

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

February 10, 2026 at 6:00 PM  
Venue: City Hall

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## 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- None

### NEW 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

## WORKSHOP

- iv. Duplex Design Standards Workshop**-Discussion and presentation on duplex design standards for duplexes built in a single family zoning district or in a neighborhood that has a majority of single family homes.

## 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**







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

# ADMINISTRATIVE APPROVAL TEXT AMENDMENT (LDR 25-02)

PRESENTED BY  
ROBERT ANGELO



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.

## Introduction

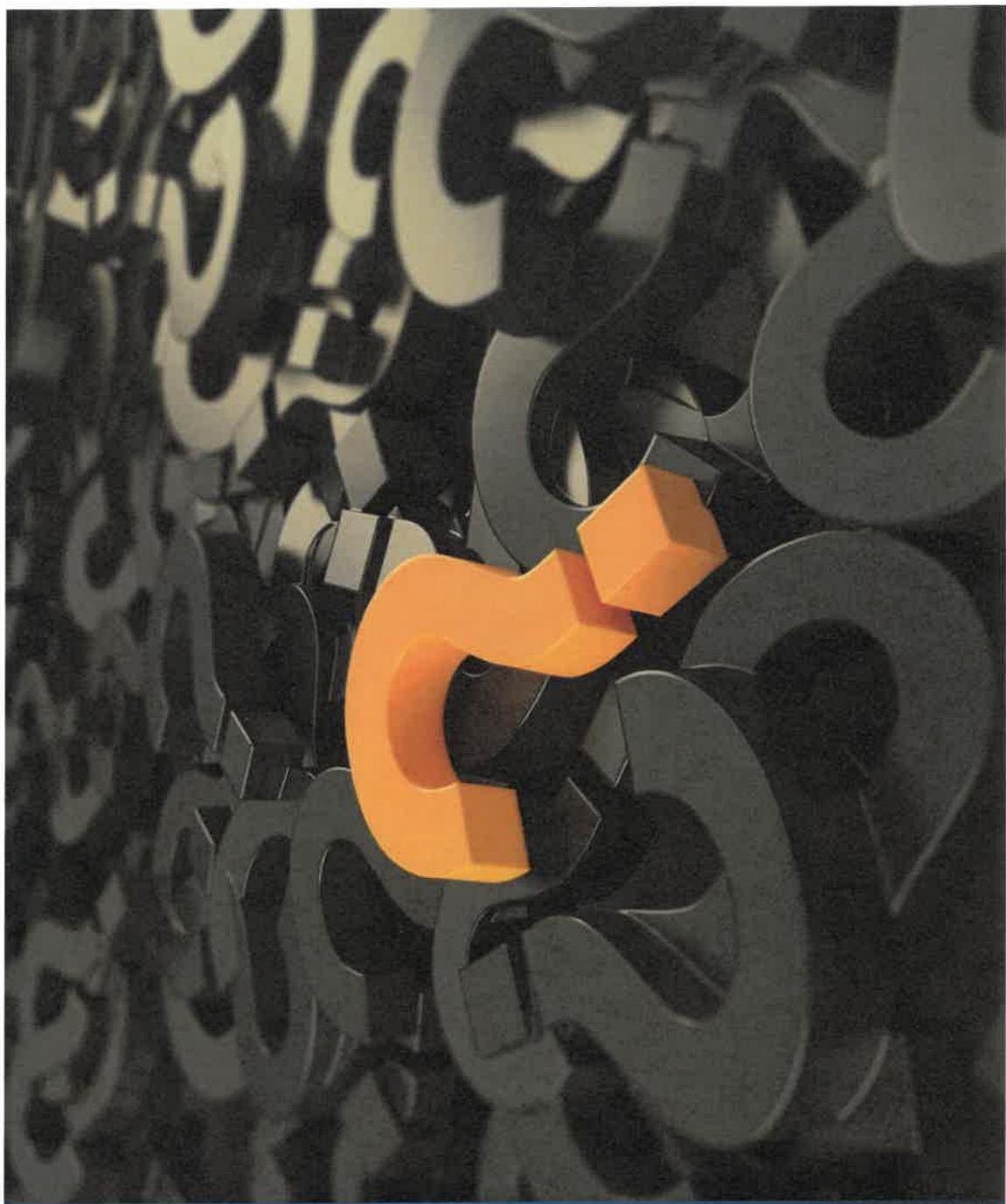
State policies like the Live Local Act require that projects under these policies be approved administratively.

