, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S 89° 48' 22" W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 207.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 47; THENCE N 33° 46' 40" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47, 217.86 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 93 (INTERSTATE HIGHWAY NO. 75); THENCE S 88° 24' 42" E ALONG SAID RIGHT-OF-WAY LINE, 71.43 FEET; THENCE S 00° 22' 20" E ALONG THE EAST LINE OF SAID NW ¼ OF NW ¼, A DISTANCE OF 162.56 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PARCEL 2

(COLUMBIA COUNTY RESOLUTION NO. 2016 R-8)

THE NORTH ½ OF THE FOLLOWING: A STRIP OF LAND 41 FEET IN WIDTH LYING 20 ½ FEET NORTH AND 20 ½ FEET SOUTH OF THE FOLLOWING DESCRIBED SURVEY LINE: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE WEST ALONG THE SOUTH BOUNDARY OF THE SAID NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, A DISTANCE OF 275, MORE OR LESS, TO THE CENTERLINE OF STATE ROAD NO. 47, LESS AND EXCEPT THAT PART OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF SAID STATE ROAD NO. 47.

AND ALSO:

PARCEL 3

(ORB 1475, PG. 147)

COMMENCE AT THE SW CORNER OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N $00^{\circ} 23' 36''$ W, ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, 20.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N $00^{\circ} 23' 36''$ W, SILL ALONG SAID WEST LINE, 162.14 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93 (INTERSTATE HIGHWAY NO. 75); THENS S $41^{\circ} 09' 12''$ E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 77.31 FEET; THENCE S $25^{\circ} 35' 04''$ W 115.23 FEET TO THE POINT OF BEGINNING.

ALTOGETHER Containing 0.81 acres, more or less.



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 6

Proof of Ownership

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880

Parcel Identification No 30-4S-17-08896-000

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 15th day of March, 2022 between **Cornerstone Partners LP, SD, a South Dakota Limited Partnership**, whose post office address is **P.O. Box 1208, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantor to, **Lake City 47, LLC, a Florida Limited Liability Company**, whose post office address is **426 SW Commerce Drive #130, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Columbia** County, Florida and fully described as follows:

Commence at the Northeast corner of the SW 1/4 of NW 1/4 of Section 30, Township 4 South, Range 17 East, and run thence S 89°48'22" W along the North line of said SW 1/4 of NW 1/4 13.70 feet; thence S 4°36'22" W 20.57 feet to the South line of an easement; thence S 89°48'22" W along said South line of easement 18.20 feet for a point of beginning; thence S 25°20'22" W parallel to State Road No. 47, 200.00 feet; thence S 89°48'22" W parallel to said South line of easement 200.00 feet to the East line of State Road No. 47; thence N 25°20'22" E along said East line of State Road No.47, 200.00 feet to said South line of easement; thence N 89°48'22" E along said South line of easement 200.00 feet to the point of beginning. LESS AND EXCEPT approximately 11 feet off the West side thereof for road right-of-way. Lying and being in Columbia County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Holly Key
WITNESS

PRINT NAME: Holly Key

Megan Cady
WITNESS

PRINT NAME: Megan Cady

Cornerstone Partners, LP, SD

By: [Signature]
Scott Stewart, Partner

By: [Signature]
Pam Stewart, Partner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of March, 2022 by Scott Stewart, and Pam Stewart who are personally known to me or have produced _____ as identification.

[Signature]
Signature of Notary Public



Prepared by and return to:

Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
File No 2017-2233

Parcel Identification No 30-4S-17-08881-000 & 30-4S-17-08894-000

PERSONAL REPRESENTATIVE'S DEED

This deed made the 5th day of October, 2018 between Helen M. Sweeney, Personal Representative of the Estate of John J. Murphy of The Estate of John J. Murphy, whose post office address is 3 Dubois Court, Sea Cliff, NY 11579, of the County of Nassau, State of New York, Grantor, to Lake City 47, LLC, a Florida Limited Liability Company, whose post office address is 426 SW Commerce Dr, Suite 130, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

WHEREAS, the Decedent died on Jan 8, 2008, and Grantor was duly appointed personal representative of said estate by the Circuit Court for Columbia County, Florida, Probate Division, Case No. 08-232-CP, and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Florida Probate Code, Grantor does hereby sell and convey unto Grantee, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations, the following described real property situate, lying and being in the State of Florida, described as follows:

"Exhibit A" attached

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

Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stephanie Katopoulos
WITNESS Stephanie Katopoulos
[Signature]
WITNESS Richard Stevens

The Estate of John J. Murphy

By: [Signature]
Helen M. Sweeney, Personal Representative
of the Estate of John J. Murphy

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 5th day of October, 2018, by Helen M. Sweeney, Personal Representative of the Estate of John J. Murphy.

Marcy U. Kaiser
Signature of Notary Public
Print, Type/Stamp Name of Notary

MARCY U. KAISER
Notary Public, State of New York
No. 4788172
Qualified in New York County
Commission Expires May 31, 2019

Personally Known: OR Produced Identification:
Type of Identification Produced: _____

"Exhibit A"

DESCRIPTION:

PARCEL ONE

THE SE 1/4 OF THE NW 1/4, ALL AS LIES SOUTH AND WEST OF INTERSTATE HWY. 75. LESS AND EXCEPT THE NORTH 20.5 FEET THEREOF.

AND

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN THENCE S 00°53' E, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, 1323.71 FEET TO THE SOUTH-EAST CORNER OF SAID SW 1/4 OF THE NW 1/4; THENCE RUN N 89°09' W, ALONG THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4, 148.0 FEET; THENCE RUN N 04°55' E, 1326.47 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4; THENCE RUN S 89°07' E, 13.98 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 20.5 FEET THEREOF.

AND

AN EASEMENT 14.0 FEET IN WIDTH AND LYING 7.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 47 AND THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND RUN THENCE N 26°16' E, ALONG SAID RIGHT-OF-WAY LINE, 191.54 FEET FOR A POINT OF BEGINNING; THENCE RUN S 89°09' E, PARALLEL TO SAID SOUTH LINE OF THE SW 1/4 OF THE NW 1/4, 810.0 FEET, MORE OR LESS.

AND

THE NORTH 20.5 FEET OF THAT PART OF THE SOUTH 1/2 OF THE NW 1/4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD NO. 47 AND WEST OF THE RIGHT-OF-WAY OF I-75.

LESS A STRIP OF LAND 41.0 FEET IN WIDTH AND LYING 20.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGIN AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND RUN THENCE S 89°17' E, ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4, 157.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HWY. NO. 75.

ALL LYING AND BEING IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

PARCEL TWO

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 AND RUN N 00°33' E, 182.62 FEET; THENCE RUN S 40°09' E TO THE SOUTH LINE OF THE NE 1/4 OF NW 1/4; THENCE RUN N 89°17' W, ALONG SAID SOUTH LINE OF THE NE 1/4 OF NW 1/4, 157.83 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 89°16'25" W, ALONG THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4, 147.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°16'25" W, 727.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 47; THENCE N 26°16' E, ALONG SAID EAST RIGHT-OF-WAY LINE, 1234.36 FEET; THENCE S 89°16' E, 200.00 FEET; THENCE N 26°16' E, 200.00 FEET; THENCE S 89°16' E, 18.57 FEET; THENCE S 05°32'30" W, 1298.75 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD NO. 47.

RES:lm
2185.22-12-056
9/11/12

REC. 27.00
DOC. 700.00
INT. _____
INDEX _____
CONSIDERATION \$100,00

This Instrument Prepared By
RICHARD E. STADLER
DARBY & PEELE
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:201212013780 Date:9/14/2012 Time:3:19 PM
Stamp-Deed:700.00
DC,P DeWitt Cason,Columbia County Page 1 of 3 B.1241 P:1559

TAX PARCEL # R08891-000

WARRANTY DEED

THIS WARRANTY DEED made this 13 day of September, 2012, by **WESTFIELD INVESTMENT GROUP, LLLP, a Florida limited liability partnership (formerly known as WESTFIELD GROUP, LLLP)**, whose mailing address is 426 SW Commerce Drive, Suite #130, Lake City, FL 32025, (herein "Grantor") to **SCOTT D. STEWART and PAM STEWART, husband and wife**, whose mailing address is Post Office Box 3566, Lake City, FL 32056-3566, (herein "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for easements and restrictions of record and taxes accruing subsequent to December 31, 2011.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

WESTFIELD INVESTMENT GROUP, LLLP

Brad Neal

By: *Cason*

Witness
Brad Neal
(Print or Type Name)

Charles S. Sparks, General Partner

Richard E. Stadler

By: *Scott D. Stewart*

Witness
RICHARD E. STADLER
(Print or Type Name)

Scott D. Stewart, General Partner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 13 day of September, 2012, by Charles S. Sparks and Scott D. Stewart, as General Partners of WESTFIELD INVESTMENT GROUP, LLLP, a Florida limited liability partnership, for and on behalf of the partnership, personally known to me, or who produced _____ as identification.

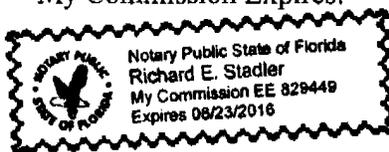
Richard E. Stadler

Notary Public, State of Florida
RICHARD E. STADLER

(NOTARIAL
SEAL)

(Print or Type Name)

My Commission Expires:



Schedule A

Agent's File No.:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

SECTION 30: Commence at the Southeast corner of the NW 1/4 of NW 1/4, Section 30, Township 4 South, Range 17 East, Columbia County, Florida, and run N 0°22'20" W along the East line of the NW 1/4 of NW 1/4, a distance of 20.50 feet to a point on the Northerly right-of-way line of the County Road described in Official Records Book 190, Page 58, public records of Columbia County, Florida for a POINT OF BEGINNING; thence S 89°48'22" W, along said right-of-way line a distance of 207.41 feet to a point on the Easterly right-of-way line of State Road No. 47; thence N 33°46'40" E along the Easterly right-of-way line of State Road No. 47, 217.86 feet to the right-of-way line of State Road No. 93 (Interstate Highway No. 75); thence S 88°24'42" E along said right-of-way line, 71.43 feet; thence S 41°04'38" E still along said right-of-way line, 20.98 feet to the East line of said NW 1/4 of NW 1/4; thence S 0°22'20" E along the East line of said NW 1/4 of NW 1/4, a distance of 162.56 feet to the POINT OF BEGINNING.

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880

IT IS GRANTEE'S WISH TO COMBINE THE BELOW PART OF Parcel 30-4S-17-08881-000 INTO PARCEL 30-4S-17-08891-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 31 day of May, 2022 between **Lake City 47, LLC, a Florida Limited Liability Company**, whose post office address is **426 SW Commerce Drive Suite 130, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Scott D. Stewart and Pam Stewart, Husband and Wife**, whose post office address is **P.O. Box 1208, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$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 following described land, situate, lying and being in Columbia, Florida, to-wit:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 00°23'36" W, ALONG THE WEST LINE OF SAID NE 1/4 OF NW 1/4, 20.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°23'36" W, STILL ALONG SAID WEST LINE, 162.14 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93 (INTERSTATE HIGHWAY NO. 75); THENCE S 41°09'12" E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 77.31 FEET; THENCE S 25°35'04" W, 115.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES, MORE OR LESS.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

[Signature]
WITNESS
PRINT NAME: JAMES R. ZUBER, JR.

Lake City 47, LLC
By: [Signature]
Scott D. Stewart, Manager

[Signature]
WITNESS
PRINT NAME: Debi Bennetfeld

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31 day of May, 2022, by Scott D. Stewart, Manager of Lake City 47, LLC who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary Public





NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 7

Agent Authorization



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 8

Proof of Payment of

Taxes

PARCEL NUMBER	ESCROW CD	Millage Code
R08881-000		2

THIS BILL IS FULLY PAID

SE1/4 OF NW1/4 AS LIES W OF I-75. ALSO BEG
NW COR OF SE1/4 OF NW1/4, RUN S 1323.71 FT
TO SW COR, W 148 FT, NE 1326.47 FT TO N LINE,

LAKE CITY 47, LLC
426 SW COMMERCE DR
SUITE 130
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	1,339,119	7.8150	0	1,339,119	10,465.21
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	1,604,825	0.7480	0	1,604,825	1,200.41
LOCAL	1,604,825	3.1010	0	1,604,825	4,976.56
CAPITAL OUTLAY	1,604,825	1.5000	0	1,604,825	2,407.24
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	1,339,119	0.2812	0	1,339,119	376.56
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	1,339,119	0.0001	0	1,339,119	0.13

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	19,426.11
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @303.9800	3.94

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	3.94
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COMBINED TAXES AND ASSESSMENTS	19,430.05	See reverse side for important information
---------------------------------------	-----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	19,430.05	-777.20	0.00	18,652.85	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R08881-000		2

THIS BILL IS FULLY PAID

SE1/4 OF NW1/4 AS LIES W OF I-75. ALSO BEG
NW COR OF SE1/4 OF NW1/4, RUN S 1323.71 FT
TO SW COR, W 148 FT, NE 1326.47 FT TO N LINE,

LAKE CITY 47, LLC
426 SW COMMERCE DR
SUITE 130
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	19,430.05	-777.20	0.00	18,652.85	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R08891-000		2

THIS BILL IS FULLY PAID

3953 STATE ROAD 47 SW LAKE CITY 32024
COMM SE COR OF NW1/4 OF NW1/4, RUN N 20.5 FT
TO N LINE OF A CO RD FOR POB, RUN W 207.41

STEWART SCOTT
STEWART PAM
426 SW COMMERCE DR
STE 130
LAKE CITY FL 32025-1587

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	181,539	7.8150	0	181,539	1,418.73
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	181,539	0.7480	0	181,539	135.79
LOCAL	181,539	3.1010	0	181,539	562.95
CAPITAL OUTLAY	181,539	1.5000	0	181,539	272.31
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	181,539	0.2812	0	181,539	51.05
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	181,539	0.0001	0	181,539	0.02

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	2,440.85
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	2.00 Units @ 303.9800	496.39

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	496.39
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COMBINED TAXES AND ASSESSMENTS	2,937.24	See reverse side for important information
---------------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,937.24	-117.49	0.00	2,819.75	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R08891-000		2

THIS BILL IS FULLY PAID

3953 STATE ROAD 47 SW LAKE CITY 32024
COMM SE COR OF NW1/4 OF NW1/4, RUN N 20.5 FT
TO N LINE OF A CO RD FOR POB, RUN W 207.41

STEWART SCOTT
STEWART PAM
426 SW COMMERCE DR
STE 130
LAKE CITY FL 32025-1587

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,937.24	-117.49	0.00	2,819.75	0.00



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 9

Fee

Under Separate Cover



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 10

List of Owners within 300 Feet of Subject Property

30-4S-17-08906-000 (32870)

BAKER KWANIS

BAKER DEJHAN

PO BOX 245
LAKE CITY, FL 32056

30-4S-17-08906-001 (32871)

KITCHENS JENNIFER ANN BOUDREAU

378 SW MICHAEL DR
LAKE CITY, FL 32024

30-4S-17-08898-001 (32820)

THE STEPHEN GLENN REVOCABLE TRUST

185 SW ARROWHEAD TER
LAKE CITY, FL 32024

30-4S-17-08894-099 (32816)

STATE OF FLORIDA D O T

P O BOX 1089
LAKE CITY, FL 32056

30-4S-17-08895-000 (46226)

MHATRE ANJALI U

MHATRE IRREVOCABLE FAMILY TRUST

213 SW BROTHERS LN
LAKE CITY, FL 32025

30-4S-17-08894-001 (46228)

SOUTHWEST GEORGIA OIL COMPANY INC

P O BOX 1510
BAINBRIDGE, GA 39818

30-4S-17-08889-000 (32810)

RIMA OF LAKE CITY INC

115 SW ENCHANTED CT
LAKE CITY, FL 32024

30-4S-17-08887-000 (32809)

MANHATTAN LOAN COMPANY

1872 MONTREAL RD
TUCKER, GA 30084

30-4S-17-08879-000 (32794)

TICE ANISE E TRUST DATED JANUARY 3, 1995

125 SE PASTURE WAY
LAKE CITY, FL 32025

30-4S-17-08910-000 (32878)

WILDFLOWER FARMS LLC

1606 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Attachment 11

Justification Report



Justification Report for Lake City 47, LLC & Scott D. Stewart & Pam Stewart Land Use Change & Rezoning

Prepared for:

City of Lake City
Office of Planning & Zoning

Prepared on behalf of:

Lake City 47, LLC
&
Scott D. Stewart & Pam Stewart

Prepared by:

Justin Tabor, AICP, CFM
Senior Planner
North Florida Professional Services, Inc.



Executive Summary

Intent of Proposed Application: To apply a City of Lake City land use category and zoning designation on the subject property which was recently annexed into the City's jurisdiction

Location: South of the Interstate-75 / State Road 47 interchange

Tax Parcel ID Number(s): 30-4S-17-08881-000; 30-4S-17-08891-000

Existing Future Land Use Map (FLUM) Designation: Commercial (Columbia County)

Proposed Future Land Use Map Designation: Commercial

Existing Zoning District: Commercial Intensive (CI) (Columbia County)

Proposed Zoning District: Commercial, Highway Interchange (CHI) (City of Lake City)

Existing Maximum Permitted Floor Area Ratio: 1.0

Proposed Maximum Permitted Floor Area Ratio: 1.0

Net Change in Permitted Intensity: None – These applications would result in zero net increase in potential non-residential floor area



Summary of Proposed Change

These applications pertain to requests to amend the Future Land Use Map (FLUM) Designation and zoning of a property which was recently annexed into the City of Lake City’s jurisdiction. The subject property is comprised of Columbia County Tax Parcels 30-4S-17-08881-000 and 30-4S-17-08891-000 and is approximately 27.42 acres. The existing FLUM Designation of the subject property is Commercial (Columbia County) and the existing zoning is Commercial Intensive (Columbia County). These applications propose to amend the FLUM Designation to Commercial (City of Lake City) and the zoning to Commercial, Highway Interchange (CHI) (City of Lake City). The proposed FLUM Designation and zoning are comparable to the existing County designations but will implement the City of Lake City’s land use and zoning on the recently annexed lands.

The subject property is located southwest of the Interstate-75 / State Road 47 interchange. There is an existing commercial use (Little Caesar’s) located adjacent to the subject property. There are other commercial uses located across State Road 47, including two gas stations, a Wendy’s restaurant, and a hotel.

The existing FLUM Designations and zoning district of adjacent lands are identified in Table 1. Figure 2 below depicts the existing FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 3 below depicts the proposed FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 4 below depicts the existing zoning district of the subject property and the zoning of surrounding properties. Figure 5 below depicts the proposed zoning district of the subject property and the zoning of surrounding properties.

Direction	FLUM Designation	Zoning District
North	Interstate-75 / State Road 47 Commercial (Columbia County)	Interstate-75 / State Road 47 Commercial Intensive (CI) (Columbia County)
East	Interstate-75 Commercial (Columbia County)	Interstate-75 Commercial Intensive (CI) (Columbia County)
South	Residential Low Density (Columbia County)	Environmentally Sensitive Area – 2 (ESA-2) (Columbia County)
West	State Road 47 Commercial (Columbia County)	State Road 47 Commercial Intensive (CI) (Columbia County)

Figure 1 below shows the location of the subject property and the surrounding vicinity.