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.

## Site Plans

- 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.

## Staff Recommendation



QUESTIONS?

SITE PLAN  
LAKE CITY  
AUTOSOURCE  
(SPR 25-11)

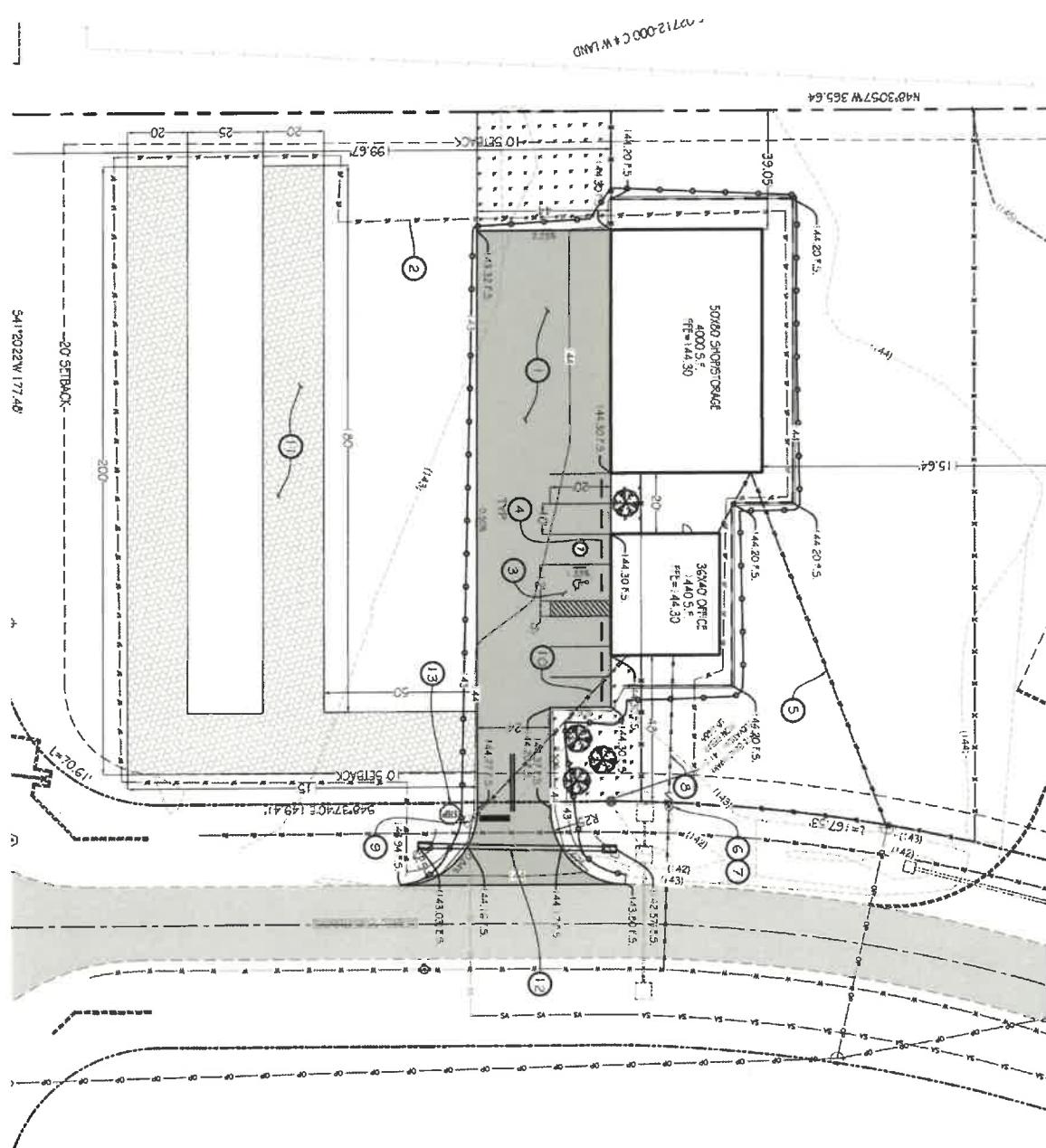
PRESENTED BY  
ROBERT ANGELO



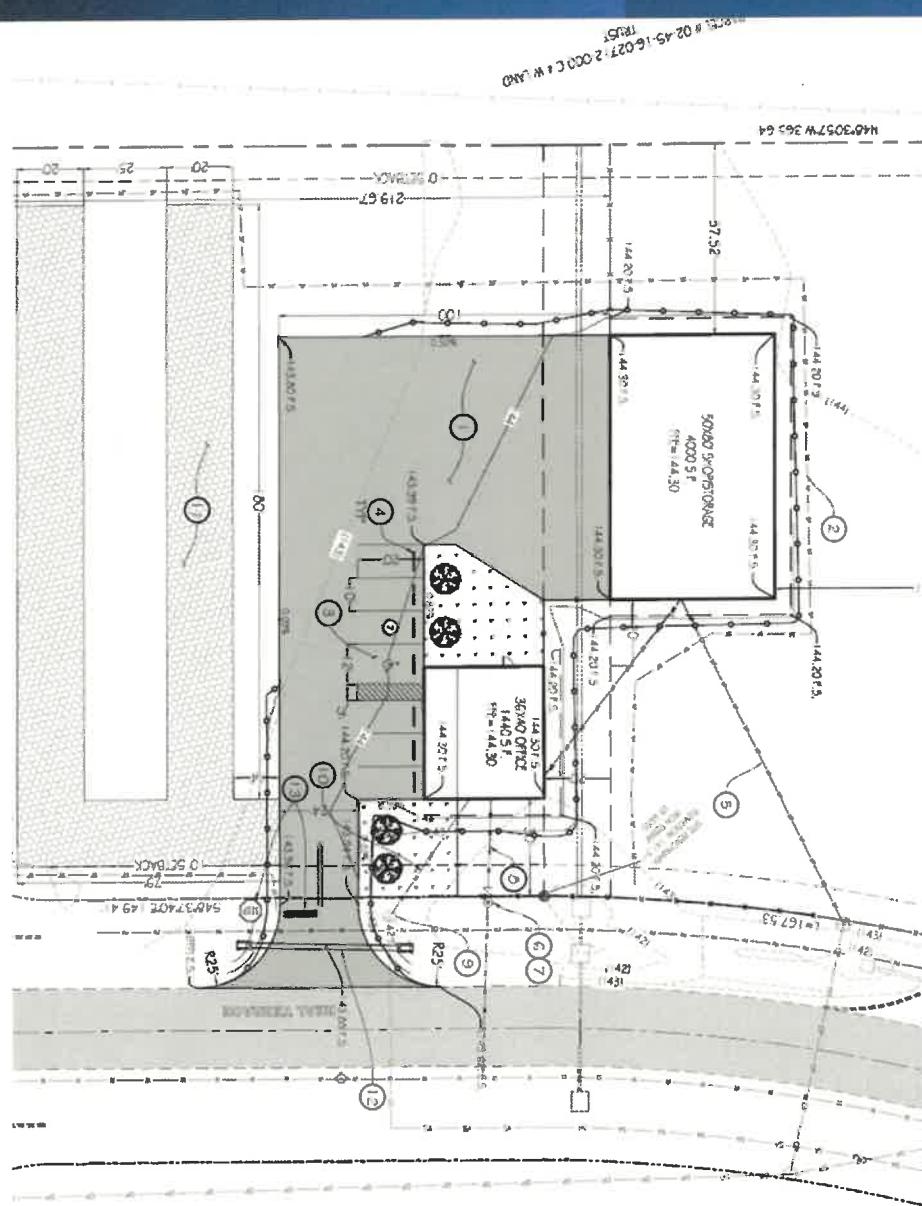
## Introduction

- 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



## Revised Site Plan



# Location



# Aerial View of Site



# Staff Review

Document Envelope ID: 777023944-0008-4998-8025-390E1FB300E



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32054

Telephone: (386) 719-5750

[developmentmanagement@lakedfla.com](mailto:developmentmanagement@lakedfla.com)

REVIEW REPORT TO PLANNING AND ZONING BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEEES; 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: 386-466-5883; Email: [ericheskochs@gmail.com](mailto:ericheskochs@gmail.com)

Owner Agent Name: Carol Chadwick, PE

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

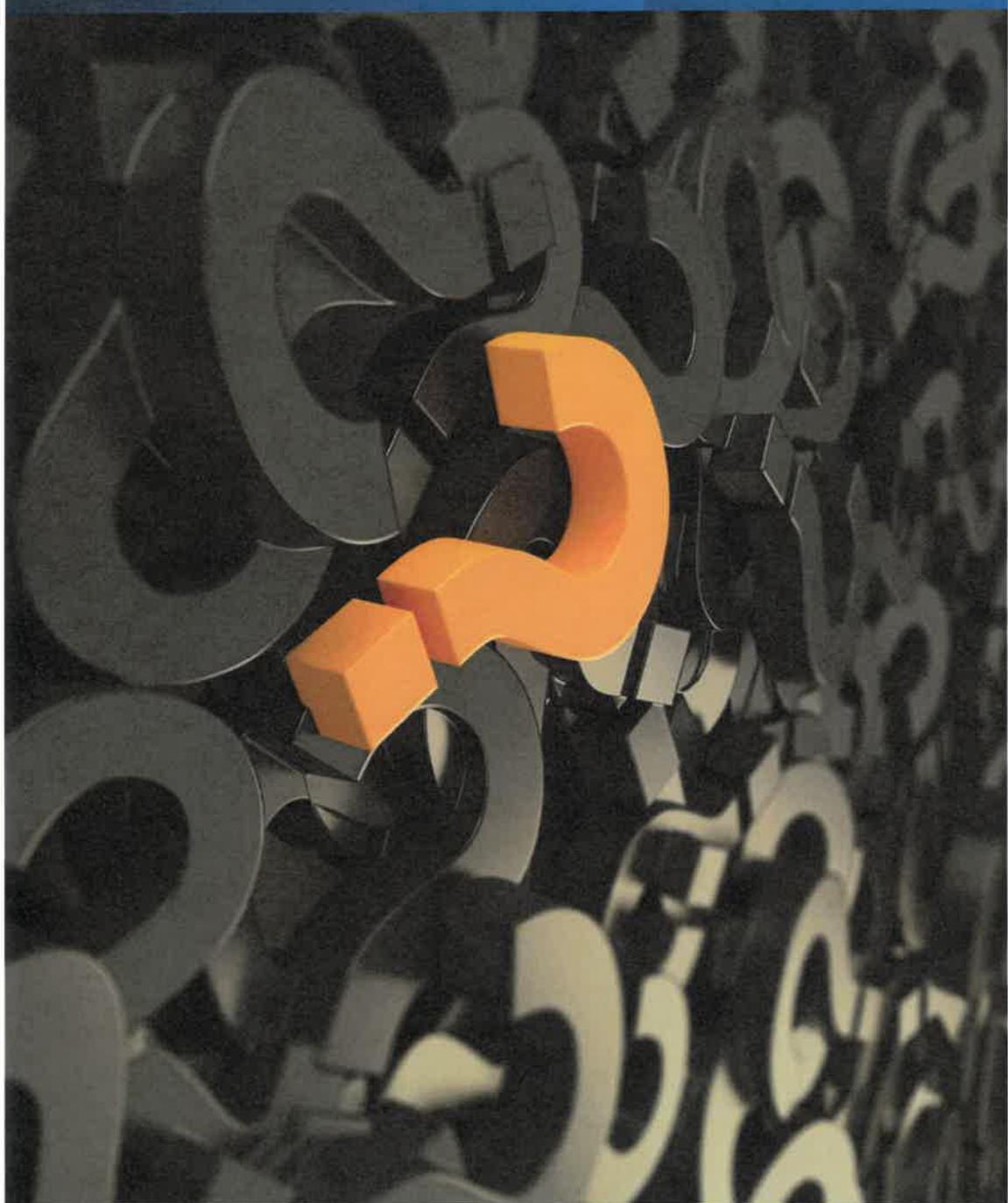
Owner Agent Contact Information: Telephone: 307-680-1772; Email: [cepewyo@gmail.com](mailto:cepewyo@gmail.com)