Figure 1. Vicinity Map

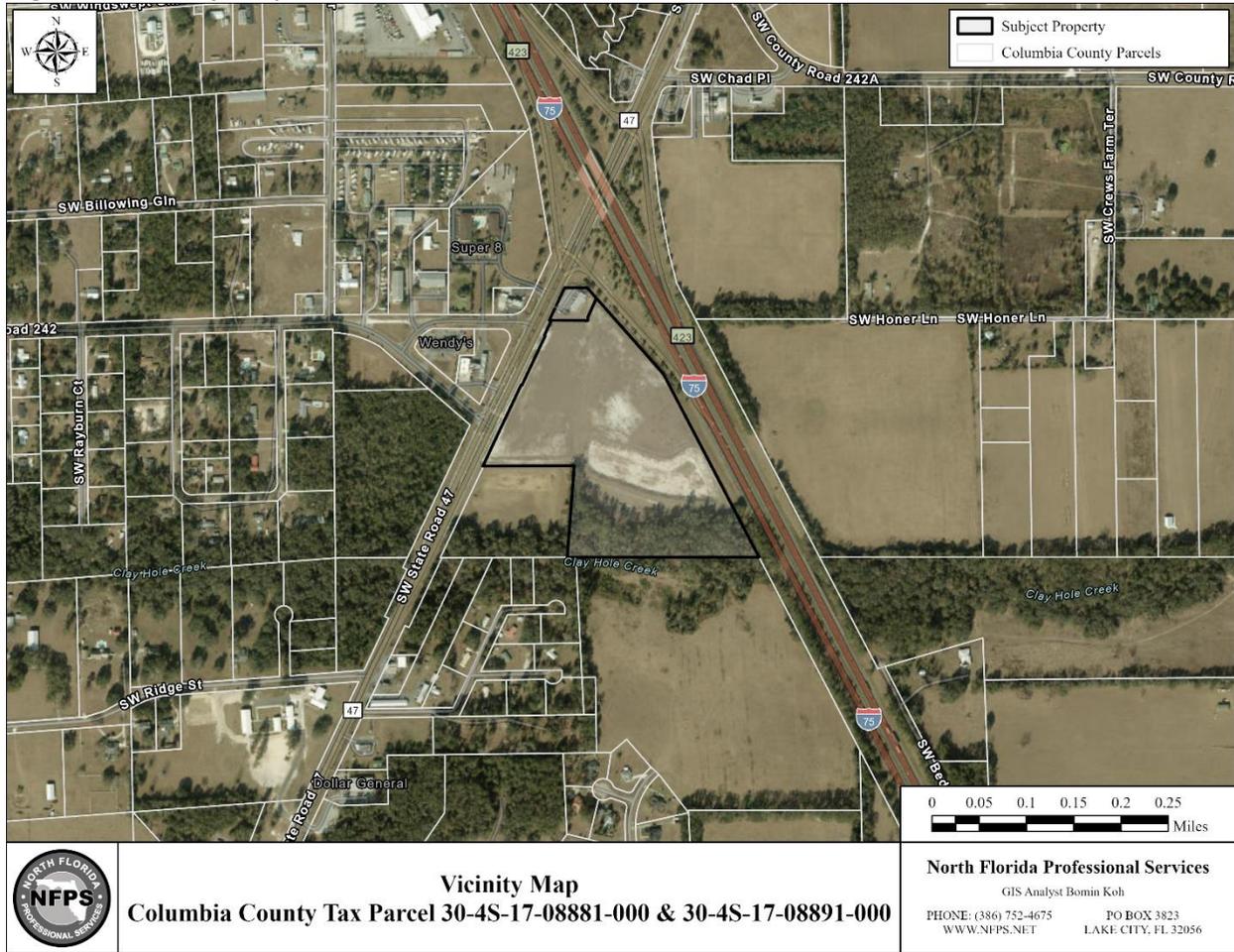


Figure 2. Existing FLUM

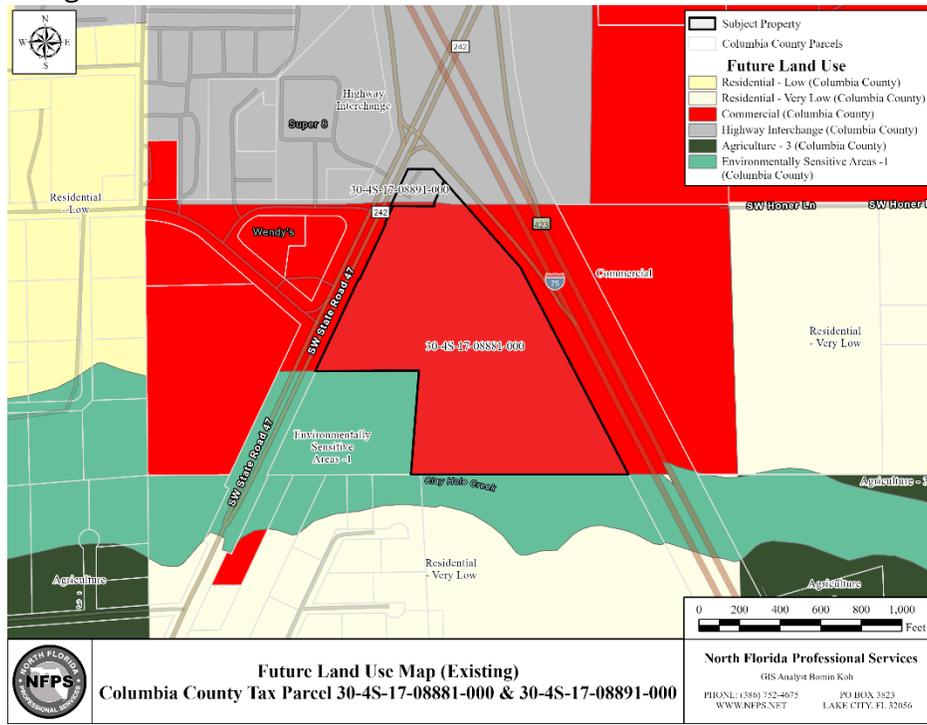


Figure 3. Proposed FLUM

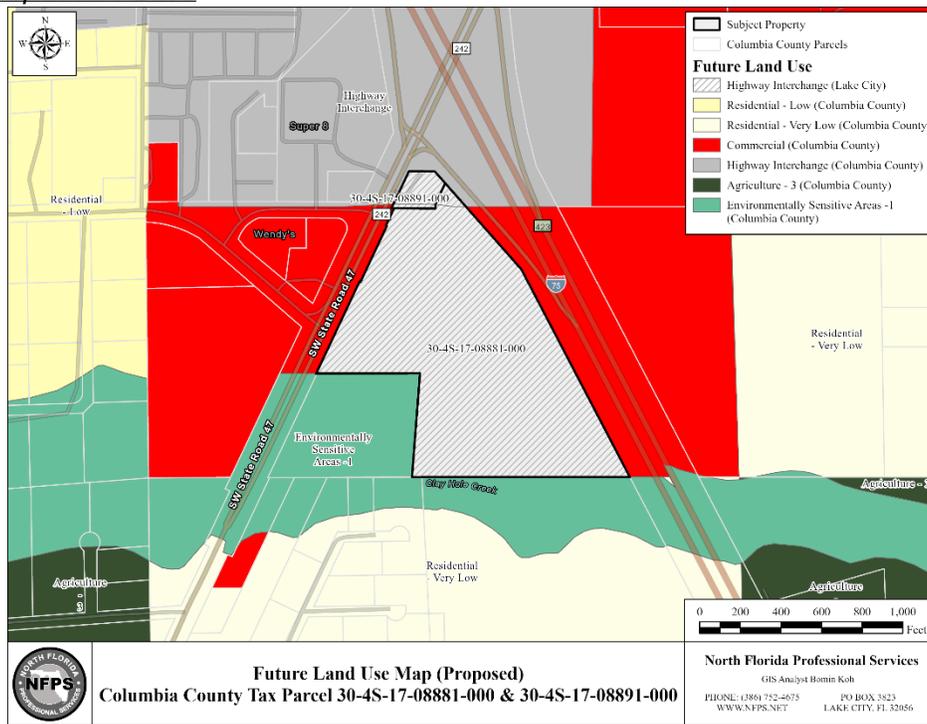


Figure 4. Existing Zoning

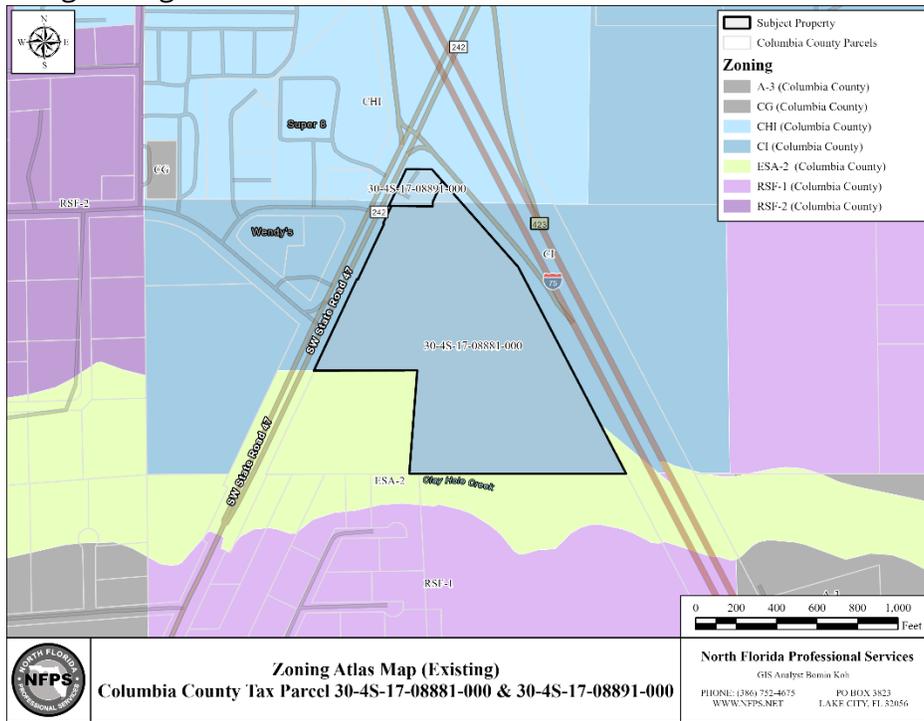
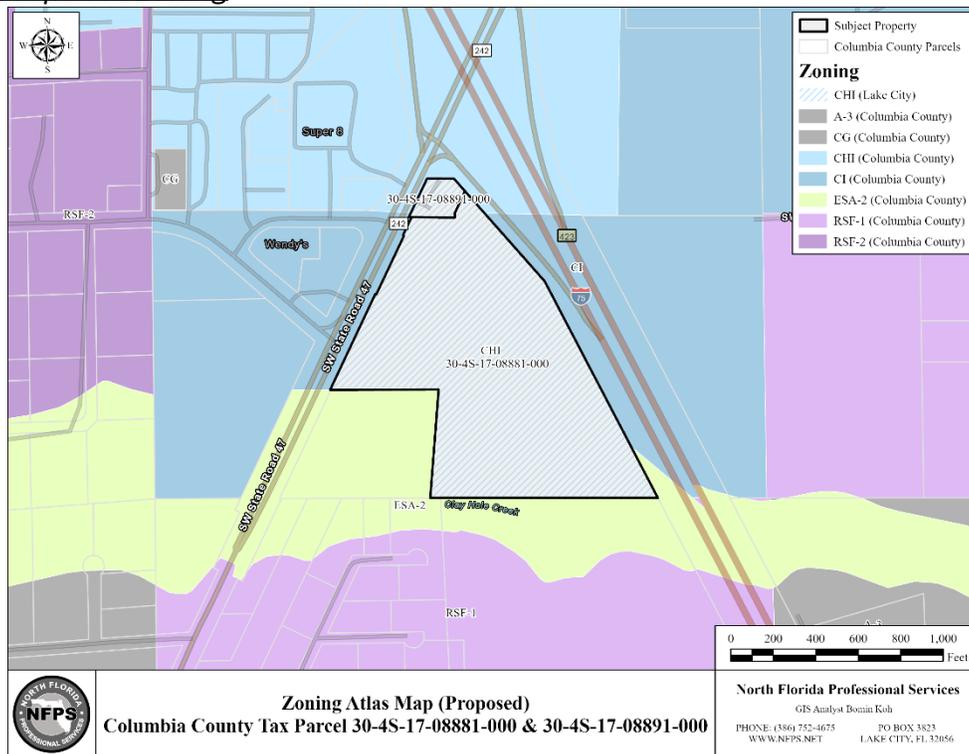


Figure 5. Proposed Zoning





Environmental Conditions & Site Suitability Analysis

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Creeks and Streams

There are no known creeks or streams located on the subject property. Clay Hole Creek runs along property located to the south of the subject property. Any future development shall be subject to water body setbacks as set forth in the City of Lake City Comprehensive Plan and Land Development Regulations.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern.

Flood Potential

The subject property is located within Flood Zone X, which are areas determined to be out of the 500-year floodplain, and Flood Zone AE, which are areas within a special flood hazard area with a Base Flood Elevation (BFE) determined. Any future development will comply with the applicable requirements of the City of Lake City Comprehensive Plan and Land Development Regulations pertaining to development within a special flood hazard area. This includes elevating the minimum finished floor of a structure within a special flood hazard area to be at least one (1) foot above the BFE.



Consistency with City of Lake City Comprehensive Plan

NFPS has reviewed the City of Lake City Comprehensive Plan to provide an evaluation of the applications' consistency with the City's Comprehensive Plan. Specific Goals, Objectives, and Policies supporting the proposed applications are identified below. An analysis of the applications' consistency with the City's Comprehensive Plan is provided below.

Future Land Use Element

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

Analysis of Consistency: The subject property is located adjacent to State Road 47 which is identified in the Columbia County Comprehensive Plan as a minor arterial highway. The proposed amendments would further the stated desire to locate more intensive commercial uses along arterial roadways.

Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and



(CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Analysis of Consistency: The requested FLUM Designation is Commercial. Development on the subject property will be consistent with the proposed FLUM Designation.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

OBJECTIVE IV.2 The City shall coordinate the extension of, or increase in the capacity of facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.

Analysis of Consistency: Public facilities, including potable water and wastewater, are located proximate to the subject property and are available to serve future development of the subject property.

OBJECTIVE IV.3 The City shall coordinate the extension of or increase in the capacity of facilities by scheduling the completion of public sanitary sewer facility improvements concurrent with projected demand.

Policy IV.3.1 The City hereby establishes the following level of service standards for sanitary sewer facilities.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64 E-6, Florida Administrative Code.
City of Lake City	135 gallons per capita per day Community Sanitary Sewer System

Analysis of Consistency: Public facilities, including wastewater, are located proximate to the subject property and are available to serve future development of the subject property.

OBJECTIVE IV.5 The County shall continue to coordinate the extension of, or increase in the capacity of, potable water facilities by scheduling the



completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1 The County hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Columbia County - Ellisville	100 gallons per capita per day
Haight-Ashbury	100 gallons per capita per day
Mason City	100 gallons per capita per day
Private Individual Water Wells	100 gallons per capita per day

Analysis of Consistency: Public facilities, including potable water facilities, are located proximate to the subject property and are available to serve future development of the subject property.

Policy IV.7.1 The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

Analysis of Consistency: Clay Hole Creek runs along property located to the south of the subject property. Any future development shall be subject to water body setbacks as set forth in the City of Lake City Comprehensive Plan and Land Development Regulations.

Conservation and Open Space Element

Policy VI.4.1 The County's land development regulations shall include specific standards for the provision of open spaces by development or redevelopment.

Analysis of Consistency: Any future development of the subject property will provide open space as required by the Land Development Regulations.



Urban Sprawl Analysis

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

In addition to the urban sprawl indicators, Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to ***not*** be considered urban sprawl if it meets four (4) of the (8) urban form criteria. NFPS contends that the proposed land use change meets criteria numbers (I), (II), (V), and (VII) as identified below.

- (I) **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**
- (II) **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) **Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**
- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.



Compliance with City of Lake City Land Development Regulations

NFPS has reviewed the City of Lake City Land Development Regulations (LDRs) to provide an evaluation of the Rezoning application's compliance with the City's LDRs. An analysis of the Rezoning application's compliance with the City's LDRs is provided below.

15.2.2 Nature and Requirements of Planning and Zoning Board Report. When pertaining to the rezoning of land, the report and recommendation of the Planning and Zoning Board to the City Council required by Section 15.2.1 above shall show that the Planning and Zoning Board has considered the proposed change in relation to the following, where applicable:

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

Analysis of Compliance: As demonstrated within this report, the proposed rezoning is consistent with the City's Comprehensive Plan.

2. The existing land use pattern.

Analysis of Compliance: The proposed rezoning is consistent with the existing land use pattern. The subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. The property was recently annexed into the City's jurisdiction and presently has a Columbia County commercial zoning designation. The proposed rezoning will implement a comparable City zoning designation on the subject property to permit its future development within the City of Lake City.

3. The creation of an isolated district unrelated to adjacent and nearby districts.

Analysis of Compliance: As noted, the subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. Lands surrounding the subject property are presently designated for commercial uses, therefore, the proposed rezoning would not result in the creation of an isolated district unrelated to the adjacent or nearby districts.



4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

Analysis of Compliance: The proposed rezoning is for a commercial zoning district and as such will not increase the population density of the property. Impacts to public facilities will be considered with any development proposal. Public facilities must be available to serve any future development on the subject property.

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

Analysis of Compliance: The subject property is presently zoned for nonresidential uses, therefore, it is not expected that the proposed amendments would result in a more intensive use that would increase traffic congestion, result in drainage problems or light and air quality problems, or otherwise negatively affect public safety.

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

Analysis of Compliance: The subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. There is increased demand for commercial uses within the general vicinity, as evidenced by development occurring north of the Interstate-75/State Road 47 interchange. Additionally, as the availability of lands near other interchanges, such as the Interstate-75/State Road 90 interchange, become less available, there is increased demand for other opportunities for commercial uses to be established proximate to Interstate-75 to serve the needs of the travelling public.

7. The impact of the proposed change upon living conditions in the neighborhood.

Analysis of Compliance: The surrounding area is primarily non-residential in nature and therefore the proposed amendments would not negatively infringe on or change the character of a residential neighborhood.



8. The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

Analysis of Compliance: The subject property is presently zoned for nonresidential uses, therefore, it is not expected that the proposed amendments would result in a more intensive use that would increase traffic congestion or adversely affect other public safety matters.

9. The impact of the proposed change upon drainage.

Analysis of Compliance: The proposed rezoning is not anticipated to result in any adverse impacts to drainage conditions. Any future development will comply with the City of Lake City Comprehensive Plan and Land Development Regulations as well as with the regulations of the Suwannee River Water Management District

10. The impact of the proposed change upon light and air to adjacent areas.

Analysis of Compliance: The subject property is presently designated for nonresidential uses, therefore, it is not expected that the proposed amendments would result in a more intensive use that would increase any impacts on adjacent areas regarding light and air quality.

11. The impact of the proposed change upon property values in the adjacent area.

Analysis of Compliance: The surrounding area is primarily non-residential in nature and is located at the interchange of Interstate-75 and State Road 47. Therefore, it is not expected that the proposed rezoning would adversely affect the property values of adjacent or neighboring areas.

12. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

Analysis of Compliance: As noted, the subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. The proposed rezoning would not adversely affect or change the context of development within the surrounding area.



13. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

Analysis of Compliance: The proposed rezoning would not constitute the granting of any special privilege that is in conflict with the public welfare. As noted, the subject property is located at the Interstate-75/State Road 47 interchange and is proximate to existing commercial uses, including restaurants, a gas station, and a hotel. The requested zoning is consistent with the commercial zoning districts on nearby properties.

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

Analysis of Compliance: The subject property was recently annexed into the City of Lake City and presently has County land use and zoning designations on the subject property. It is necessary to apply a City zoning designation to the subject property in order to facilitate future development of the property.

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

Analysis of Compliance: The proposed rezoning is within the context of the surrounding area and will not result in development that is out of scale with the current and anticipated needs of the surrounding area or the City as a whole.

16. The availability of alternate adequate sites in the City in districts already permitting such use.

Analysis of Compliance: The subject property was recently annexed into the City of Lake City and presently has County land use and zoning designations on the subject property. It is necessary to apply a City zoning designation to the subject property in order to facilitate future development of the property.



Concurrency Impact Analysis

These applications pertain to requests to amend the Future Land Use Map (FLUM) Designation and zoning of a property which was recently annexed into the City of Lake City's jurisdiction. The existing FLUM Designation of the subject property is Commercial (Columbia County) and the existing zoning is Commercial Intensive (Columbia County). These applications propose to amend the FLUM Designation to Commercial (City of Lake City) and the zoning to Commercial, Highway Interchange (CHI) (City of Lake City). The proposed FLUM Designation and zoning are comparable to the existing County designations but will implement the City of Lake City's land use and zoning on the recently annexed lands, and **will not result in any increase in permitted commercial intensity** on the subject property. As such, the net increase in impacts to public facilities is zero, and the potential impacts represented by the proposed FLUM change and rezoning are therefore considered de minimis in nature.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 01/12/2026

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: CPA 26-01 and Z 26-01

Project Name: Rezoning and CPA for Lake City 47 LLC and Scott Stewart

Project Address: TBD

Project Parcel Number: 08881-000 and 08891-000

Owner Name: Lake City 47 LLC and Scott and Pam Stewart

Owner Address: 426 SW Commerce Street, Suite 130, Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Justin Tabor, AICP, CFM

Owner Agent Address: PO Box 3823, Lake City, FL

Owner Agent Contact Information: Telephone: 352-316-7798 Email: _____

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomas 7C2D0476A338441... **Date:** 1/26/2026

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33898E4BE... **Date:** 1/29/2026

No comments at this time.

Business License: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 1/26/2026

Once the properties are annexed in. Any business going into this location will need a business tax receipt.

Code Enforcement: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 1/26/2026

No liens, cases or violations on this property. These parcels are located in the County at this time but will be annexed into the city in the future.

Permitting: Reviewed by: Signed by: Gay Stockill 7C2D0476A338441... **Date:** 1/26/2026

No comments at this time

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by:  **Date:** 1/26/2026

No comments at this time

Sewer Department: Reviewed by:  **Date:** 1/26/2026

No comments at this time

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by:  **Date:** 2/6/2026

no comment at this time

Customer Service: Reviewed by:  **Date:** 2/9/2026

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: Signed by: Ret Tompkins _____ **Date:** 1/26/2026

Nothing to comment at this time.

Police Department: Reviewed by: Signed by: Andy Miles _____ **Date:** 1/26/2026

No concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: Signed by: Sara Ferson _____ **Date:** 1/26/2026

There is an existing environmental resource permit (ERP-023-234495-2) that expires September 21, 2028. Parcel 08891-000 does not appear to be part of this project. Any deviations from the permitted plans will require a permit modification. Failure to construct the project by September 21, 2028, will require a new ERP.

School Board: Reviewed by: Signed by: Robert Hartley _____ **Date:** 1/26/2026

No concerns at this time

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: Signed by: Seth Lane _____ **Date:** 1/27/2026

No comment



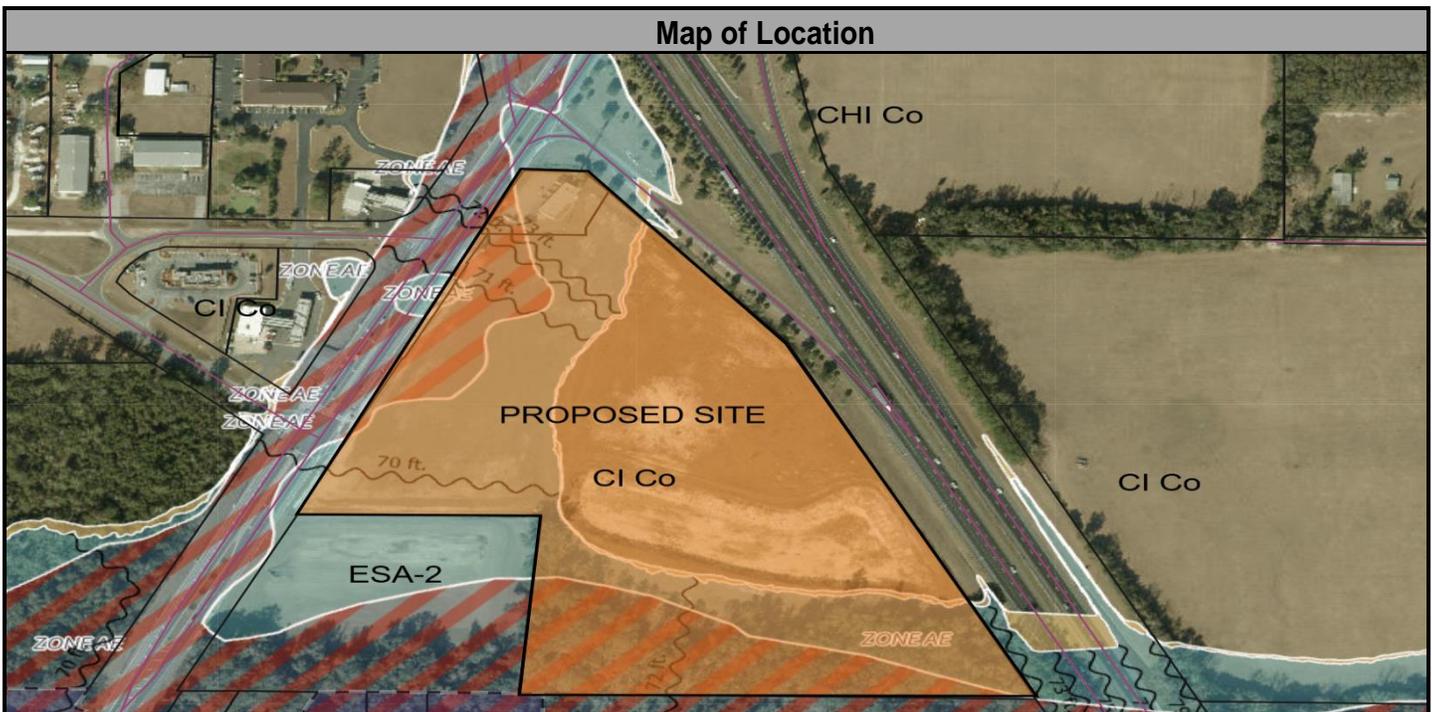
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Lake City 47 LLC and Scott Stewart Z 26-01 and CPA 26-01
Applicant	Justin Tabor, AICP, agent
Owner	Lake City 47 LLC and Scott and Pam Stewart
Requested Action	<ul style="list-style-type: none"> • Change the FLU from Commercial County and Highway Interchange County to Commercial City. • Change the Zoning from Commercial Intensive County and Commercial Highway Interchange County to Commercial Highway Interchange City.
Hearing Date	02-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

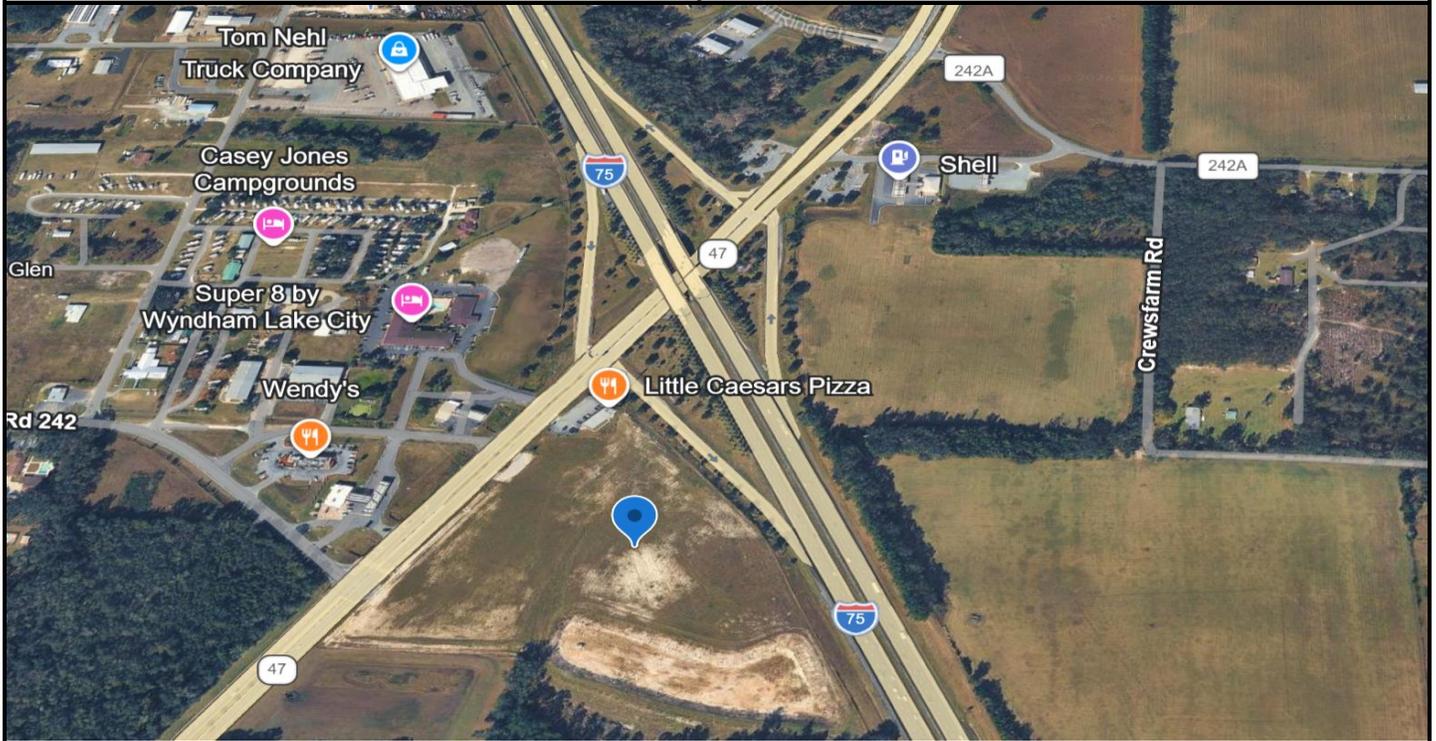
Subject Property Information	
Size	+/- 27.42 Acres
Location	TBD
Parcel Number	08881-000 and 08891-000
Future Land Use	Commercial County and Highway Interchange County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County and Commercial Highway Interchange County
Proposed Zoning	Commercial Highway Interchange City
Flood Zone-BFE	Flood Zone AE Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Highway Interchange Co.	CHI Co	Vacant	
E	Commercial Co.	CI Co	Vacant	
S		ESA-2	Vacant	
W	Commercial Co.	CI Co	Automotive Self-Service Station	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-10, R-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	35% and F.A.R. 1.0	F.A.R. 1.0
Minimum landscape requirements.	10 foot if abutting a residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

National Flood Hazard Layer FIRMette



82°39'40"W 30°2'5"N



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRMAP LAYOUT
- | | |
|------------------------------------|--|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)
<i>Zone A, V, ADP</i> |
| | With BFE or Depth <i>Zone AE, AO, AH, VL, AR</i> |
| | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | Area with Reduced Flood Risk due to Levee, See Notes <i>Zone X</i> |
| | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | Effective LOMRs |
| | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer |
| | Levee, Dike, or Floodwall |
| OTHER FEATURES | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |
| MAP PANELS | Digital Data Available |
| | No Digital Data Available |
| | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/28/2026 at 5:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMAP panel number, and FIRMAP effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap Imagery Source: USGS National Map 2023

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Commercial Highway Interchange County zoning district requires the following setbacks, front- 20 feet, side- None, and rear 15 feet.

The Commercial Intensive County zoning district requires the following setbacks, front- 20 feet, side- None, except where a side yard is provided, then 5 feet, and rear 15 feet.

Proposed Zoning

The Commercial Highway Interchange County zoning district requires the following setbacks, front- 30 feet, side- 30 feet, and rear 30 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the west, south and north by Residential Office zoning and on the east by Residential Single-Family 1 zoning. The property to the east and south is currently used by Lake Shore Hospital Authority and currently does not have a tenant. The property to the north is used for residential. The property to the west is used as parking.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone AE per Suwannee River Water Management Flood Mapping. There is a floodway on the southeastern portion of parcel 08881-000.

File Attachments for Item:

iv. RESOLUTION NO. PZ/LPA CPA 26-04S, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY DANIEL CRAPPS, TRUSTEE OF C & W LAND TRUST, PROPERTY OWNER OF LOTS 1, 2 AND 3 OF THE C & W BUSINESS PARK SUBDIVISION AND AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 7 OF THE C & W BUSINESS PARK SUBDIVISION; PREMIERE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 6 OF THE C & W BUSINESS PARK SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER OF LOTS 4 AND 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY RESIDENTIAL, MEDIUM/HIGH DENSITY (LESS THAN OR EQUAL TO 14 DWELLING UNITS PER ACRE) AND COUNTY COMMERCIAL TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



GROWTH MANAGEMENT
 205 North Marion Ave.
 Lake City, FL 32055
 Telephone: (386) 719-5750
 E-mail: growthmanagement@locfla.com

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

COMPREHENSIVE PLAN AMENDMENT

Small Scale: \$750.00 Large Scale: \$1,500.00

A. PROJECT INFORMATION

1. Project Name: C & W BUSINESS PARK S/D
2. Address of Subject Property: SW REAL TERRACE, LAKE CITY FL 32025
3. Parcel ID Number(s): 02-4S-16-02712-101; 102; 103; 104; 105; 106; and 107
4. Existing Future Land Use Map Designation: RES MED/HIGH (COUNTY) AND COMMERCIAL (COUNTY)
5. Proposed Future Land Use Map Designation: COMMERCIAL (CITY)
6. Zoning Designation: RMF-1 (COUNTY) AND CI (COUNTY)
7. Acreage: 9.46
8. Existing Use of Property: VACANT AND COMMERCIAL
9. Proposed use of Property: COMMERCIAL

B. APPLICANT INFORMATION

1. Applicant Status Owner (title) Agent
2. Name of Applicant(s): DANIEL CRAPPS Title: TRUSTEE AND AGENT
 Company name (if applicable): _____
 Mailing Address: 291 NW MAIN BLVD
 City: LAKE CITY State: FL Zip: 32055
 Telephone: (386) 755-5110 Fax: () Email: DCRAPPS@DANIELCRAPPS.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): SEE LIST OF LAND OWNERS
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

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 Yes No
2. Has a previous application been made on all or part of the subject property? Yes No
 Future Land Use Map Amendment: Yes No
 Future Land Use Map Amendment Application No. _____
 Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
 Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
 Variance: Yes No
 Variance Application No. _____
 Special Exception: Yes No
 Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser’s Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) =\$750.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) =\$1,500.00 or actual city cost
 - c. Text Amendment to the Comprehensive Plan = \$750

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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.

DANIEL CRAPPS

Applicant/Agent Name (Type or Print)

Daniel Crapps

Applicant/Agent Signature

01/29/2026

Date

**C & W BUSINESS PARK
FOR 2008**

PARENT PARCELS – 02-4S-16-02712-008 – 2.81 AC. (DELETED ALL USED UP)

02-4S-16-02712-000 – 47.79 AC – 6.79 AC = 41.00 AC (LEFT)

HEADER PARCEL – 02-4S-16-02712-100 – A S/D LYING IN THE NE1/4 OF THE SE1/4 OF SEC 02-4S-16 CONTAINING 9.46 AC RECORDED ON 10/10/2007 IN PLAT BOOK 9 PAGES 39 & 40.

:PROPERTY IS ZONED COLUMBIA COUNTY COMMERCIAL INTENSIVE:

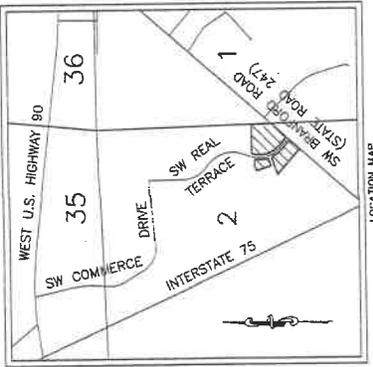
(CO) (CI)

LOT	1	02-4S-16-02712-101	1.68 AC.
LOT	2	02-4S-16-02712-102	1.86 AC.
LOT	3	02-4S-16-02712-103	2.14 AC.
LOT	4	02-4S-16-02712-104	1.03 AC.
LOT	5	02-4S-16-02712-105	.90 AC.
LOT	6	02-4S-16-02712-106	.90 AC.
LOT	7	02-4S-16-02712-107	.95 AC.



Bailey Bishop & Lane, Inc.
 P.O. Box 3717
 Lake City, FL 32056
 Ph. 386-782-6640
 Eng. Lic. 7362
 BBL Job No. L070227C&W

C & W BUSINESS PARK
 IN
 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST
 CITY OF LAKE CITY, FLORIDA



ACKNOWLEDGEMENT:
 STATE OF FLORIDA, CITY OF LAKE CITY.
 THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF SEPTEMBER BY DANIEL CRAMPS, TRUSTEE OF C & W LAND TRUST, PERSONALLY KNOWN TO ME OR BY PROXY Gray Chicks AS IDENTIFICATION.
 NOTARY PUBLIC:
 MY COMMISSION EXPIRES: 8-23-10
 VERLA LISA HICKS
 Notary Public, State of Florida
 My Comm. Expires Aug. 23, 2010
 Comm. No. 00 36000

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NOTICE:

ALL CABLE TELEVISION, TELEPHONE, AND POWER LINES SHALL BE LOCATED WITHIN DEDICATED UTILITY EASEMENT AND NOT WITHIN THE PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY SHALL BE RESERVED FOR THE INSTALLATION OF CITY SEWER, POTABLE WATER, AND GAS ONLY, EXCEPT IN CITY APPROVED CROSSING AREAS.

NOTES:

1. BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY OF SW BRANFORD ROAD (STATE ROAD 247), BEING S 41°22'00" W.
2. TOTAL ACRES IN SUBDIVISION IS 9.46 ACRES.
3. SURVEYOR CONSISTS OF 7 LOTS RANGING IN SIZE FROM 0.90 ACRES TO 2.14 ACRES.
4. PROPERTY IS ZONED COLUMBIA COUNTY COMMERCIAL INTENSIVE (COI).
5. CLOSURE EXCEEDS 1:10000.

6. ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 D75 B EFFECTIVE DATE JANUARY 6, 1986 THE ABOVE DESCRIBED LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN AND ZONE "A", AN AREA DETERMINED TO BE INSIDE OF THE 100-YEAR FLOOD PLAIN.

7. WATER SUPPLY AND SANITARY SEWER IS TO BE PROVIDED BY THE CITY OF LAKE CITY.
 8. BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 20 FEET
 SIDE - 10 FEET, EXCEPT WHERE A SIDE YARD IS PROVIDED, THEN A SIDE YARD OF AT LEAST 10 FEET MUST BE HEARD - 15 FEET

9. ELEVATIONS ARE BASED ON NGVD 1989.

10. NO PROPOSED COVENANTS AND RESTRICTIONS EXIST FOR THIS SUBDIVISION.

11. EACH LOT WILL OBTAIN ITS OWN SEWER CONNECTION AT THE TIME OF CONSTRUCTION.

12. PRELIMINARY PLAT WAS DRAWN ON AUGUST 1, 2007 AND APPROVED ON AUGUST 20, 2007. FINAL PLAT WAS DRAWN ON AUGUST 28, 2007.

13. ALL LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE INDICATED.

APPROVAL CERTIFICATION PLANNING & ZONING BOARD

HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN REVIEWED BY THE CITY OF LAKE CITY, FLORIDA PLANNING AND ZONING BOARD AND APPROVED AS TO CONFORMANCE WITH APPLICABLE LAND DEVELOPMENT REGULATIONS.

SIGNED: [Signature]
 CHAIRMAN, PLANNING AND ZONING BOARD
 PRINTED NAME: KEST HARRIS DATE: 10-01-2007

ATTEST: [Signature]
 CLERK, PLANNING AND ZONING BOARD
 PRINTED NAME: LARRY D. LES DATE: 9/28/07

CERTIFICATE OF ACCEPTANCE FOR MAINTENANCE

I, HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 98-778 B, AS AMENDED, OR THAT A SURETY BOND IN ACCORDANCE WITH SECTION 5.30 OF SAID LAND DEVELOPMENT REGULATIONS HAS BEEN OBTAINED AND THE CITY OF LAKE CITY HAS BEEN ADVISED OF THE SAME. THE CITY OF LAKE CITY HAS REVIEWED THE AS-BUILT RECORDS AND ESTIMATED MAINTENANCE REQUIREMENTS FOR THE REQUIRED WARRANTY PERIOD IN THE CASE OF DEFAULT.

SIGNED: [Signature]
 DIRECTOR OF PUBLIC WORKS
 PRINTED NAME: THOMAS E. HENRY DATE: 9-28-07

CITY ATTORNEY CERTIFICATE

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES IN FORM AND IS CONSISTENT WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177, FLORIDA STATUTES.

SIGNED: [Signature]
 CITY ATTORNEY
 PRINTED NAME: W. A. SUTHERLAND DATE: 10-1-07

CERTIFICATE OF FINAL APPROVAL BY CITY COUNCIL

THE FOREGOING PLAT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF LAKE CITY, FLORIDA ON THIS 15 DAY OF SEPTEMBER, 2007.

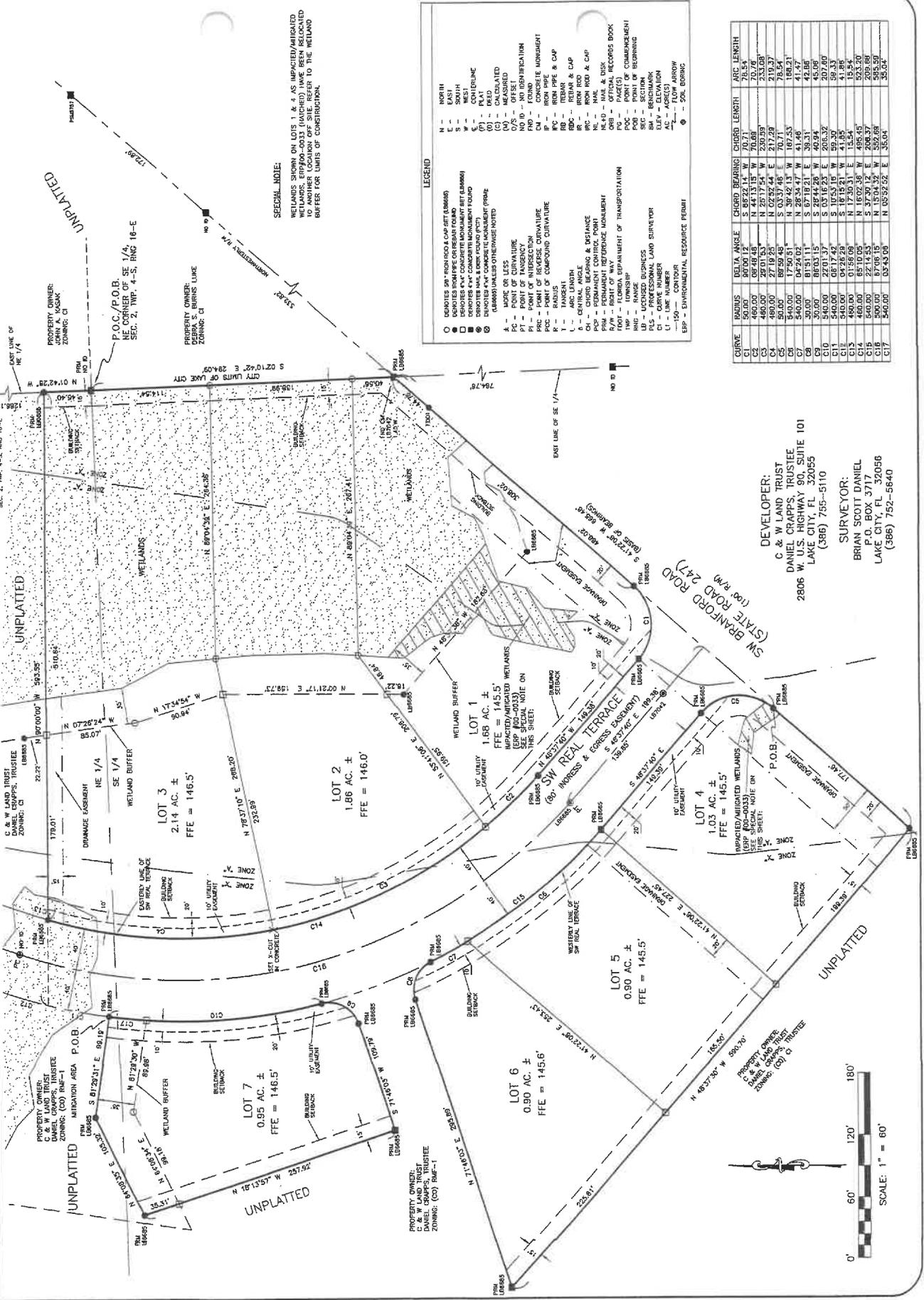
SIGNED: [Signature]
 MAYOR, CITY OF LAKE CITY
 ATTEST: [Signature]
 CITY CLERK, CITY OF LAKE CITY

CERTIFICATE OF SUBDIVISION

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION, AND CONTROL; THAT PERMANENT REFERENCE MONUMENTS AND NUMBER 177 OF THE FLORIDA STATUTES.
 SIGNED: [Signature] DATE: 9-25-07
 BRUCE SCOTT DANIEL, LICENSED SURVEYOR NO. 6449
 DANIEL SURVEYING & LAND, INC. 188685
 LAKE CITY, FLORIDA 32025

C & W BUSINESS PARK
IN
SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST
CITY OF LAKE CITY, FLORIDA

Bailey Bishop & Lane, Inc.
P.O. Box 3717
Lake City, FL 32056
Eng. Lic. 7302
BBL Job No. L070227C&W



SPECIAL NOTE:
WETLANDS SHOWN ON LOTS 1, 4 & 5 AS IMPACTED/AVOIDED WETLANDS. EPP 800-0033 (HATCHED) HAVE BEEN RELOCATED TO THE WETLAND BUFFER FOR LIMITS OF CONSTRUCTION.