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

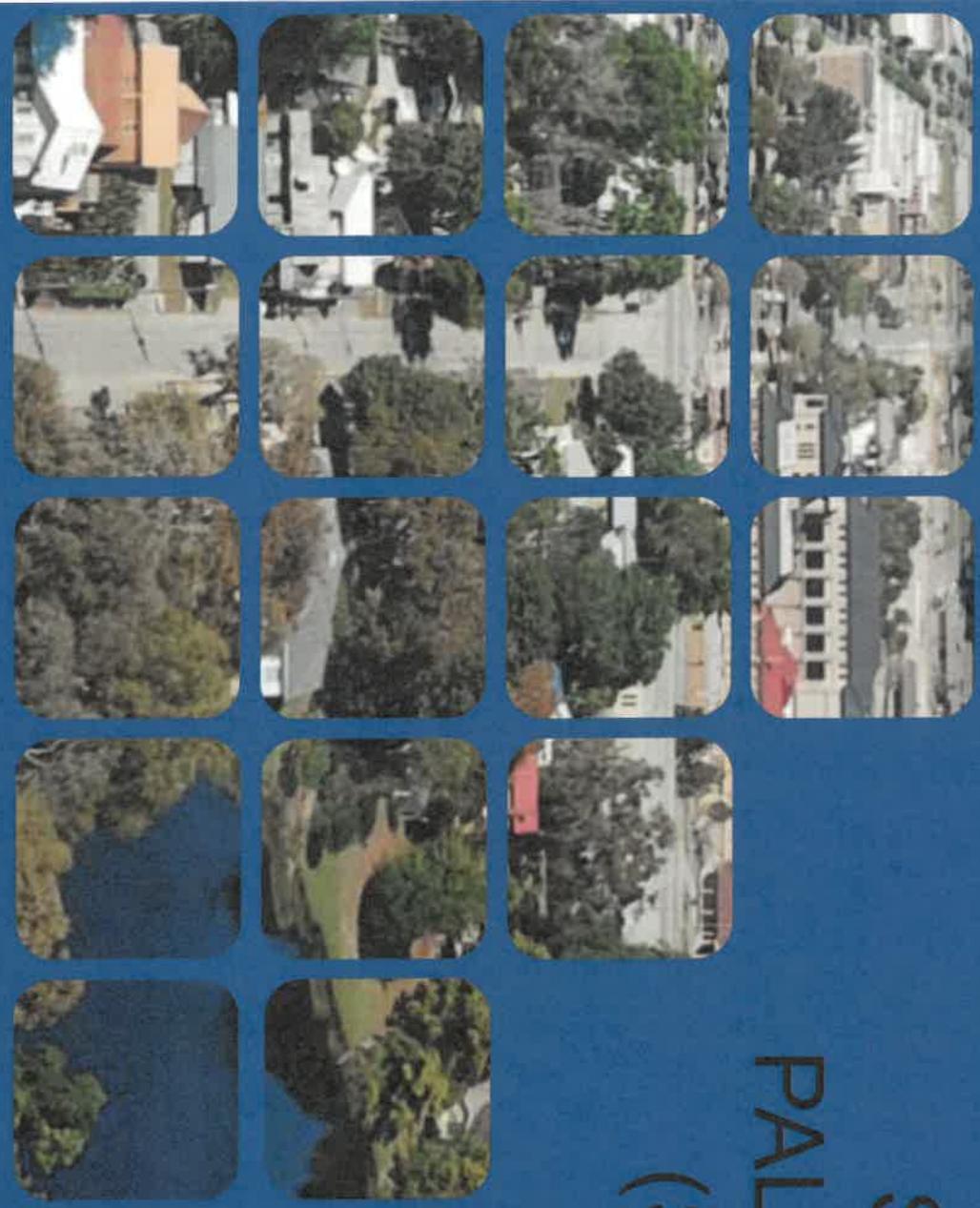
- **Planning-** Following items were identified.
  - No trash or dumpster illustrated on the plans.
  - No Sign Plan or Lighting Plan submitted.
  - No irrigation plan for landscaping
- **Waster Department-** Backflows will need to be installed.
- **Water Distribution and Collections-** Make sure they 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)