LEGEND

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- (B) - BEARING
- (D) - DISTANCE
- (C) - CALCULATED
- (M) - MEASURED
- (F) - FOUND
- (I) - IDENTIFICATION
- (P) - POINT OF INTERSECTION
- (R) - RADIUS
- (T) - TANGENT
- (A) - ARC LENGTH
- (C) - CHORD BEARING & DISTANCE
- (P) - PERMANENT CONTROL POINT
- (F) - RIGHT OF WAY OR DRAINAGE MONUMENT
- (F) - FLORIDA DEPARTMENT OF TRANSPORTATION
- (L) - LICENSED BUSINESS
- (P) - PROFESSIONAL LAND SURVEYOR
- (L) - LINE NUMBER
- (C) - CHORD BEARING
- (E) - ENVIRONMENTAL RESOURCE PERMIT

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	50.00	80°00'12"	S 85°22'14" W	70.71	78.54
C2	480.00	08°48'45"	N 44°13'15" W	70.69	707.68
C3	480.00	07°19'24"	N 02°33'44" E	312.29	210.37
C4	50.00	88°59'45"	S 03°37'45" E	70.71	78.54
C5	540.00	17°50'51"	N 39°42'13" W	167.53	188.21
C6	540.00	04°24'02"	N 29°34'47" W	41.48	41.47
C7	540.00	01°28'05"	N 17°40'31" E	55.54	55.54
C8	30.00	86°03'15"	S 28°44'26" W	40.94	45.06
C9	540.00	22°01'37"	S 03°16'23" E	205.32	207.60
C10	540.00	05°17'42"	S 10°55'10" W	59.30	59.33
C11	480.00	01°28'05"	N 17°40'31" E	55.54	55.54
C12	480.00	85°10'05"	N 16°02'35" W	495.45	523.20
C13	540.00	22°14'53"	S 37°30'12" E	208.37	208.66
C14	900.00	07°06'15"	N 05°58'59" E	359.59	359.59
C15	540.00	85°45'59"	N 03°38'52" E	385.64	385.64

DEVELOPER:
C & W LAND TRUST
DANIEL CRAPPS, TRUSTEE
2806 W. U.S. HIGHWAY 90, SUITE 101
LAKE CITY, FL 32055

SURVEYOR:
BRIAN SCOTT DANIEL
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-6640

C & W BUSINESS PARK S/D
LEGAL DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 02 DEGREES 10 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 294.09 FEET TO THE NORTHWESTERLY ROW OF SW BRANFORD ROAD (SR-247); THENCE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS W ALONG SAID NORTHWESTERLY ROW 308.02 FEET TO A POINT OF A CURVE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 12 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 22 MINUTES 14 SECONDS WEST 70.71 FEET, AN ARC LENGTH OF 78.54 FEET TO THE EASTERLY LINE OF SW REAL TERRACE; THENCE NORTH 48 DEGREES 37 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY LINE 149.38 FEET TO A POINT OF A CURVE; THENCE RUN NORTHERLY ALONG SAID EAST LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 65 DEGREES 10 MINUTES 05 SECONDS A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 02 MINUTES 36 SECONDS WEST 495.45 FEET AN ARC LENGTH OF 523.20 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 510.64 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 01 DEGREE 42 MINUTES 28 SECONDS EAST ALONG SAID EAST LINE 45.40 FEET TO THE POINT OF BEGINNING

AND

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 02 DEGREES 10 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 294.09 FEET TO THE NORTHWESTERLY ROW OF SW BRANFORD ROAD (SR-247); THENCE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS WEST ALONG SAID NORTHWESTERLY ROW, 488.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS WEST ALONG SAID NORTHWESTERLY ROW, 177.46 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 30 SECONDS WEST, 590.70 FEET; THENCE NORTH 71 DEGREES 46 MINUTES 03 SECONDS EAST, 295.69 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; A CENTRAL ANGLE OF 81 DEGREES 51 MINUTES 11 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 18 MINUTES 21 SECONDS EAST, 39.31 FEET, AN ARC LENGTH OF 42.86 FEET TO THE WESTERLY LINE OF SW REAL TERRACE AND TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 14 MINUTES 53 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 30 MINUTES 12 SECONDS EAST

208.37 FEET, AN ARC LENGTH OF 209.68 FEET; THENCE SOUTH 48 DEGREES 37 MINUTES 40 SECONDS EAST ALONG SAID WESTERLY LINE 149.39 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHERLY AND WESTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 48 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 37 MINUTES 46 SECONDS EAST, 70.71 FEET, AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING

AND

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 01 DEGREE 42 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 45.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 593.55 FEET TO THE WESTERLY LINE OF SW REAL TERRACE AND TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 42 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 53 MINUTES 16 SECONDS WEST 59.30 FEET, AN ARC DISTANCE OF 59.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 01 MINUTE 37 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 16 MINUTES 23 SECONDS EAST 206.32 FEET, AN ARC DISTANCE OF 207.60 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 03 MINUTES 15 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 44 MINUTES 26 SECONDS WEST 40.94 FEET, AN ARC DISTANCE OF 45.06 FEET; THENCE SOUTH 71 DEGREES 46 MINUTES 03 SECONDS WEST, 109.79 FEET; THENCE NORTH 18 DEGREES 13 MINUTES 57 SECONDS WEST 257.92 FEET; THENCE NORTH 64 DEGREES 08 MINUTES 35 SECONDS EAST, 105.32 FEET; THENCE SOUTH 81 DEGREES 29 MINUTES 31 SECONDS EAST, 99.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.46 ACRES, MORE OR LESS

AKA LOTS 1 THRU 7 – CYPRESS LAKE BUSINESS PARK S/D

LIST OF LANDOWNERS

1. C&W LAND TRUST (PARCELS 02712-101, 102, AND 103)
291 NW MAIN BLVD
LAKE CITY, FL 32055
2. CHAD STRAIT (PARCELS 02712-104 AND 105)
124 SW BUTTERCUP DR
LAKE CITY, FL 32024
3. PREMIERE INVESTMENTS LLC (PARCEL 02712-106)
1140 SW BASCOM NORRIS DR
LAKE CITY, FL 32025
4. EASTPARK LLC (PARCEL 02712-107)
736 SW ARNOR LN
LAKE CITY, FL 32024



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, PREMIERE INVESTMENTS, L. L. C. (owner name), owner of property parcel number 02-4S-16-02712-106 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. DANIEL CRAPPS	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

_____ Date 1/4/26 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is PREMIERE INVESTMENTS, L. L. C., personally appeared before me and is known by me or has produced identification (type of I.D.) PIC on this 11 day of Jan, 2026

NOTARY'S SIGNATURE

(Seal/Stamp)





GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, CHAD R. STRAIT (owner name), owner of property parcel
 number 02-4S-16-02712-104
02-4S-16-02712-105 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. DANIEL CRAPPS	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Chad Strait (Owner Signature (Notarized)) 1-22-26 (Date)

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is CHAD R. STRAIT,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) PK on this 22 day of Jan, 2026

Vera Lisa Hicks
 NOTARY'S SIGNATURE

(Seal/Stamp)





GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

MARK A. GANSKOP, MGR OF EASTPARK LLC
 I, _____ (owner name), owner of property parcel

number 02-4S-16-02712-107 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. DANIEL CRAPPS	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized)

12-23-25
 Date

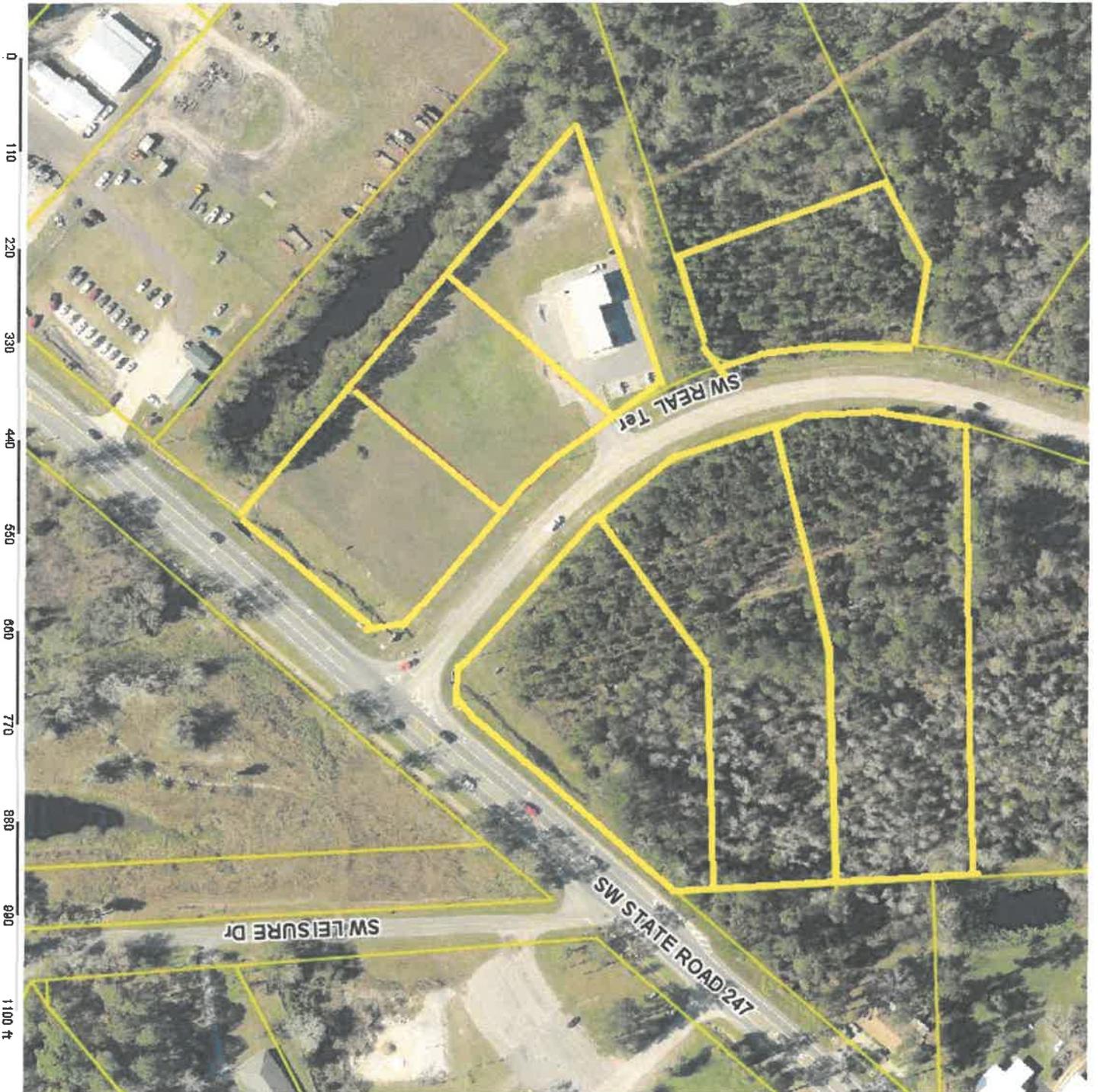
NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is MARK A. GANSKOP, MGR OF EASTPARK LLC, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 23 day of Dec, 2025.

NOTARY'S SIGNATURE

(Seal/Stamp)





COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-101 <https://search.ccpafl.com/parcel/02712101164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 1 C & W BUSINESS PARK S/D.

QC 1153-1822,

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



COLUMBIA COUNTY Property Appraiser

Parcel 02-45-16-02712-102 <https://search.ccpafil.com/parcel/02712102164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 2 C & W BUSINESS PARK S/D.

QC 1153-1822

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-103 <https://search.ccpaf1.com/parcel/02712103164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 3 C & W BUSINESS PARK S/D.

QC 1153-1822,

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



Rec. 18.50
Orc. 170

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

File No. 07-117

Property Appraiser's
Parcel Identification Nos.
02-4S-16-02712-101
02-4S-16-02712-102
02-4S-16-02712-103
02-4S-16-02712-107

Inst:200812012407 Date:6/30/2008 Time:4:20 PM
Doc Stamp-Deed:0.70
✓ REC. P. DeWitt Cason Columbia County Page 1 of 2 B:1153 P:1822

QUITCLAIM DEED

This Quitclaim Deed Made this 30th day of May 2008, BETWEEN PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company, whose mailing address is 246 SW Main Boulevard, Lake City, Florida 32025, of the County of Columbia, State of Florida, party of the first part, and DANIEL CRAPPS, as Trustee under LAND TRUST AGREEMENT dated September 1, 1990, and known as "C AND W LAND TRUST", whose mailing address is Post Office Box 3659, Lake City, Florida 32056, of the County of Columbia, State of Florida, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest and claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

Lots 1, 2, 3 and 7, C & W BUSINESS PARK, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 39-40 of the public records of Columbia County, Florida.

N.B.: The purpose of this deed is to confirm ownership of the lots described in the above plat.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the

only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company

Debra F. Brown
First Witness
Debra F. Brown
(Printed Name)

By: *Christopher H. Dampier*
Christopher H. Dampier
Managing Member

Terry McDavid
Second Witness
Terry McDavid
(Printed Name)

By: *Jonathan Lee Ward*
Jonathan Lee Ward
Managing Member

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of May 2008, by CHRISTOPHER H. DAMPIER and JONATHAN LEE WARD, Managing Members of PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company, on behalf of the company. They are personally known to me and did not take an oath.

Terry McDavid
Notary Public
My commission expires:





DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 02/03/2026

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: TBD

Project Name: C&W Business Park S/D Rezoning

Project Address: TBD

Project Parcel Number: 02712-101, 102, 103, 104, 105, 106, and 107

Owner Name: _____

Owner Address: _____

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Daniel Crapps

Owner Agent Address: 291 NW Main Blvd, Lake City, FL

Owner Agent Contact Information: Telephone: 386-755-5110 Email: dcrapps@danielcrapps.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomson 7C2DC476A33B441... **Date:** 2/11/2026

No comments at this time.

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F001ED33898E4BE... **Date:** 2/6/2026

No comments at this time.

Business License: Reviewed by: Signed by: Marshall Sova EBB18D144D974CD... **Date:** 2/3/2026

A business tax receipt and a certificate of use will be need to be applied for if businesses open on these properties.

Code Enforcement: Reviewed by: Signed by: Marshall Sova EBB18D144D974CD... **Date:** 2/3/2026

No liens, codes or violations on these properties.

Permitting: Reviewed by: Signed by: Loy Stackatill 6546183A9E144CD... **Date:** 2/6/2026

No comments at this time

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike Osborn 89E039544814E3 **Date:** 2/4/2026

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Bridgman DB2A01EF55A0A249E **Date:** 2/3/2026

No comment at this time

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F598EB8125784F8 **Date:** 2/11/2026

no comment

Customer Service: Reviewed by: DocuSigned by: Shasta Pelliam 16017A3110242E **Date:** 2/9/2026

A tap application and utility plans must be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: Signed by: Ret Tompkins _____ **Date:** 2/3/2026

Nothing to comment at this time.

Police Department: Reviewed by: Signed by: Andy Miles _____ **Date:** 2/5/2026

No comment at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: Signed by: Sara Ferson _____ **Date:** 2/3/2026

These parcels are within a permitted master system (ERP-023-207040-1). Application shall be submitted to verify conformance with master system. Construction cannot commence until SRWMD ERP has been issued.

School Board: Reviewed by: Signed by: Robert Hartley _____ **Date:** 2/3/2026

No comments at this time

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: Signed by: Stella Lane _____ **Date:** 2/3/2026

Properties lie fully within the city limits. No county zoning or FLUM assignment from the county. No comment further comment at this time.



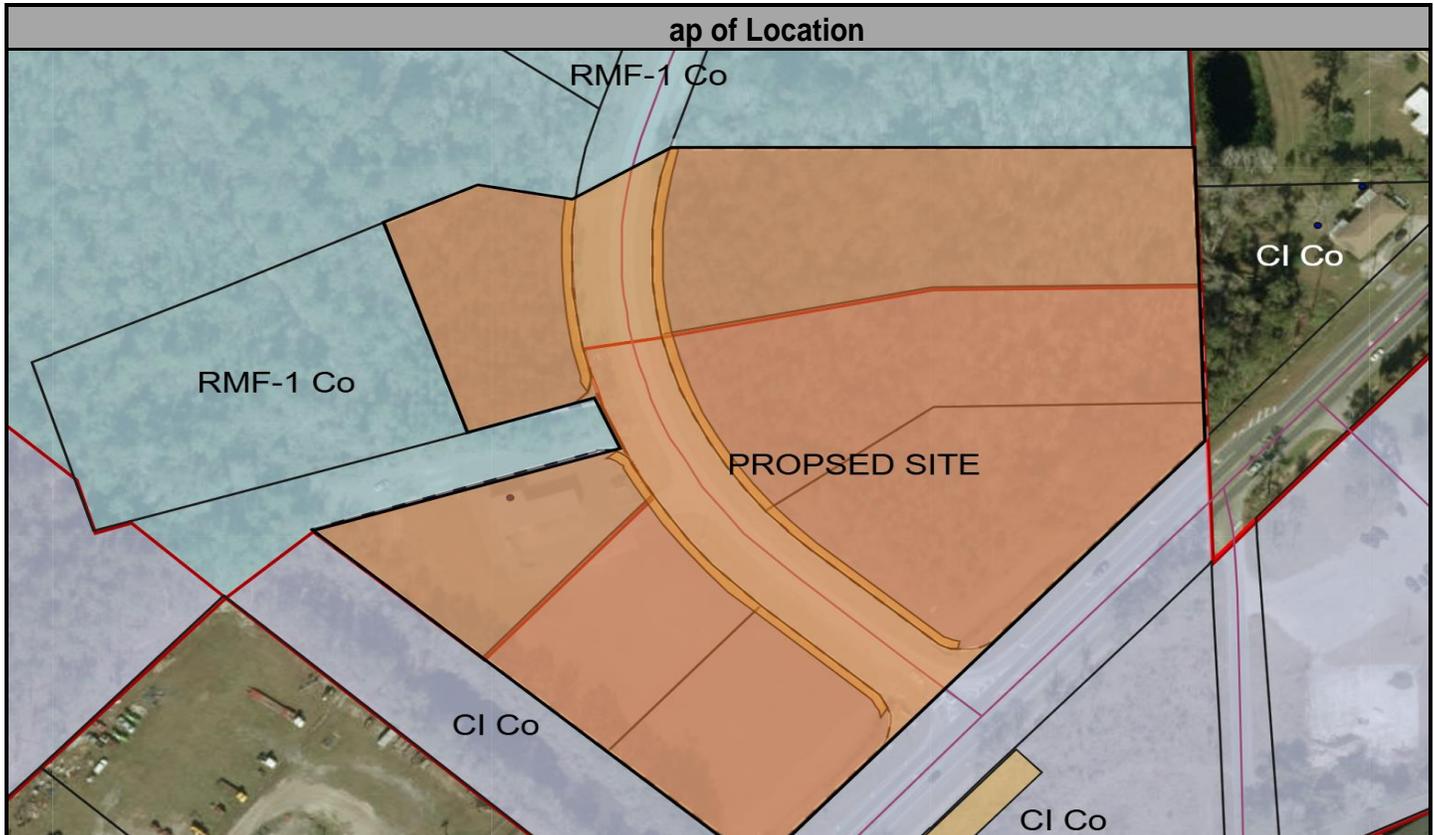
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	C&W Business Park Z 26-02S and CPA 26-04S
Applicant	Daniel Crapps, agent
Owner	C&W Land Trust, East Park LLC, Premiere Investments, Chad Strait
Requested Action	<ul style="list-style-type: none"> Change the FLU from Residential Medium/High County and Commercial County to Commercial City. Change the Zoning from Residential Multi-Family-1 County and Commercial Intensive County to Commercial Intensive City.
Hearing Date	03-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

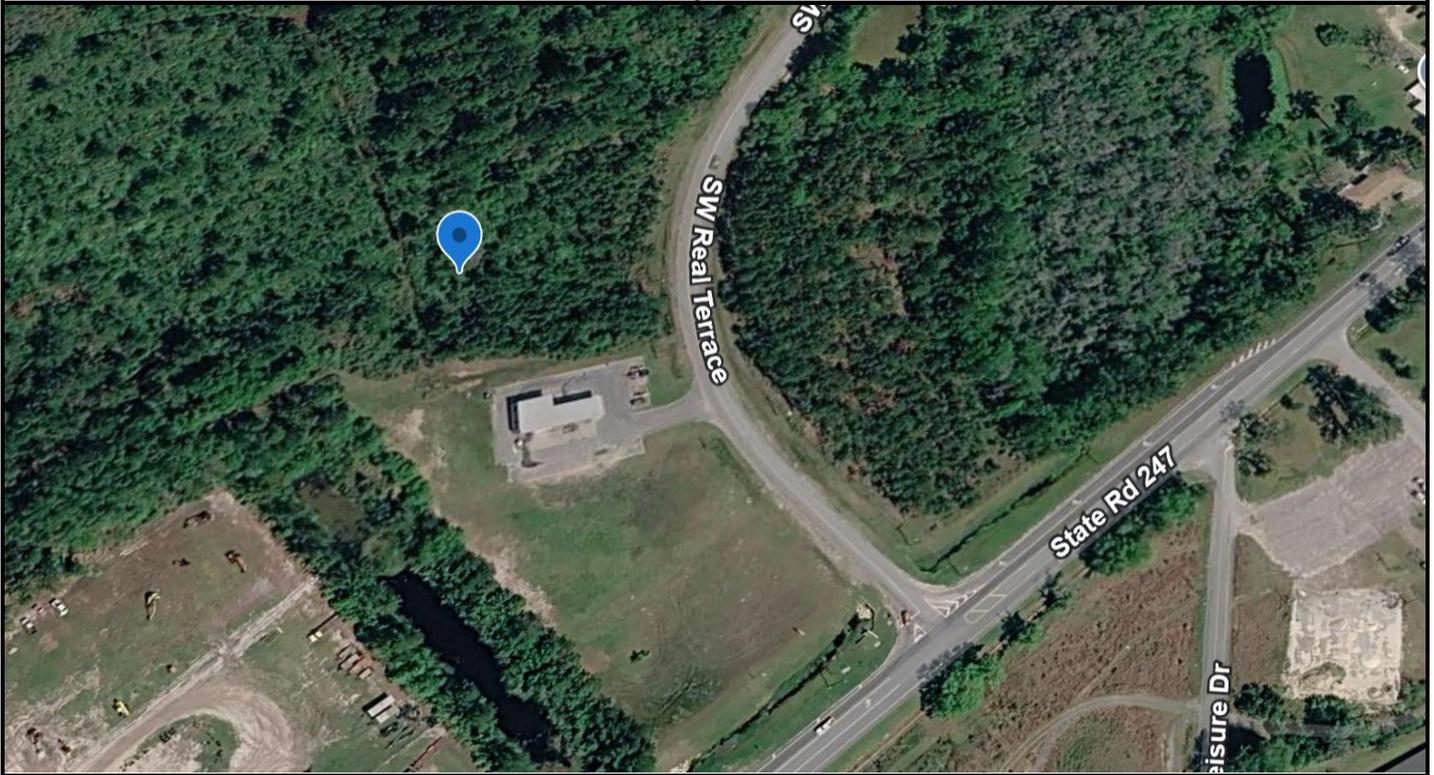
Subject Property Information	
Size	+/- 9.46 Acres
Location	TBD
Parcel Number	02712-101, 102, 103, 104, 105, 106, and 107
Future Land Use	Residential Medium/High County and Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Residential Multi-Family 1 County and Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential Medium/High County	RMF-1 County	Vacant	
East	Commercial County	CI County	Office	
South	Commercial County	CI County	Vacant	
West	Commercial County and Residential Medium/High County	CI County And RMF-1 County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 SQFT.	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-10, Rear-15	Front-20, Side-0, Rear-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	18-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	35% and 40% depending on the use.	F.A.R. 1.0
Minimum landscape requirements.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **024S1602712000**
 Flood Zone: **A, X**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- Area Not Included
- CrossSections
- Wetlands
- 1% Flood - Zone AE (High Risk)
- SFHA Decrease
- County Boundaries
- 1% Flood - Zone A (HighRisk)
- SFHA Increase
- FIRM Panel Index
- 1% Flood - Zone VE (HighRisk)
- Depressions
- Parcels
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- BaseFlood Elevations (BFE)
- River Marks

Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0291D			

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the information. Users of the data should refer to the [District's full Disclaimer](#).

The Federal Emergency Management Agency (FEMA) Flood Map Service Center maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Residential Multi-Family 1 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the north by Residential Multi-Family 1 County zoning and on the west, east and south by Commercial Intensive County zoning and Residential Multi-Family 1 County. The property to the east is currently used for office space. The property to the north, south, and west is vacant.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X and A per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

v. RESOLUTION NO. PZ/LPA Z 26-02S, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-02S, BY DANIEL CRAPPS, TRUSTEE OF C & W LAND TRUST, PROPERTY OWNER OF LOTS 1, 2 AND 3 OF THE C & W BUSINESS PARK SUBDIVISION AND AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 7 OF THE C & W BUSINESS PARK SUBDIVISION; PREMIERE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 6 OF THE C & W BUSINESS PARK SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER OF LOTS 4 AND 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE PROPERTY OWNERS OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY - COMMERCIAL, INTENSIVE (CI) AND COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



GROWTH MANAGEMENT

205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5750
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z
Application Fee \$ _____
Receipt No. _____
Filing Date _____
Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: C&W BUSINESS PARK S/D
2. Address of Subject Property: SW REAL TERRACE, LAKE CITY FL 32025
3. Parcel ID Number(s): 02-4S-16-02712-101; 102; 103; 104; 105; 106 AND 107
4. Future Land Use Map Designation: RESIDENTIAL MEDIUM HIGH (COUNTY AND COMMERCIAL (COUNTY)
5. Existing Zoning Designation: RMF-1 (COUNTY) AND CI (COUNTY)
6. Proposed Zoning Designation: CI (CITY)
7. Acreage: 9.46
8. Existing Use of Property: VACANT AND COMMERCIAL
9. Proposed use of Property: COMMERCIAL

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): DANIEL CRAPPS Title: TRUSTEE AND AGENT
Company name (if applicable): _____
Mailing Address: 291 NW MAIN BLVD
City: LAKE CITY State: FL Zip: 32055
Telephone: () Fax: () Email: DCRAPPS@DANIELCRAPPS.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): SEE LIST OF LAND OWNERS
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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: Yes No
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. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eighteen (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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.

Daniel Crapp

Applicant/Agent Name (Type or Print)

1-8-20

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8th day of Jan 2020 by (name of person acknowledging).

Vera Lisa Hicks

Signature of Notary

Vera Lisa Hicks

Printed Name of Notary

(NOTARY SEAL or STAMP)

Personally Known OR Produced Identification
Type of Identification Produced



**C & W BUSINESS PARK
FOR 2008**

PARENT PARCELS – 02-4S-16-02712-008 – 2.81 AC. (DELETED ALL USED UP)

02-4S-16-02712-000 – 47.79 AC – 6.79 AC = 41.00 AC (LEFT)

**HEADER PARCEL – 02-4S-16-02712-100 – A S/D LYING IN THE NE1/4 OF THE SE1/4
OF SEC 02-4S-16 CONTAINING 9.46 AC RECORDED ON 10/10/2007 IN PLAT BOOK
9 PAGES 39 & 40.**

:PROPERTY IS ZONED COLUMBIA COUNTY COMMERCIAL INTENSIVE:

(CO) (CI)

LOT	1	02-4S-16-02712-101	1.68 AC.
LOT	2	02-4S-16-02712-102	1.86 AC.
LOT	3	02-4S-16-02712-103	2.14 AC.
LOT	4	02-4S-16-02712-104	1.03 AC.
LOT	5	02-4S-16-02712-105	.90 AC.
LOT	6	02-4S-16-02712-106	.90 AC.
LOT	7	02-4S-16-02712-107	.95 AC.

C & W BUSINESS PARK S/D
LEGAL DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 02 DEGREES 10 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 294.09 FEET TO THE NORTHWESTERLY ROW OF SW BRANFORD ROAD (SR-247); THENCE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS W ALONG SAID NORTHWESTERLY ROW 308.02 FEET TO A POINT OF A CURVE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 12 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 22 MINUTES 14 SECONDS WEST 70.71 FEET, AN ARC LENGTH OF 78.54 FEET TO THE EASTERLY LINE OF SW REAL TERRACE; THENCE NORTH 48 DEGREES 37 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY LINE 149.38 FEET TO A POINT OF A CURVE; THENCE RUN NORTHERLY ALONG SAID EAST LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 65 DEGREES 10 MINUTES 05 SECONDS A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 02 MINUTES 36 SECONDS WEST 495.45 FEET AN ARC LENGTH OF 523.20 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 510.64 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 01 DEGREE 42 MINUTES 28 SECONDS EAST ALONG SAID EAST LINE 45.40 FEET TO THE POINT OF BEGINNING

AND

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 02 DEGREES 10 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 294.09 FEET TO THE NORTHWESTERLY ROW OF SW BRANFORD ROAD (SR-247); THENCE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS WEST ALONG SAID NORTHWESTERLY ROW, 488.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS WEST ALONG SAID NORTHWESTERLY ROW, 177.46 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 30 SECONDS WEST, 590.70 FEET; THENCE NORTH 71 DEGREES 46 MINUTES 03 SECONDS EAST, 295.69 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; A CENTRAL ANGLE OF 81 DEGREES 51 MINUTES 11 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 18 MINUTES 21 SECONDS EAST, 39.31 FEET, AN ARC LENGTH OF 42.86 FEET TO THE WESTERLY LINE OF SW REAL TERRACE AND TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 14 MINUTES 53 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 30 MINUTES 12 SECONDS EAST

208.37 FEET, AN ARC LENGTH OF 209.68 FEET; THENCE SOUTH 48 DEGREES 37 MINUTES 40 SECONDS EAST ALONG SAID WESTERLY LINE 149.39 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHERLY AND WESTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 48 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 37 MINUTES 46 SECONDS EAST, 70.71 FEET, AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING

AND

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 01 DEGREE 42 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 45.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 593.55 FEET TO THE WESTERLY LINE OF SW REAL TERRACE AND TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 42 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 53 MINUTES 16 SECONDS WEST 59.30 FEET, AN ARC DISTANCE OF 59.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 01 MINUTE 37 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 16 MINUTES 23 SECONDS EAST 206.32 FEET, AN ARC DISTANCE OF 207.60 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 03 MINUTES 15 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 44 MINUTES 26 SECONDS WEST 40.94 FEET, AN ARC DISTANCE OF 45.06 FEET; THENCE SOUTH 71 DEGREES 46 MINUTES 03 SECONDS WEST, 109.79 FEET; THENCE NORTH 18 DEGREES 13 MINUTES 57 SECONDS WEST 257.92 FEET; THENCE NORTH 64 DEGREES 08 MINUTES 35 SECONDS EAST, 105.32 FEET; THENCE SOUTH 81 DEGREES 29 MINUTES 31 SECONDS EAST, 99.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.46 ACRES, MORE OR LESS

AKA LOTS 1 THRU 7 – CYPRESS LAKE BUSINESS PARK S/D

LIST OF LANDOWNERS

1. C&W LAND TRUST (PARCELS 02712-101, 102, AND 103)
291 NW MAIN BLVD
LAKE CITY, FL 32055
2. CHAD STRAIT (PARCELS 02712-104 AND 105)
124 SW BUTTERCUP DR
LAKE CITY, FL 32024
3. PREMIERE INVESTMENTS LLC (PARCEL 02712-106)
1140 SW BASCOM NORRIS DR
LAKE CITY, FL 32025
4. EASTPARK LLC (PARCEL 02712-107)
736 SW ARNOR LN
LAKE CITY, FL 32024



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, PREMIERE INVESTMENTS, L. L. C. (owner name), owner of property parcel
 number 02-4S-16-02712-106 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. DANIEL CRAPPS	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

_____ Date 1/4/26 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is PREMIERE INVESTMENTS, L. L. C.,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) PK on this 11 day of Jan, 2026

NOTARY'S SIGNATURE

(Seal/Stamp)





GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, CHAD R. STRAIT (owner name), owner of property parcel
 number 02-4S-16-02712-104
02-4S-16-02712-105 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. DANIEL CRAPPS	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Chad Strait _____ Date 1-22-26 _____
 Owner Signature (Notarized)

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is CHAD R. STRAIT,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) PK on this 22 day of Jan, 2026

Vera Lisa Hicks
 NOTARY'S SIGNATURE

(Seal/Stamp)





GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

MARK A. GANSKOP, MGR OF EASTPARK LLC
 I, _____ (owner name), owner of property parcel
 number 02-4S-16-02712-107 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. DANIEL CRAPPS	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) _____ Date 12-23-25

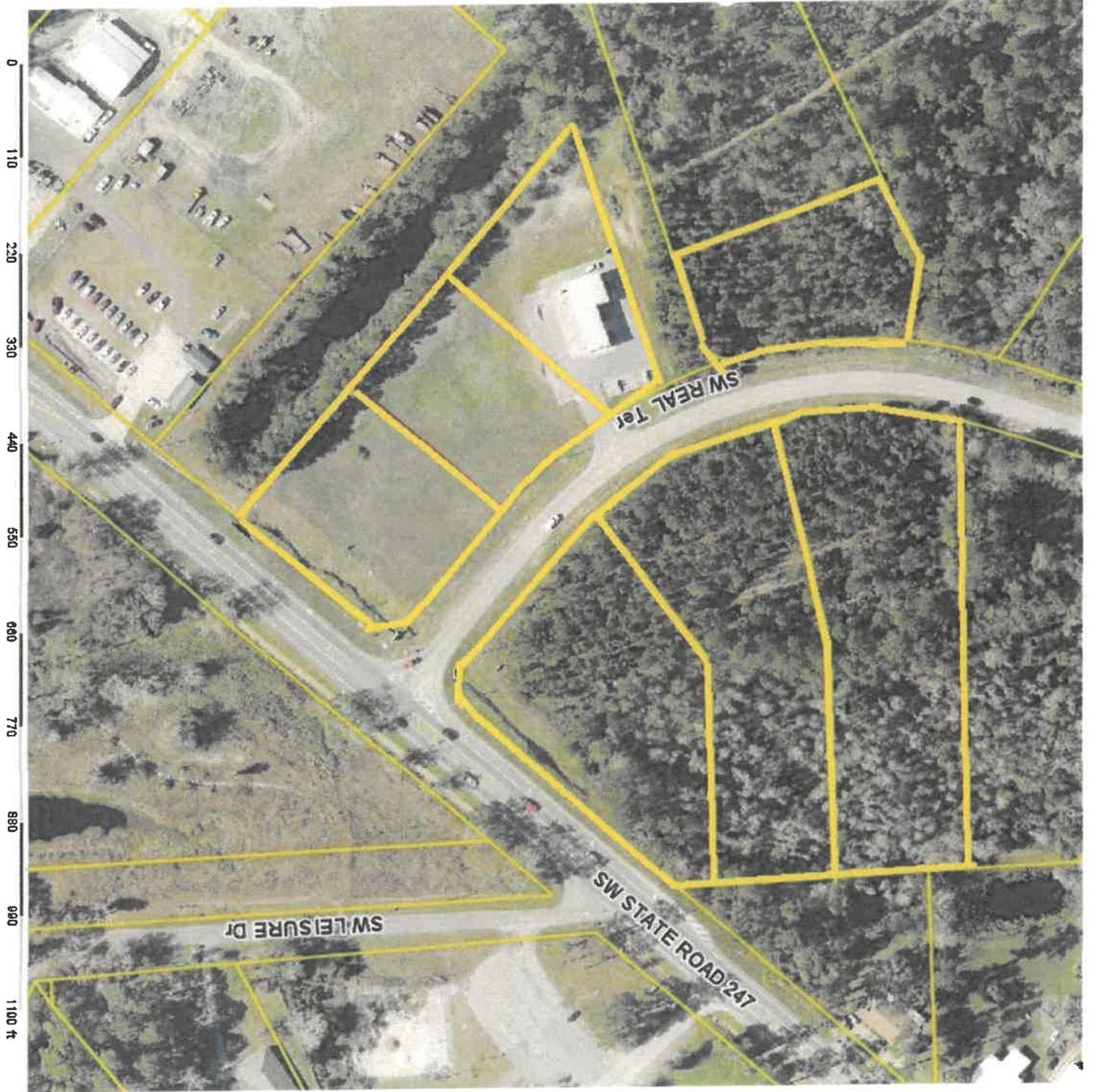
NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is MARK A. GANSKOP, MGR OF EASTPARK LLC,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) _____ on this 23 day of Dec, 2025.

NOTARY'S SIGNATURE

(Seal/Stamp)





COLUMBIA COUNTY Property Appraiser

Parcel 02-45-16-02712-101 <https://search.ccpaf1.com/parcel/02712101164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 1 C & W BUSINESS PARK S/D.

QC 1153-1822,

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-102 <https://search.ccpaf1.com/parcel/02712102164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 2 C & W BUSINESS PARK S/D.
QC 1153-1822

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-103 <https://search.ccpaf1.com/parcel/02712103164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 3 C & W BUSINESS PARK S/D.

QC 1153-1822,

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



Rec. 18.50
Ope. 1.70

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

File No. 07-117

Property Appraiser's
Parcel Identification Nos.
02-4S-16-02712-101
02-4S-16-02712-102
02-4S-16-02712-103
02-4S-16-02712-107

Inst:200812012407 Date:6/30/2008 Time:4:20 PM
Doc Stamp-Deed:0.70
✓ PBC P DeWitt Cason Columbia County Page 1 of 2 B-1153 P-1822

QUITCLAIM DEED

This Quitclaim Deed Made this 30th day of May 2008, BETWEEN PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company, whose mailing address is 246 SW Main Boulevard, Lake City, Florida 32025, of the County of Columbia, State of Florida, party of the first part, and DANIEL CRAPPS, as Trustee under LAND TRUST AGREEMENT dated September 1, 1990, and known as "C AND W LAND TRUST", whose mailing address is Post Office Box 3659, Lake City, Florida 32056, of the County of Columbia, State of Florida, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest and claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

Lots 1, 2, 3 and 7, C & W BUSINESS PARK, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 39-40 of the public records of Columbia County, Florida.

N.B.: The purpose of this deed is to confirm ownership of the lots described in the above plat.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the

only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company

DeEtte F. Brown
First Witness
DeEtte F. Brown
(Printed Name)

By: *Christopher H. Dampier*
Christopher H. Dampier
Managing Member

Terry McDavid
Second Witness
Terry McDavid
(Printed Name)

By: *Jonathan Lee Ward*
Jonathan Lee Ward
Managing Member

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of May 2008, by CHRISTOPHER H. DAMPIER and JONATHAN LEE WARD, Managing Members of PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company, on behalf of the company. They are personally known to me and did not take an oath.

Terry McDavid
Notary Public
My commission expires:





DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 02/03/2026

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: TBD

Project Name: C&W Business Park S/D Rezoning

Project Address: TBD

Project Parcel Number: 02712-101, 102, 103, 104, 105, 106, and 107

Owner Name: _____

Owner Address: _____

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Daniel Crapps

Owner Agent Address: 291 NW Main Blvd, Lake City, FL

Owner Agent Contact Information: Telephone: 386-755-5110 Email: dcrapps@danielcrapps.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomson 7C2DC476A33B441... **Date:** 2/11/2026

No comments at this time.

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F001ED33898E4BE... **Date:** 2/6/2026

No comments at this time.

Business License: Reviewed by: Signed by: Marshall Sova EBB18D144D974CD... **Date:** 2/3/2026

A business tax receipt and a certificate of use will be need to be applied for if businesses open on these properties.

Code Enforcement: Reviewed by: Signed by: Marshall Sova EBB18D144D974CD... **Date:** 2/3/2026

No liens, codes or violations on these properties.

Permitting: Reviewed by: Signed by: Loy Stackatill 6546183A9E144CD... **Date:** 2/6/2026

No comments at this time

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike Osborn 896039544814E3 **Date:** 2/4/2026

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Bridgman DB2A01EF55A0A249E **Date:** 2/3/2026

No comment at this time

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F598EB8125784F8 **Date:** 2/11/2026

no comment

Customer Service: Reviewed by: DocuSigned by: Shasta Pelliam 16017A3110242E **Date:** 2/9/2026

A tap application and utility plans must be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: Signed by: Ret Tompkins _____ **Date:** 2/3/2026

Nothing to comment at this time.

Police Department: Reviewed by: Signed by: Andy Miles _____ **Date:** 2/5/2026

No comment at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: Signed by: Sara Ferson _____ **Date:** 2/3/2026

These parcels are within a permitted master system (ERP-023-207040-1). Application shall be submitted to verify conformance with master system. Construction cannot commence until SRWMD ERP has been issued.

School Board: Reviewed by: Signed by: Robert Hartley _____ **Date:** 2/3/2026

No comments at this time

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: Signed by: Stella Lane _____ **Date:** 2/3/2026

Properties lie fully within the city limits. No county zoning or FLUM assignment from the county. No comment further comment at this time.



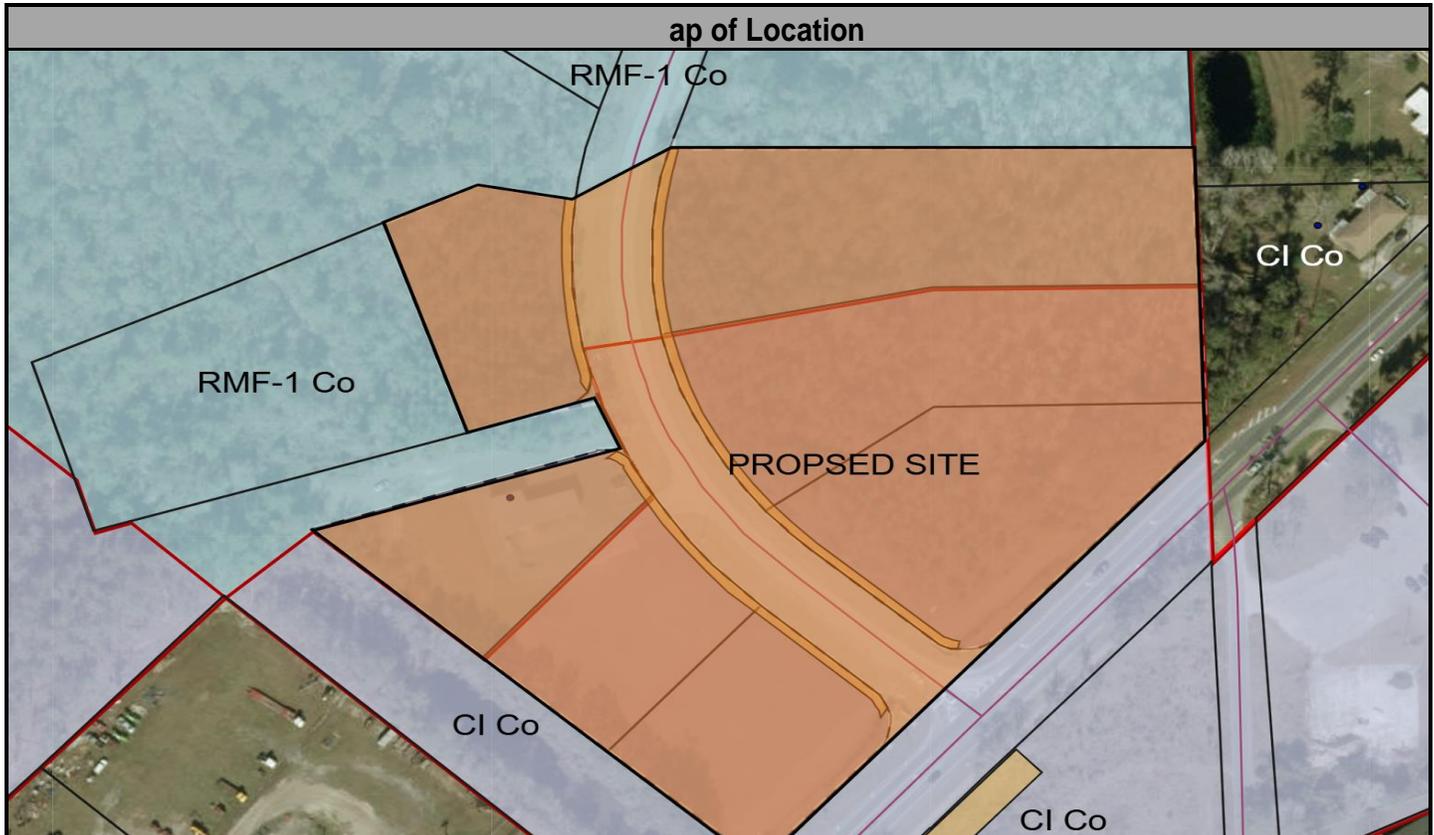
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	C&W Business Park Z 26-02S and CPA 26-04S
Applicant	Daniel Crapps, agent
Owner	C&W Land Trust, East Park LLC, Premiere Investments, Chad Strait
Requested Action	<ul style="list-style-type: none"> Change the FLU from Residential Medium/High County and Commercial County to Commercial City. Change the Zoning from Residential Multi-Family-1 County and Commercial Intensive County to Commercial Intensive City.
Hearing Date	03-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

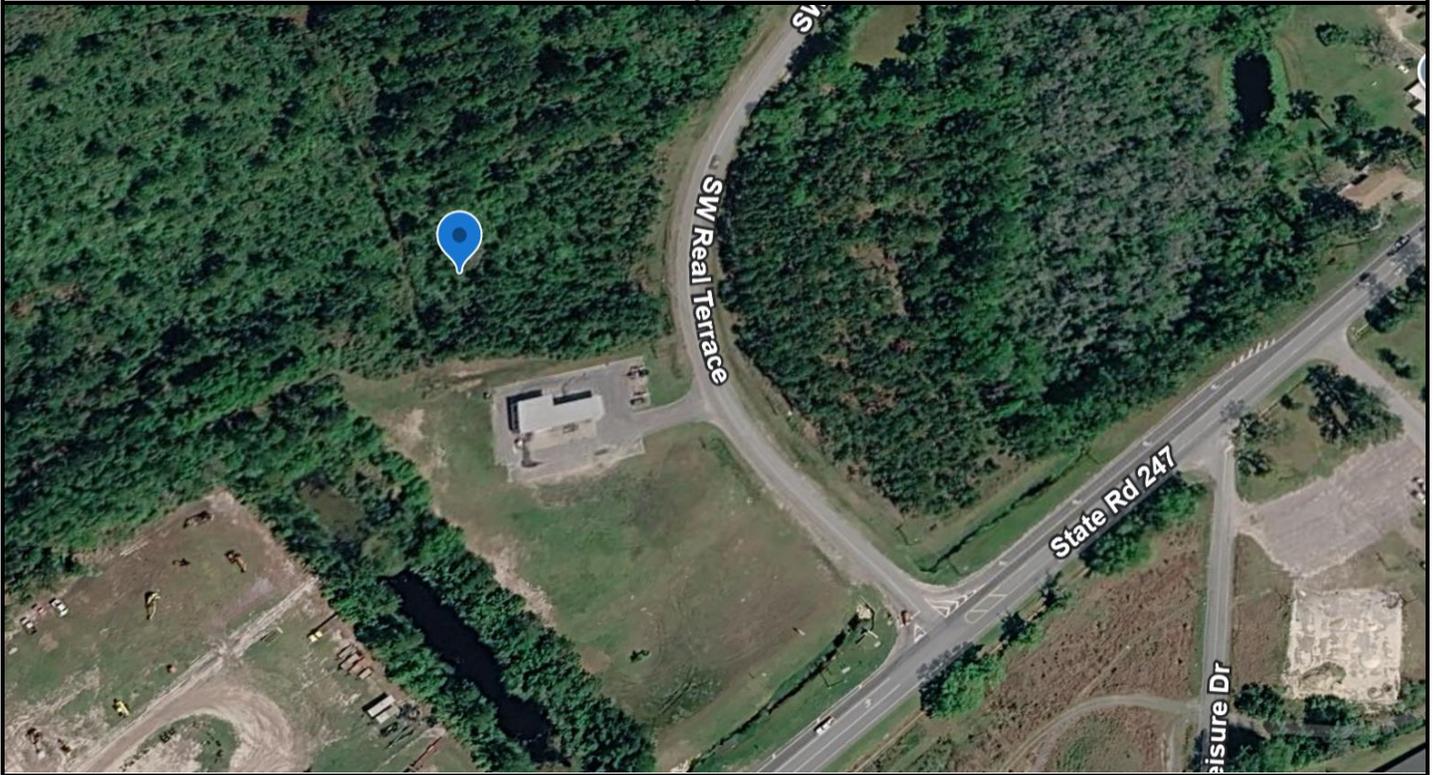
Subject Property Information	
Size	+/- 9.46 Acres
Location	TBD
Parcel Number	02712-101, 102, 103, 104, 105, 106, and 107
Future Land Use	Residential Medium/High County and Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Residential Multi-Family 1 County and Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential Medium/High County	RMF-1 County	Vacant	
East	Commercial County	CI County	Office	
South	Commercial County	CI County	Vacant	
West	Commercial County and Residential Medium/High County	CI County And RMF-1 County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 SQFT.	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-10, Rear-15	Front-20, Side-0, Rear-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	18-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	35% and 40% depending on the use.	F.A.R. 1.0
Minimum landscape requirements.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **024S1602712000**
 Flood Zone: **A, X**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- Area Not Included
- CrossSections
- Wetlands
- 1% Flood - Zone AE (High Risk)
- SFHA Decrease
- County Boundaries
- 1% Flood - Zone A (HighRisk)
- SFHA Increase
- FIRM Panel Index
- 1% Flood - Zone VE (HighRisk)
- Depressions
- Parcels
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- BaseFlood Elevations (BFE)
- River Marks

Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0291D			

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the information. Users of the data should refer to the [District's full Disclaimer](#).

The [Federal Emergency Management Agency \(FEMA\) Flood Map Service Center](#) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Residential Multi-Family 1 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the north by Residential Multi-Family 1 County zoning and on the west, east and south by Commercial Intensive County zoning and Residential Multi-Family 1 County. The property to the east is currently used for office space. The property to the north, south, and west is vacant.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X and A per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

vi. RESOLUTION NO. PZ/LPA CPA 26-05S, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY BRIAN PITMAN, P.E., AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY RESIDENTIAL, MEDIUM/HIGH DENSITY (LESS THAN OR EQUAL TO 14 DWELLING UNITS PER ACRE) TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



GROWTH MANAGEMENT

205 North Marion Ave.
Lake City, FL 32055
Telephone: (386) 719-5750
E-mail: growthmanagement@locfla.com

FOR PLANNING USE ONLY

Application # _____
Application Fee\$ _____
Receipt No. _____
Filing Date _____
Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

Small Scale, less than or equal to fifty (50) acres; \$1,750

Large Scale, more than fifty (50) acres; \$4,900

All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

A. PROJECT INFORMATION

1. Project Name: RTP Recreation
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02-4S-16-02712-009
4. Existing Future Land Use Map Designation: Residential - Med/High (County Zoning)
5. Proposed Future Land Use Map Designation: Comercial
6. Zoning Designation: RMF-1 (County Zoning) Applying to change to CI
7. Acreage: 2.04
8. Existing Use of Property: Vacant - Planted Pines
9. Proposed use of Property: Recreational Facility

B. APPLICANT INFORMATION

1. Applicant Status Owner Agent
2. Name of Applicant(s): Brian Pitman Title: Professional Engineer
 Company name (if applicable): Pitman Engineering
 Mailing Address: PO Box 1238
 City: Lake City State: FL Zip: 32056
 Telephone: (386)965-5919 Fax: () Email: bpitman@pitmanengineering.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): East Park LLC
 Mailing Address: 736 SW Arbor Lane
 City: Lake City State: FL Zip: 32024
 Telephone: () Fax: () Email:

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?

If yes, list the names of all parties involved:

If yes, is the contract/option contingent or absolute: Contingent Absolute

2. Has a previous application been made on all or part of the subject property? Yes No

Future Land Use Map Amendment: Yes No

Future Land Use Map Amendment Application No. Unknown

Site-Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No

Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____

Variance: Yes No

Variance Application No. _____

Special Exception: Yes No

Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser’s Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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.

Brian Pitman

Applicant/Agent Name (Type or Print)

Brian Pitman

Applicant/Agent Signature

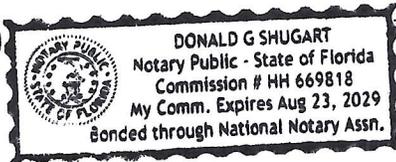
2-5-26

Date

STATE OF FLORIDA
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 05th day of Feb, 2026, by Brian Pitman (name of person acknowledging).

(NOTARY SEAL or STAMP)



Donald G Shugart

Signature of Notary

DONALD G SHUGART

Printed Name of Notary

Personally, Known _____ OR Produced Identification
Type of Identification Produced FLDL

City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055

COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-009 <https://search.ccpafil.com/parcel/02712009164S02>

Owners

EASTPARK LLC
736 SW ARBOR LN
LAKE CITY, FL 32024

Use: 0000: VACANT
Subdivision: DIST 2

Legal Description

BEG WESTERNMOST COR OF LOT 7 C & W BUSINESS PARK S/D, S 18 DEG E 257.92 FT, S 71 DEG W 386 FT, N 18 DEG W 206.25 FT, N 64 DEG E TO POB.

662-4, 730-853, 738-743, WD 1531-2041





February 5, 2026

City of Lake City Growth Management
135 NE Hernando Ave, Suite B21
Lake City, FL 32055

Concurrency Impact and Comprehensive Plan Consistency Analysis

- 3) Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities.

Transportation

Real Terrace, which is the primary roadway that traffic will be generated on, was designed as part of the commercial subdivision for a medium to high density multi-family apartment complex. The proposed development has changed to a recreational facility which has a much lower traffic creation rate and should have less impact on the roadway system than what was originally planned when the road way designed.

Further, the majority of expected traffic will come during weekend hours, meaning that it will have little to no impact on weekday AM and PM peak hour traffic. The AM and PM peak hour traffic, or “rush hour traffic”, is typically the critical scenario when accessing if traffic creation will cause adverse effects to overall traffic. As such, there should be little to no adverse effects to the roadways ability to operate at an acceptable level.

Potable Water, Sanitary Sewer, and Solid Waste

According to Table 1 of Florida Administrative Code 64E-6.008, buildings for recreational activities, on average, require less utility demand that what a multi-story apartment complex would. As mentioned before, this commercial subdivision was previously vetted and approved for a multi-story apartment complex. The proposed use will be less impactful and require less infrastructure dedication than what the original use was approved for.

- 4) An analysis of Consistency with City’s Comprehensive Plan:

Goal FLU-1: Promote orderly growth and efficient land use patterns.

Consistency: The proposed amendment supports the recreational type of development within the City’s existing service area. The use will be located in an area already served by public roads, utilities, and emergency services.

Objective FLU-1.2: Encourage redevelopment and reuse of underutilized commercial properties.

Consistency: The amendment facilitates reinvestment into existing commercial development rather than conversion of undeveloped agricultural land. The proposed use is compatible with surrounding commercial uses and promotes adaptive reuse of existing structures, strengthening the City’s tax base without expanding its urban footprint.

Policy FLU-1.2.3: Support commercial uses that are compatible with surrounding development.

Consistency: The proposed use is largely enclosed, operates primarily indoors, and is not expected to have adverse effects on surrounding areas or have any environmental impacts beyond a typical commercial business. Traffic generation, utility demand, and operational impacts are comparable to standard retail or service-based commercial uses, making it compatible with the surrounding land use pattern.

Goal ED-1: Strengthen and diversify the local economy.

Consistency: The amendment supports economic diversification by allowing a unique commercial business model that expands the City's employment base, generates sales tax revenue, and attracts visitors from surrounding communities. This contributes to Lake City's goal of broadening its economic portfolio beyond traditional retail and office uses.

Objective ED-1.1: Encourage new private investment and job creation.

Consistency: The project represents new private investment within City limits and will generate permanent local jobs. This aligns with the City's strategy to promote business growth and long-term economic sustainability.

Policy ED-1.1.4: Promote commercial development that increases the City's tax base.

Consistency: The proposed amendment allows a revenue-generating commercial use that will increase ad valorem and sales tax revenues, strengthening the City's fiscal capacity to provide public services and infrastructure.

Goal T-1: Provide safe and efficient transportation systems that support land development.

Consistency: The proposed use will be accessed via existing public roadways designed to accommodate commercial traffic volumes. No roadway expansions or major improvements are required, and the site is located in an area with established transportation capacity.

Policy T-1.3.2: Encourage development in areas with existing roadway capacity.

Consistency: The project is located within an established commercial corridor served by arterial and collector roadways. Trip generation is consistent with other commercial uses allowed in the area, ensuring no adverse impacts to the transportation network.

Goal PF-1: Ensure that public facilities are available to support development.

Consistency: The project will be served by existing water, sewer, stormwater, solid waste, and emergency services. No new infrastructure extensions are required, and the use is not expected to exceed available system capacities.

Policy PF-1.1.1: Require that development be supported by existing or programmed public facilities.

Consistency: The site is located within the City's adopted service area and is currently served by all necessary public utilities. The proposed use is similar in demand to other commercial uses already permitted, ensuring concurrency is maintained.

Goal CC-1: Protect community character while encouraging economic growth.

Consistency: The proposed amendment supports commercial use that operates primarily indoors and maintains compatibility with surrounding development. It enhances community vitality without altering the established character of the area.

Thank you,

Brian Pitman, P.E.

Agent for East Park, LLC

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20459

Inst: 202512001353 Date: 01/23/2025 Time: 12:33PM
Page 1 of 3 B: 1531 P: 2041, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 1785.00

Warranty Deed

This Warranty Deed is executed this 21st of January, 2025, by Daniel Crapps, Individually and as Trustee, under Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust", whose address is 291 Northwest Main Boulevard, Lake City, FL 32055, hereinafter called the grantor, to EastPark LLC, a Florida Limited Liability Company, whose address is: 736 SW Arbor Lane, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

The above described property is not, nor has it ever been, the homestead of the Grantor.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Vera Lisa Hicks
Witness
Vera Lisa Hicks
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Witness Postal Address

Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust"

By: Daniel Crapps
Daniel Crapps, Individually and as Trustee

Kristi L. Ditter
Witness
Kristi L. Ditter
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of January, 2025, by Daniel Crapps, Individually and as Trustee of Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust".

Vera Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification: _____
Type of Identification Produced: _____

Exhibit "A"

Parcel 1

Lot 7 of C & W Business Park, according to the Plat thereof, recorded in Plat Book 9, Page(s) 39 through 40, of the Public Records of Columbia County, Florida.

And,

Parcel 2

A portion of land lying in Section 2, Township 4 South, Range 16 East, Columbia County Florida more Particularly Described as follows:

Begin at the Westernmost corner of Lot 7, C & W Business Park Subdivision as recorded in Plat Book 9, Pages 39-40 of the Public Records of Columbia County Florida; Then Run South 18° 13' 57" East along the Westerly line of said Lot 7 a distance of 257.92 Feet to the Southernmost corner of said Lot 7; Then run South 71° 46' 03" West departing said Westerly Line a distance of 386.00 Feet; Thence run North 18° 13' 57" West a distance of 206.25 Feet; Thence run North 64° 08' 35" East a distance of 389.44 feet to the point of beginning.

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20459

Inst: 202512001353 Date: 01/23/2025 Time: 12:33PM
Page 1 of 3 B: 1531 P: 2041, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 1785.00

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(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

The above described property is not, nor has it ever been, the homestead of the Grantor.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Vera Lisa Hicks
Witness
Vera Lisa Hicks
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Witness Postal Address

Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust"

By: Daniel Crapps
Daniel Crapps, Individually and as Trustee

Kristi L. Ditter
Witness
Kristi L. Ditter
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of January, 2025, by Daniel Crapps, Individually and as Trustee of Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust".

Vera Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:
Type of Identification Produced: _____

Exhibit "A"

Parcel 1

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And,

Parcel 2

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Begin at the Westernmost corner of Lot 7, C & W Business Park Subdivision as recorded in Plat Book 9, Pages 39-40 of the Public Records of Columbia County Florida; Then Run South $18^{\circ} 13' 57''$ East along the Westerly line of said Lot 7 a distance of 257.92 Feet to the Southernmost corner of said Lot 7; Then run South $71^{\circ} 46' 03''$ West departing said Westerly Line a distance of 386.00 Feet; Thence run North $18^{\circ} 13' 57''$ West a distance of 206.25 Feet; Thence run North $64^{\circ} 08' 35''$ East a distance of 389.44 feet to the point of beginning.



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, EastPark LLC (Mark A. Ganskop, Mgr) (owner name), owner of property parcel number 02-4S-16-02712-009 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Brian Pitman, P.E.	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

M A _____ Date 2/2/26
 Owner Signature (Notarized)

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mark A. Ganskop, Mgr of EastPark LLC personally appeared before me and is known by me or has produced identification (type of I.D.) Personally Known on this 2nd day of February, 2026.

[Signature] _____ (Seal/Stamp)
 NOTARY'S SIGNATURE



ROBERT SHAHEEN
 Notary Public
 State of Florida
 Comm# HH319149
 Expires 10/5/2026



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, EastPark LLC (Mark A. Ganskop, Mgr) (owner name), owner of property parcel
 number 02-4S-16-02712-009 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Brian Pitman, P.E.	1. Brian J Pitman <small>Digitally signed by Brian J Pitman DN: cn=Brian J Pitman, o=CITY OF LAKE CITY, ou=City of Lake City, c=US Reason: I am approving this document Date: 2025.02.05 15:56:53 -0500</small>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

M A _____ Date 2/2/26
 Owner Signature (Notarized)

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mark A. Ganskop, Mgr of EastPark LLC, personally appeared before me and is known by me or has produced identification (type of I.D.) Personally Known on this 2nd day of February, 2026.

[Signature] _____ (Seal/Stamp)
 NOTARY'S SIGNATURE



ROBERT SHAHEEN
 Notary Public
 State of Florida
 Comm# HH319149
 Expires 10/5/2026



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Daniel Crapps, Trustee (owner name), owner of property parcel

number 02-4S-16-02712-009 & 02-4S-16-02712-107 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Brian Pitman, P.E.	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Daniel Crapps _____ 2-2-26 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Fla COUNTY OF: Columbia

The above person, whose name is Daniel Crapps, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 2 day of Feb, 2026.

Vera Lisa Hicks
 NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Property Tax Account: R02712-107

EASTPARK LLC

Year: 2025 Bill Number: 9537 Owner: EASTPARK LLC
 Tax District: 1 Property Type: Real Estate Discount Period: 1%

MAILING ADDRESS: EASTPARK LLC
 736 SW ARBOR LN
 LAKE CITY FL 32024

PROPERTY ADDRESS:
 0

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

Bill 9537 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$385.43	\$385.43	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$614.73	\$614.73	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$66.86	\$66.86	\$0.00
LOCAL	3.1010	\$277.18	\$277.18	\$0.00
CAPITAL OUTLAY	1.5000	\$134.07	\$134.07	\$0.00
Subtotal	5.3490	\$478.11	\$478.11	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$22.12	\$22.12	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3453	\$1,500.40	\$1,500.40	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$85.46	\$85.46	\$0.00
TOTAL	\$85.46	\$85.46	\$0.00

Tax Bill Detail

Payment Options

Year	Due
2025	\$0.00

Property Tax Account: R02712-009
EASTPARK LLC

Year: 2025 **Bill Number:** **Owner:** EASTPARK LLC
Tax District: 9530 **Discount Period:** 1%
 1 **Property Type:**
 Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
 EASTPARK LLC
 736 SW ARBOR LN
 LAKE CITY FL 32024

This Bill:

All Bills:

Cart Amount:

- [Bill 9530 -- No Amount Due](#)
- [Pay All Bills](#)
- [Print Bill / Receipt](#)
- [Register for E-Billing](#)
- [Property Appraiser](#)

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$4.27	\$4.27	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$6.81	\$6.81	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$0.66	\$0.66	\$0.00
LOCAL	3.1010	\$2.70	\$2.70	\$0.00
CAPITAL OUTLAY	1.5000	\$1.31	\$1.31	\$0.00
Subtotal	5.3490	\$4.67	\$4.67	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$0.25	\$0.25	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	18.3453	\$16.00	\$16.00	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$0.00	\$0.00	\$0.00
TOTAL	\$0.00	\$0.00	\$0.00



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 2/06/2026

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: TBD

Project Name: East Park LLC

Project Address: TBD

Project Parcel Number: 02712-009

Owner Name: East Park LLC

Owner Address: 736 SW Arbor Lane, Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Brian Pitman, P.E.

Owner Agent Address: PO Box 1238, Lake City, FL

Owner Agent Contact Information: Telephone: 386-965-5919 Email: bpitmanengineering@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thompson 7C2DC476A33B441... **Date:** 2/11/2026

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33898E48E... **Date:** 2/9/2026

No comments at this time.

Business License: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 2/9/2026

A business tax receipt will need to be applied for.

Code Enforcement: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 2/9/2026

No liens, codes or violations on this property.

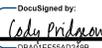
Permitting: Reviewed by: Signed by: Loy Stockstill 0540153A3E144CD... **Date:** 2/10/2026

No comments at this time.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by:  **Date:** 2/9/2026

No comments at this time

Sewer Department: Reviewed by:  **Date:** 2/10/2026

no comment

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by:  **Date:** 2/11/2026

there is a water and sewer main going though property nothing can be built on them

Customer Service: Reviewed by:  **Date:** 2/11/2026

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by:  _____ **Date:** 2/9/2026

Nothing to comment.

Police Department: Reviewed by:  _____ **Date:** 2/10/2026

No comment at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: Signed by: Sara Furson _____ **Date:** 2/9/2026
SF12F00097A54A9...

Project is within mapped permit boundary of ERP-023-207040-1. Application will need to be submitted to SRWMD to verify compliance with the master system prior to development of the lot.

School Board: Reviewed by: Signed by: Robert Hartley _____ **Date:** 2/11/2026
SDBA20689F3B484...

comment at this time

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: Signed by: Seth Lane _____ **Date:** 2/13/2026
138679E5F1F44BF...

No comment at this time



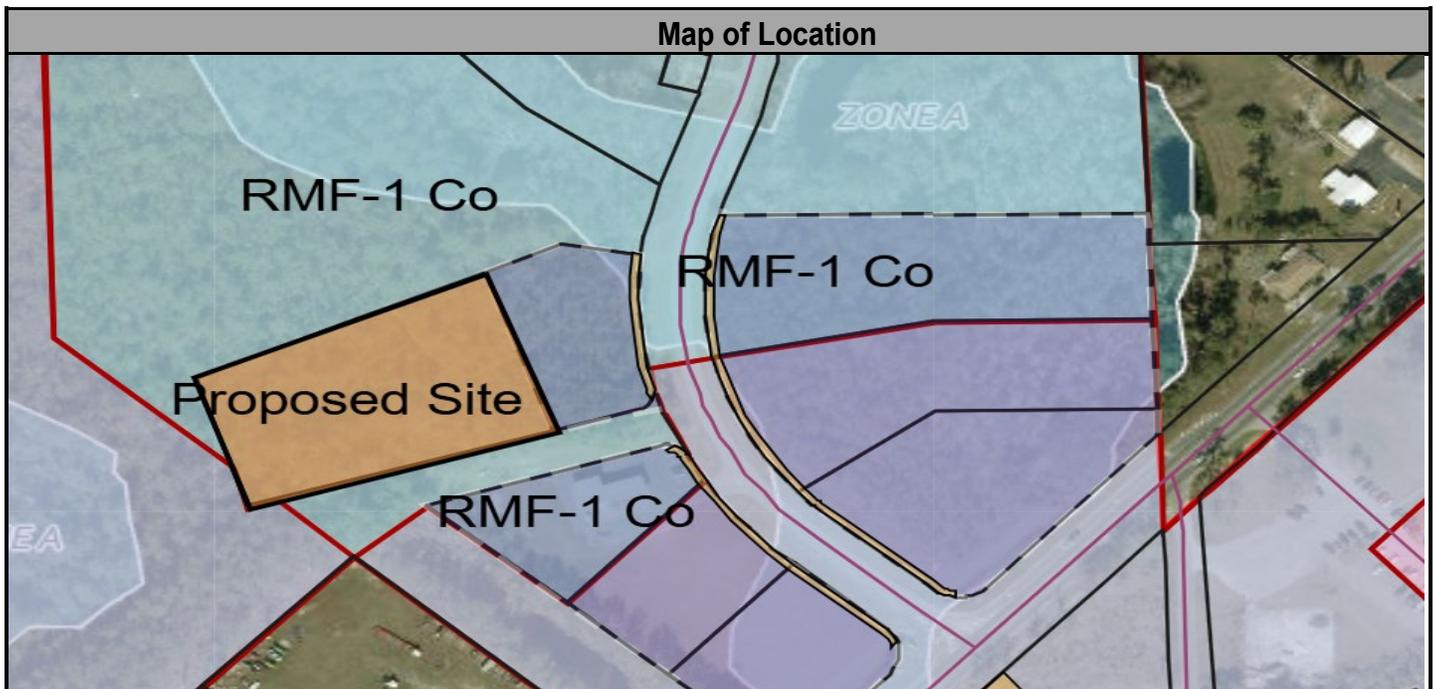
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	East Park LLC Z 26-02 and CPA 26-04
Applicant	Brian Pitman P.E. , agent
Owner	East Park LLC
Requested Action	<ul style="list-style-type: none"> Change the FLU from Residential Medium/High County to Commercial City. Change the Zoning from Residential Multi-Family-1 County to Commercial Intensive City.
Hearing Date	03-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

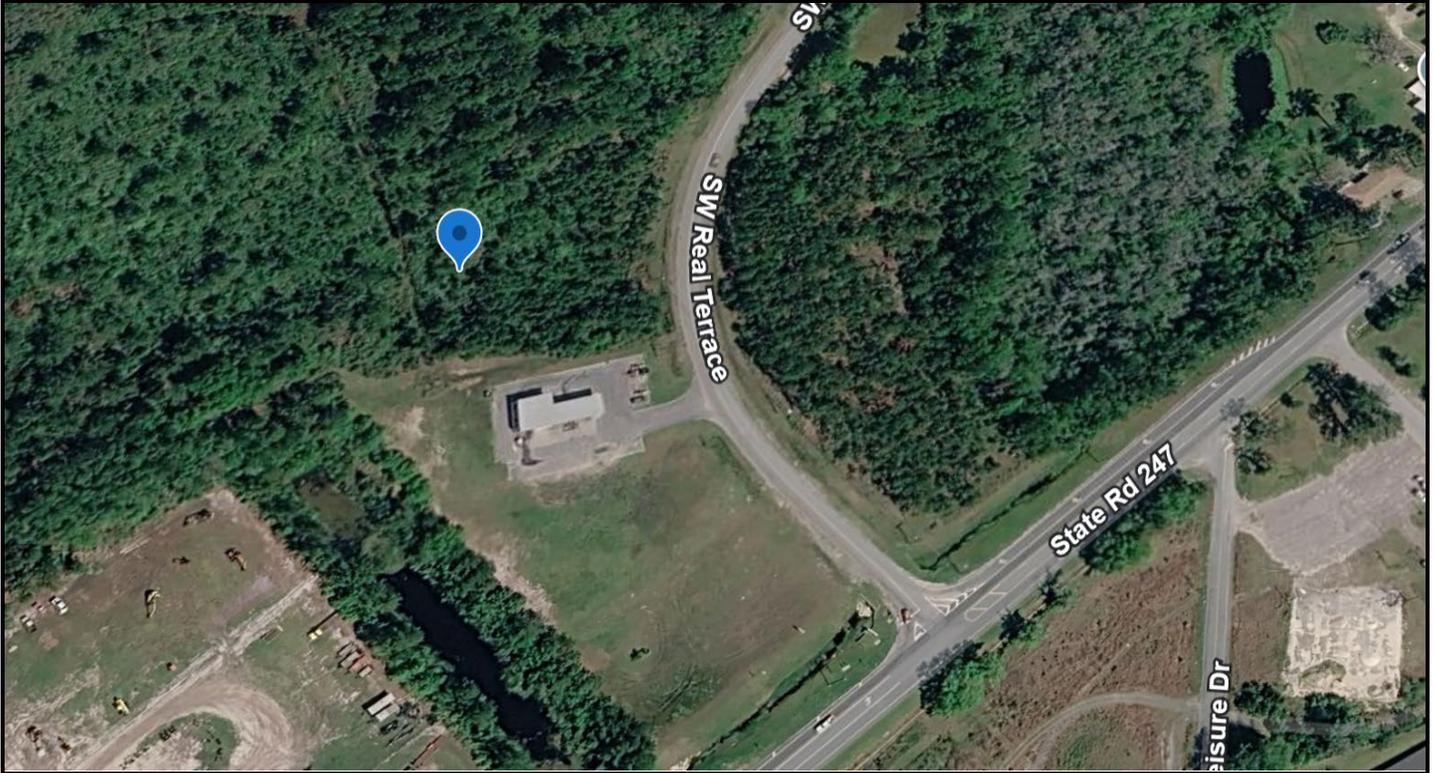
Subject Property Information		
Size	+/- 2.04 Acres	
Location	TBD	
Parcel Number	02712-009	
Future Land Use	Residential Medium/High County	
Proposed Future Land Use	Commercial City	
Current Zoning District	Residential Multi-Family 1 County	
Proposed Zoning	Commercial Intensive City	
Flood Zone-BFE	Flood Zone X	Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium/High County	RMF-1 County	Vacant	
E	Residential Medium/High County	RMF-1 County	Vacant	
S	Residential Medium/High County	RMF-1 County	Car Wash	
W	Commercial Co.	CI County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 SQFT.	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-0, R-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	18-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	35% and 40% depending on the use.	F.A.R. 1.0
Minimum landscape requirements.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **024S1602712000**
 Flood Zone: **A, X**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood -Floodway (High Risk)
- Area Not Included
- CrossSections
- Wetlands
- 1% Flood - Zone AE (High Risk)
- SFHA Decrease
- County Boundaries
- 1% Flood - Zone A (HighRisk)
- SFHA Increase
- FIRM Panel Index
- 1% Flood - Zone VE (HighRisk)
- Depressions
- Parcels
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- BaseFlood Elevations (BFE)
- River Marks

Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0291D			

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the information. Users of the data should refer to the [District's full Disclaimer](#).

The [Federal Emergency Management Agency \(FEMA\) Flood Map Service Center](#) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Residential Multi-Family 1 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the east, south and north by Residential Multi-Family 1 zoning and on the west by Commercial Intensive County zoning. The property to the south is currently used as a car wash facility. The property to the north, east, and west is vacant.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

vii. RESOLUTION NO. PZ/LPA Z 26-03S, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-03S, BY BRIAN PITMAN, P.E., AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



GROWTH MANAGEMENT
 205 North Marion Ave
 Lake City, Florida 32055
 Telephone (386) 719-5754
 growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z _____
 Application Fee \$ _____
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Less Than or Equal to 10 Acres: \$1,850
 Greater Than 50 Acres: \$4,800 or actual cost

***All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: RTP Recreation
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02-4S-16-02712-009
4. Future Land Use Map Designation: Residential - Med/High (County Zoning) to change to Commerical
5. Existing Zoning Designation: RMF-1 (County Zoning) Applying to change to CI
6. Proposed Zoning Designation: Commercial Interchange (CI)
7. Acreage: 2.04
8. Existing Use of Property: Vacant - Planted Pines
9. Proposed use of Property: Recreational Facility

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Brian Pitman Title: Professional Engineer
 Company name (if applicable): Pitman Engineering
 Mailing Address: PO Box 1238
 City: Lake City State: Florida Zip: 32056
 Telephone: (386)965-5919 Fax: () Email: bpitman@pitmanengineering.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): East Park LLC
 Mailing Address: 736 SW Arbor Lane
 City: Lake City State: Florida Zip: 32024
 Telephone: () Fax: () Email: _____

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: HOGM Properties, LLC
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: Yes No
Future Land Use Map Amendment: Yes Applying Concurrently 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. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Boundary Sketch or Survey with bearings and dimensions.
- 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
- 4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eighteen (2) copies of proposed Site-Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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.

Brian Pitman

Applicant/Agent Name (Type or Print)

Brian Pitman

Applicant/Agent Signature

2-5-26

Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 05 day of Feb, 2026, by (name of person acknowledging).

Donald G Shugart

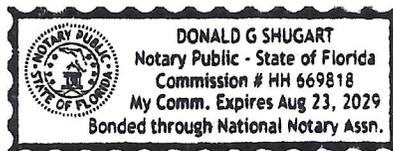
Signature of Notary

DONALD G SHUGART

Printed Name of Notary

(NOTARY SEAL or STAMP)

Personally, Known _____ OR Produced Identification
Type of Identification Produced FLDL



COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-009 <https://search.ccpafil.com/parcel/02712009164S02>

Owners

EASTPARK LLC
736 SW ARBOR LN
LAKE CITY, FL 32024

Use: 0000: VACANT
Subdivision: DIST 2

Legal Description

BEG WESTERNMOST COR OF LOT 7 C & W BUSINESS PARK S/D, S 18 DEG E 257.92 FT, S 71 DEG W 386 FT, N 18 DEG W 206.25 FT, N 64 DEG E TO POB.

662-4, 730-853, 738-743, WD 1531-2041





February 5, 2026

City of Lake City Growth Management
135 NE Hernando Ave, Suite B21
Lake City, FL 32055

Concurrency Impact Analysis – Zoning Change for Parcel 02-4S-16-02712-009

Please see our arguments below on why this zoning change request should be approved. The below was taken from page 2/3 of the zoning change application.

- 3) Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.

As stated in the accompanying zoning change documentation:

Transportation

Real Terrace, which is the primary roadway that traffic will be generated on, was designed as part of the commercial subdivision for a medium to high density multi-family apartment complex. The proposed development has changed to a recreational facility which has a much lower traffic creation rate and should have less impact on the roadway system than what was originally planned when the road way designed.

Further, the majority of expected traffic will come during weekend hours, meaning that it will have little to no impact on weekday AM and PM peak hour traffic. The AM and PM peak hour traffic, or “rush hour traffic”, is typically the critical scenario when accessing if traffic creation will cause adverse effects to overall traffic. As such, there should be little to no adverse effects to the roadways ability to operate at an acceptable level.

Potable Water, Sanitary Sewer, and Solid Waste

According to Table 1 of Florida Administrative Code 64E-6.008, buildings for recreational activities, on average, require less utility demand that what a multi-story apartment complex would. As mentioned before, this commercial subdivision was previously vetted and approved for a multi-story apartment complex. The proposed use will be less impactful and require less infrastructure dedication than what the original use was approved for.

4) An Analysis of the Requirements of Article 12 of the Land Development Regulations:

- a) Whether the proposed change would be in conformance with the county's (likely meant to be City's) comprehensive plan and would have an adverse effect on the county's comprehensive plan.

Based on discussions with the original developer, this subdivision was meant to have a commercial use associated with it to go along with the residential. This area has become a highly trafficked area where commercial and recreational uses are desired. It is supported by the continued investments in infrastructure for this area as well as supported by several existing commercial businesses. In the past few years, this area has had a number of newer commercial developments with many more expected.

- b) The existing land use pattern.

See answer to item 4a.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Same as answer 4a, there are many existing and newer commercial businesses adjacent and nearby this property. Also, this property is meant to help serve and provide entertainment for the residential community nearby.

- d) The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

See answer to item 3. No overtaxing expected.

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Similar to previous answers, the proposed use will be in line with what is currently in the area.

- f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

It could be argued that this area is starting to blossom with more commercial growth due to the constant growing population.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

As previously mentioned, the proposed use is meant to enhance and support living conditions and provide additional entertainment options for families.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

See answer to item 3. No adverse effects expected.

- i) Whether the proposed change will create a drainage problem.

According to original developer, all stormwater ponds which were originally designed to support full buildout of subdivision, have been built according to plan. Based on SRWMD e-permitting website, the ERP application for stormwater was approved meaning that all stormwater and environmental code had been met.

- j) Whether the proposed change will seriously reduce light and air to adjacent areas.
No adverse effects are expected in either of these areas.
- k) Whether the proposed change will adversely affect property values in the adjacent area.
Engineer of record has never known a recreational facility to adversely affect property values.
- l) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
If any impact, proposed use will likely be cause for other business to want to also develop around this property.
- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
No special privilege is being granted. Engineer of record has always understood these types of developments to be highly desired by the general public, young and old.
- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
No reason why the property can't be developed using the existing zoning other than there has shown to be no interest in any developer to do so. This commercial subdivision has sat vacant for many years without interest. The proposed developer has done their research and feels this will be a better and more desirable use of the property.
- o) Whether the change suggested is out of scale with the needs of the neighborhood or the county.
Engineer of record, being a married man with 3 children, constantly finds himself at a loss for recreational opportunities to do with his family. Often times, when seeking recreation in the form that will eventually be proposed here, one must go to Gainesville or Jacksonville. This will help drive the local economy and keep more tax dollars here.
- p) Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i) The need and justification for the change.
 - ii) The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.EOR feels this is an unfair series of questions. Developers, by the time of submitting an application(s) similar to this one, have typically spent months of time and tens of thousands of dollars on professionals to assess not only properties in this area, but also surrounding areas. Respectfully, these questions are far too subjective in nature to provide an adequate reasoning other than this is the property the developer felt best suits his desires and willingness to spend his valuable time and hard earned money on.

Thank you,

Brian Pitman, P.E. (Agent for East Park, LLC)

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20459

Inst: 202512001353 Date: 01/23/2025 Time: 12:33PM
Page 1 of 3 B: 1531 P: 2041, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 1785.00

Warranty Deed

This Warranty Deed is executed this 21st of January, 2025, by Daniel Crapps, Individually and as Trustee, under Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust", whose address is 291 Northwest Main Boulevard, Lake City, FL 32055, hereinafter called the grantor, to EastPark LLC, a Florida Limited Liability Company, whose address is: 736 SW Arbor Lane, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

The above described property is not, nor has it ever been, the homestead of the Grantor.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Vera Lisa Hicks
Witness
Vera Lisa Hicks
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Witness Postal Address

Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust"

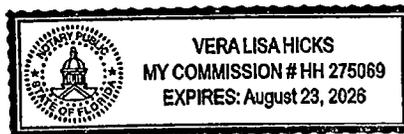
By: Daniel Crapps
Daniel Crapps, Individually and as Trustee

Kristi L. Ditter
Witness
Kristi L. Ditter
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of January, 2025, by Daniel Crapps, Individually and as Trustee of Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust".

Vera Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:
Type of Identification Produced: _____

Exhibit "A"

Parcel 1

Lot 7 of C & W Business Park, according to the Plat thereof, recorded in Plat Book 9, Page(s) 39 through 40, of the Public Records of Columbia County, Florida.

And,

Parcel 2

A portion of land lying in Section 2, Township 4 South, Range 16 East, Columbia County Florida more Particularly Described as follows:

Begin at the Westernmost corner of Lot 7, C & W Business Park Subdivision as recorded in Plat Book 9, Pages 39-40 of the Public Records of Columbia County Florida; Then Run South 18° 13' 57" East along the Westerly line of said Lot 7 a distance of 257.92 Feet to the Southernmost corner of said Lot 7; Then run South 71° 46' 03" West departing said Westerly Line a distance of 386.00 Feet; Thence run North 18° 13' 57" West a distance of 206.25 Feet; Thence run North 64° 08' 35" East a distance of 389.44 feet to the point of beginning.

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20459

Inst: 202512001353 Date: 01/23/2025 Time: 12:33PM
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(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Vera Lisa Hicks
Witness
Vera Lisa Hicks
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Witness Postal Address

Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust"

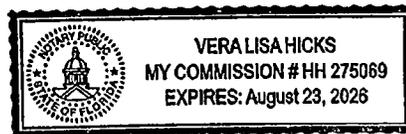
By: Daniel Crapps
Daniel Crapps, Individually and as Trustee

Kristi L. Ditter
Witness
Kristi L. Ditter
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of January, 2025, by Daniel Crapps, Individually and as Trustee of Land Trust Agreement dated September 1, 1990 and also known as "C and W Land Trust".

Vera Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification: _____
Type of Identification Produced: _____

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GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, EastPark LLC (Mark A. Ganskop, Mgr) (owner name), owner of property parcel
 number 02-4S-16-02712-009 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Brian Pitman, P.E.	1. Brian J Pitman <small>Digitally signed by Brian J Pitman DN: cn=Brian J Pitman, ou=LakeCity, o=City of Lake City, email=b.pitman@lcfla.com, c=US</small>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

M A _____ Date 2/2/26
 Owner Signature (Notarized)

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mark A. Ganskop, Mgr of EastPark LLC, personally appeared before me and is known by me or has produced identification (type of I.D.) Personally Known on this 2nd day of February, 2026.

[Signature] _____ (Seal/Stamp)
 NOTARY'S SIGNATURE



ROBERT SHAHEEN
 Notary Public
 State of Florida
 Comm# HH319149
 Expires 10/5/2026



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Daniel Crapps, Trustee (owner name), owner of property parcel
 number 02-4S-16-02712-009 & 02-4S-16-02712-107 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Brian Pitman, P.E.	1. Brian J Pitman <small>Digital signed by Brian J Pitman DN: cn=Brian J Pitman, o=City of Lake City, ou=City of Lake City, email=b.pitman@lcfla.com, c=US Reason: I am approving this document Date: 2026.02.26 15:55:28 -0500</small>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Daniel Crapps 2-2-26
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Fla COUNTY OF: Columbia

The above person, whose name is Daniel Crapps, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 2 day of Feb, 2026.

Vera Lisa Hicks
 NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Property Tax Account: R02712-107

EASTPARK LLC

Year: 2025 Bill Number: 9537 Owner: EASTPARK LLC
 Tax District: 1 Property Type: Real Estate Discount Period: 1%

MAILING ADDRESS: EASTPARK LLC
 736 SW ARBOR LN
 LAKE CITY FL 32024

PROPERTY ADDRESS:
 0

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

Bill 9537 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$385.43	\$385.43	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$614.73	\$614.73	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$66.86	\$66.86	\$0.00
LOCAL	3.1010	\$277.18	\$277.18	\$0.00
CAPITAL OUTLAY	1.5000	\$134.07	\$134.07	\$0.00
Subtotal	5.3490	\$478.11	\$478.11	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$22.12	\$22.12	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3453	\$1,500.40	\$1,500.40	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$85.46	\$85.46	\$0.00
TOTAL	\$85.46	\$85.46	\$0.00

Tax Bill Detail

Payment Options

Year	Due
2025	\$0.00

Property Tax Account: R02712-009
EASTPARK LLC

Year: 2025 **Bill Number:** **Owner:** EASTPARK LLC
Tax District: 9530 **Discount Period:** 1%
 1 **Property Type:**
 Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
 EASTPARK LLC
 736 SW ARBOR LN
 LAKE CITY FL 32024

This Bill:

All Bills:

Cart Amount:

- [Bill 9530 -- No Amount Due](#)
- [Pay All Bills](#)
- [Print Bill / Receipt](#)
- [Register for E-Billing](#)
- [Property Appraiser](#)

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$4.27	\$4.27	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$6.81	\$6.81	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$0.66	\$0.66	\$0.00
LOCAL	3.1010	\$2.70	\$2.70	\$0.00
CAPITAL OUTLAY	1.5000	\$1.31	\$1.31	\$0.00
Subtotal	5.3490	\$4.67	\$4.67	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$0.25	\$0.25	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	18.3453	\$16.00	\$16.00	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$0.00	\$0.00	\$0.00
TOTAL	\$0.00	\$0.00	\$0.00



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 2/06/2026

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: TBD

Project Name: East Park LLC

Project Address: TBD

Project Parcel Number: 02712-009

Owner Name: East Park LLC

Owner Address: 736 SW Arbor Lane, Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Brian Pitman, P.E.

Owner Agent Address: PO Box 1238, Lake City, FL

Owner Agent Contact Information: Telephone: 386-965-5919 Email: bpitmanengineering@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thompson 7C2DC476A33B441... **Date:** 2/11/2026

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33898E48E... **Date:** 2/9/2026

No comments at this time.

Business License: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 2/9/2026

A business tax receipt will need to be applied for.

Code Enforcement: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 2/9/2026

No liens, codes or violations on this property.

Permitting: Reviewed by: Signed by: Loy Stockstill 0540153A3E144CD... **Date:** 2/10/2026

No comments at this time.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike Osborn 896E039544B74E3... **Date:** 2/9/2026

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Robinson DBA01EFS6A0224B... **Date:** 2/10/2026

no comment

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F599EBB125784F8... **Date:** 2/11/2026

there is a water and sewer main going though property nothing can be built on them

Customer Service: Reviewed by: DocuSigned by: Shasta Pellham 6BD97A03165D4E0... **Date:** 2/11/2026

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by:  _____ **Date:** 2/9/2026

Nothing to comment.

Police Department: Reviewed by:  _____ **Date:** 2/10/2026

No comment at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: Signed by: Sara Furson _____ **Date:** 2/9/2026

Project is within mapped permit boundary of ERP-023-207040-1. Application will need to be submitted to SRWMD to verify compliance with the master system prior to development of the lot.

School Board: Reviewed by: Signed by: Robert Hartley _____ **Date:** 2/11/2026

comment at this time

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: Signed by: Seth Lane _____ **Date:** 2/13/2026

No comment at this time



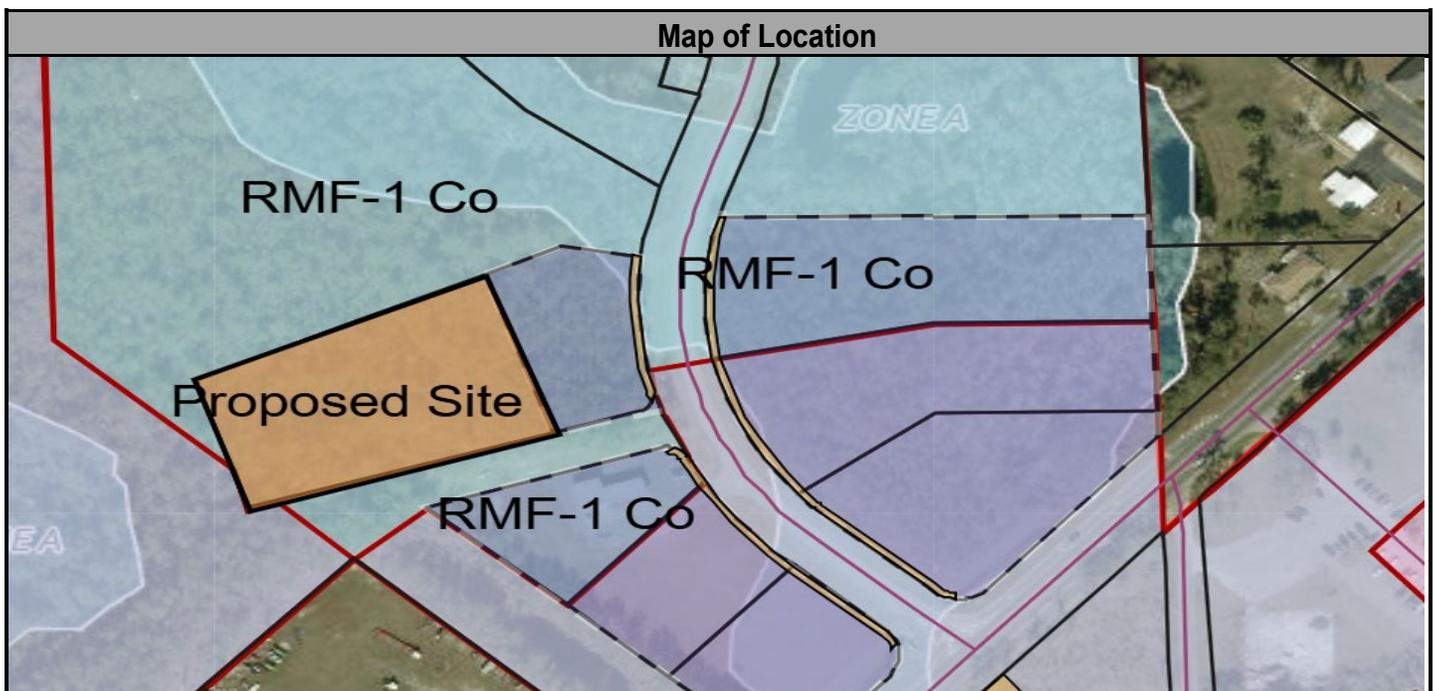
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	East Park LLC Z 26-02 and CPA 26-04
Applicant	Brian Pitman P.E. , agent
Owner	East Park LLC
Requested Action	<ul style="list-style-type: none"> Change the FLU from Residential Medium/High County to Commercial City. Change the Zoning from Residential Multi-Family-1 County to Commercial Intensive City.
Hearing Date	03-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

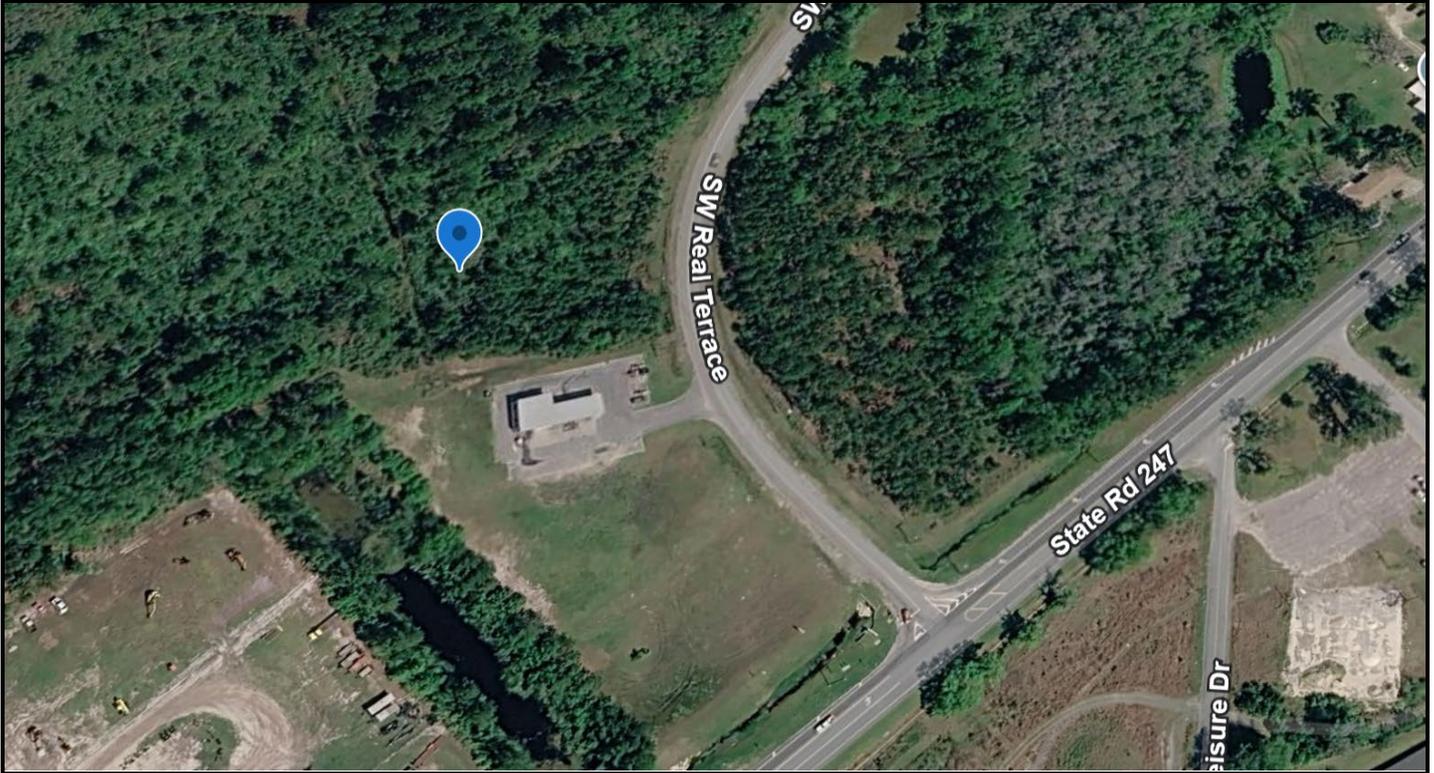
Subject Property Information		
Size	+/- 2.04 Acres	
Location	TBD	
Parcel Number	02712-009	
Future Land Use	Residential Medium/High County	
Proposed Future Land Use	Commercial City	
Current Zoning District	Residential Multi-Family 1 County	
Proposed Zoning	Commercial Intensive City	
Flood Zone-BFE	Flood Zone X	Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium/High County	RMF-1 County	Vacant	
E	Residential Medium/High County	RMF-1 County	Vacant	
S	Residential Medium/High County	RMF-1 County	Car Wash	
W	Commercial Co.	CI County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 SQFT.	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-0, R-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	18-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	35% and 40% depending on the use.	F.A.R. 1.0
Minimum landscape requirements.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **024S1602712000**
 Flood Zone: **A, X**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood -Floodway (High Risk)
- Area Not Included
- CrossSections
- Wetlands
- 1% Flood - Zone AE (High Risk)
- SFHA Decrease
- County Boundaries
- 1% Flood - Zone A (HighRisk)
- SFHA Increase
- FIRM Panel Index
- 1% Flood - Zone VE (HighRisk)
- Depressions
- Parcels
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- BaseFlood Elevations (BFE)
- River Marks

Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0291D			

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the information. Users of the data should refer to the [District's full Disclaimer](#).

The [Federal Emergency Management Agency \(FEMA\) Flood Map Service Center](#) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Residential Multi-Family 1 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the east, south and north by Residential Multi-Family 1 zoning and on the west by Commercial Intensive County zoning. The property to the south is currently used as a car wash facility. The property to the north, east, and west is vacant.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

viii. RESOLUTION NO. PZ.LPA CPA 26-02T, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE GROWTH MANAGEMENT DEPARTMENT OF THE CITY OF LAKE CITY, FLORIDA, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT OF THE COMPREHENSIVE PLAN BY ADDING OBJECTIVE VII.9 ENTITLED JOINT PLANNING AREA AND INTERLOCAL SERVICE BOUNDARY AGREEMENT TO THE INTERGOVERNMENTAL COORDINATION ELEMENT; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

TEXT AMENDMENT

AMEND THE TEXT IN ARTICLE 7, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE PLAN OF THE CITY OF LAKE CITY

AN APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 7, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE PLAN BY ADDING PROVISIONS FOR A JOINT PLANNING AREA AND INTERLOCAL SERVICE BOUNDARY AGREEMENT.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

OBJECTIVE VII.9 **JOINT PLANNING AREA AND INTERLOCAL SERVICE BOUNDARY AGREEMENT**
The City of Lake City shall coordinate with Columbia County, Columbia County Board of County Commissioners as appropriate to establish a more comprehensive and integrated annexation process and create and adopt a Joint Planning Agreement establishing a Joint Planning Area.

Policy VII.9.1 **A Municipal Service Area shall conform to the definition provided for “municipal service area” in Section 171.202(f), Florida Statutes (2025)s.**

Policy VII.9.2 **A Joint Planning Agreement establishing a Joint Planning Area shall conform with Section 171.204, Florida Statutes and Section 163.3171, Florida Statutes.**

Policy VII.9.3 **A development to be provided utility services by the City of Lake City shall annex into the City of Lake City as a condition of connecting to utility services provided by the City of Lake City:**

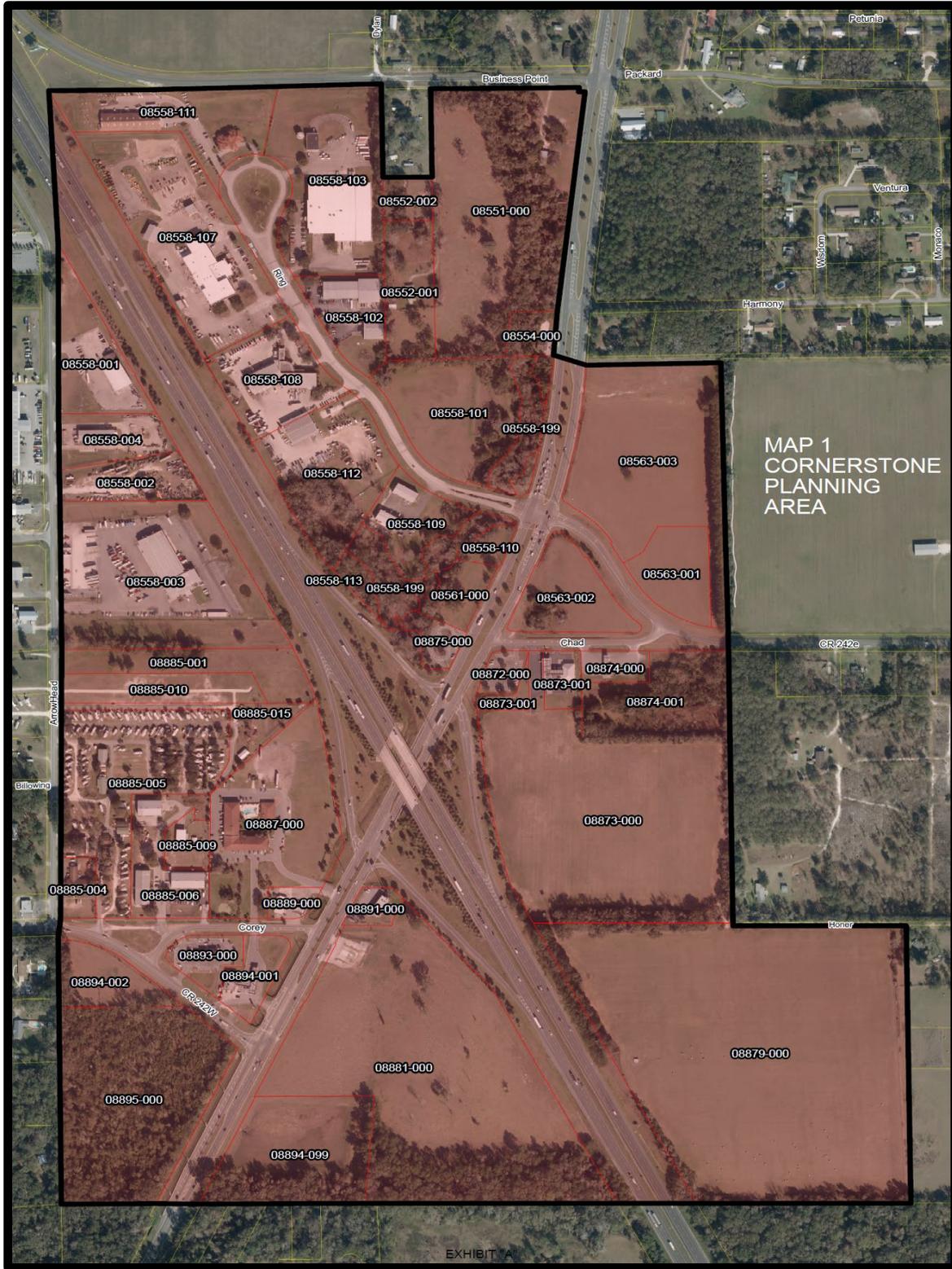
- a. prior to the time utilities services are provided if the development is contiguous to the present boundary of the City of Lake City or otherwise is in a Municipal Service Area subject to a Joint Planning Agreement as part of an Interlocal Boundary Service Agreement; or**
- b. after utilities services are provided if the development is not contiguous to the present boundary of the City of Lake City or is not otherwise in a Municipal Service Area subject to a Joint Planning Agreement as part of an Interlocal Boundary Service Agreement, provided the owner of the real property on which the development is situated executes an agreement with the City of Lake City that binds the present owner and such owners heirs, successors, and assigns committing to voluntarily annex such lands into the City of Lake City at the first such circumstance where such real property is eligible for annexation.**

Policy VII.9.4 **Annexations under a Joint Planning Agreement and Interlocal Service Boundary Agreement require the following:**

- An accurate legal description of the land to be annexed.**
- Shall be able to be provided public services as set forth in the Interlocal Boundary Service Agreement.**
- Shall be consistent with the City’s Comprehensive Plan.**
- Shall be completely within the Joint Planning Area.**

Policy VII.9.5 **Joint Planning Areas or Municipal Service Areas**

Pursuant to Chapter 171, Part II, Florida Statutes, Columbia County and the City of Lake City have established an Interlocal Service Boundary Agreement (ISBA), Cornerstone Joint Planning Area, effective on December 18, 2025. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to provisions established in the ISBA. This ISBA serves as the Joint Planning Agreement required by Section 171.204, Florida Statutes.



**CORNERSTONE JOINT PLANNING AREA,
 ADOPTED BY THE CITY OF LAKE CITY ON DECEMBER 15TH, 2025 AND BY THE COLUMBIA COUNTY
 BOARD OF COUNTY COMMISSIONERS ON DECEMBER 18TH, 2025.**

File Attachments for Item:

ix. RESOLUTION NO PZ/LPA CPA 26-03T, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE GROWTH MANAGEMENT DEPARTMENT OF THE CITY OF LAKE CITY, FLORIDA, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING POLICY I.1.2 OF THE FUTURE LAND USE ELEMENT UNDER MIXED USE BY CHANGING THE MINIMUM PERCENTAGE OF NON-RESIDENTIAL USES FROM 50 TO 15, THE MAXIMUM RESIDENTIAL USES FROM 40 TO 75, ADDING REQUIREMENTS TO THE OPEN SPACE AREAS AND BY CHANGING THE RESIDENTIAL DENSITY LIMITS FROM 10 TO 40 DWELLING UNITS BASED ON GROSS ACREAGE OF THE OVERALL RESIDENTIAL PORTION OF THE PROPOSED MIXED USE LAND USE CLASSIFICATION; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

TEXT AMENDMENT

AMEND THE TEXT IN ARTICLE 1 OF THE COMPREHENSIVE PLAN OF THE CITY OF LAKE CITY

AN APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 1 OF THE COMPREHENSIVE PLAN BY AMENDING TEXT FOR THE MIXED USE FUTURE LAND USE ELEMENT.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

MIXED USE

The mixed-use land use classification is appropriate in locations where central water and wastewater facilities are available or planned to be available and shall be along arterial or collector roads where adequate capacity is available to meet the impacts of the proposed development as defined in the Concurrency Management System.

The purpose of the mixed-use land use classification is to allow for development of an integrated mix of uses and to provide for the expansion of the City’s economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

A mixed-use land use classification shall be comprised of non-residential, residential and open space/conservation uses as follows:

USES	MINIMUM %	MAXIMUM %
Non-Residential	50-15	85
Residential	5	40-75
Open Space	10 <u>If development is under two (2) acres, then no open space is required. The space required for open space can be used for residential or non-residential if development is under two (2) acres.</u>	

Residential

Housing options may include single family detached and attached units to multi-family units. Residential density shall not exceed ~~ten forty (40)~~ dwelling units per acre based on gross acreage of the overall residential portion of the proposed mixed use land use classification. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ~~ten forty~~ dwelling units per acre is not exceeded.