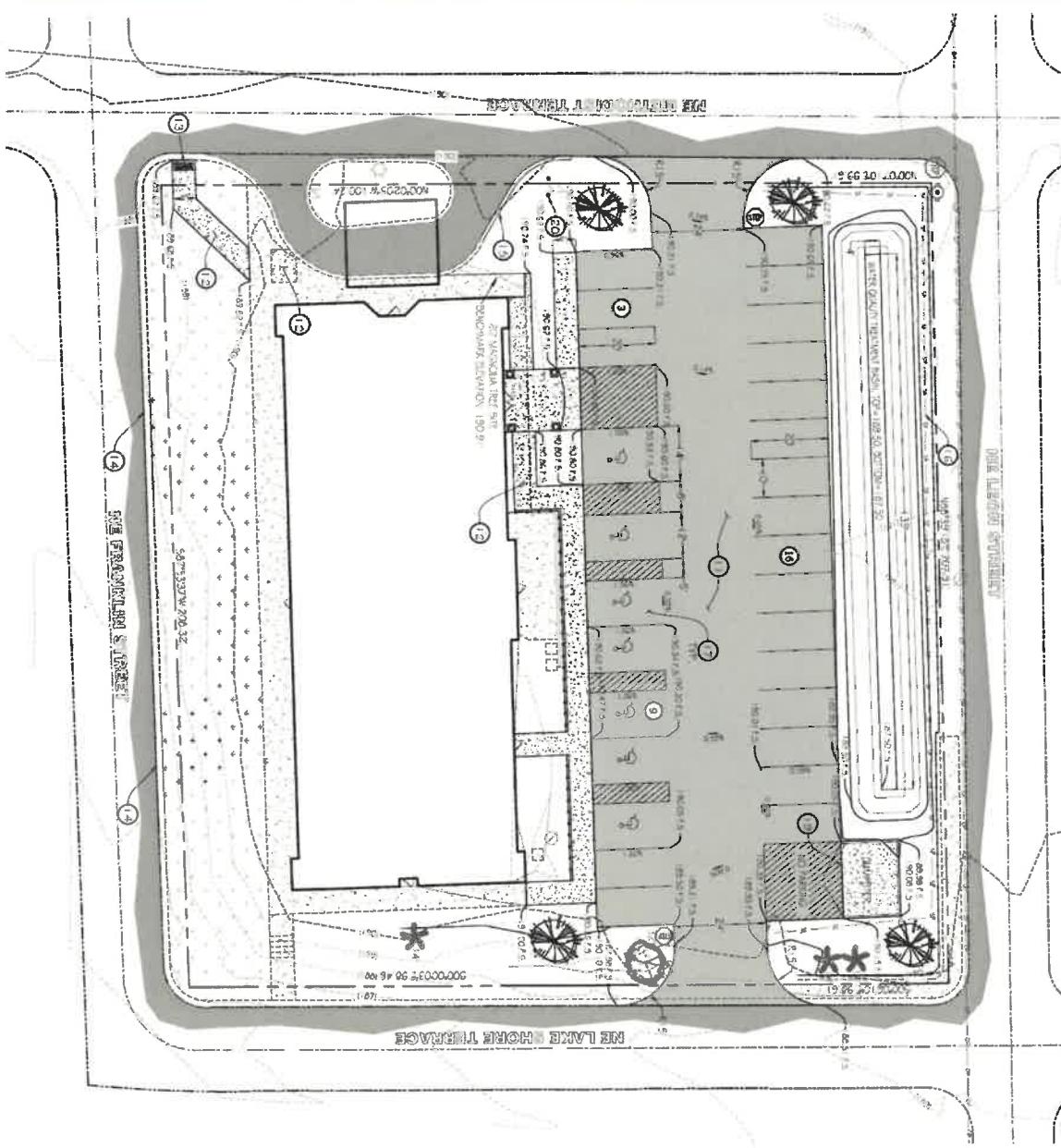
PRESENTED BY  
ROBERT ANGELO



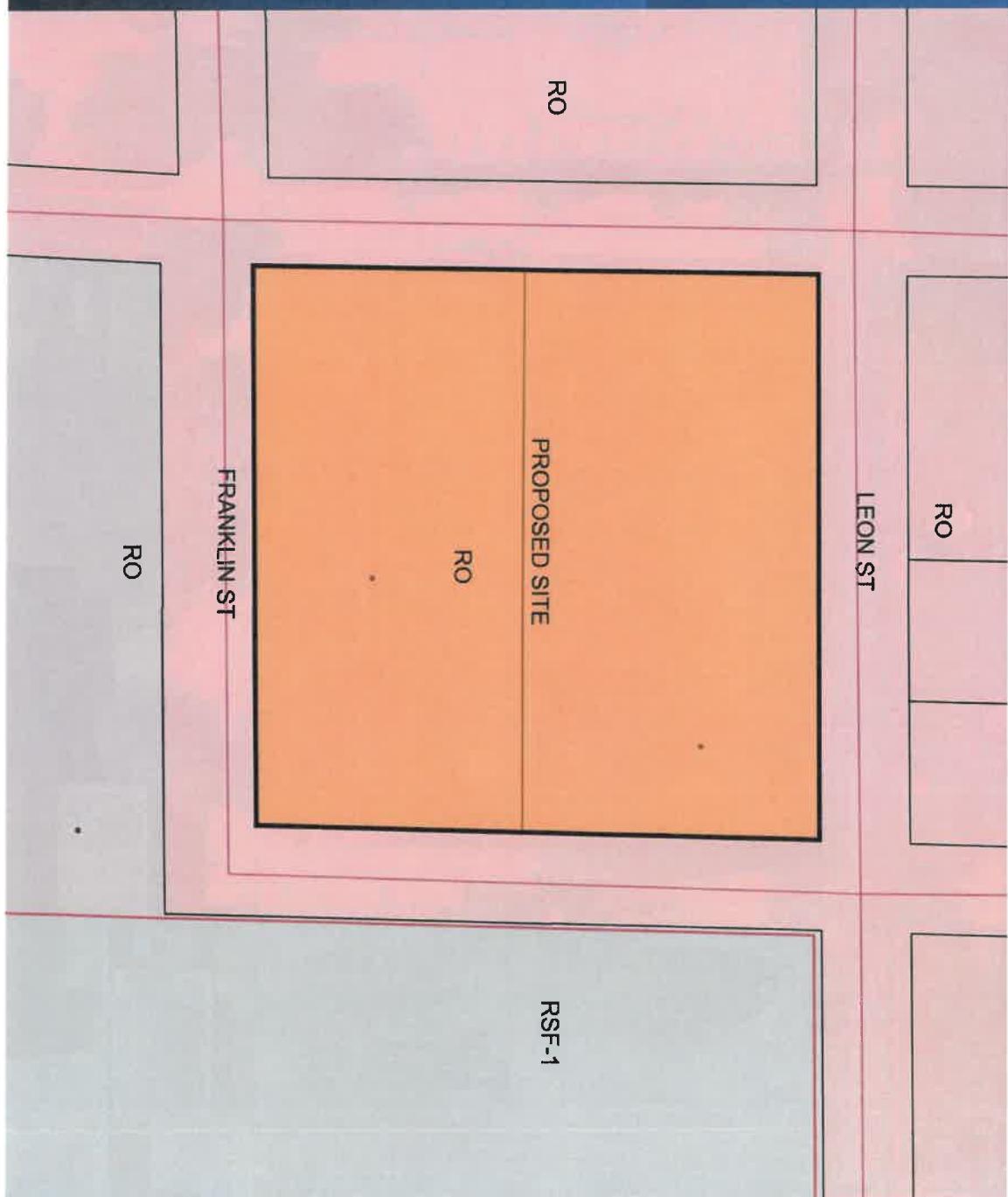
## Introduction

- 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.

## Site Plan



# Location



# Aerial View of Site

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# Staff Review



DEPARTMENT OF GROWTH MANAGEMENT

2015 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 714-5750

Fax: (386) 714-5600

E-mail: [dgma@cityoflakecity.com](mailto:dgma@cityoflakecity.com)

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEE; 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 (CP/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: \_\_\_\_\_

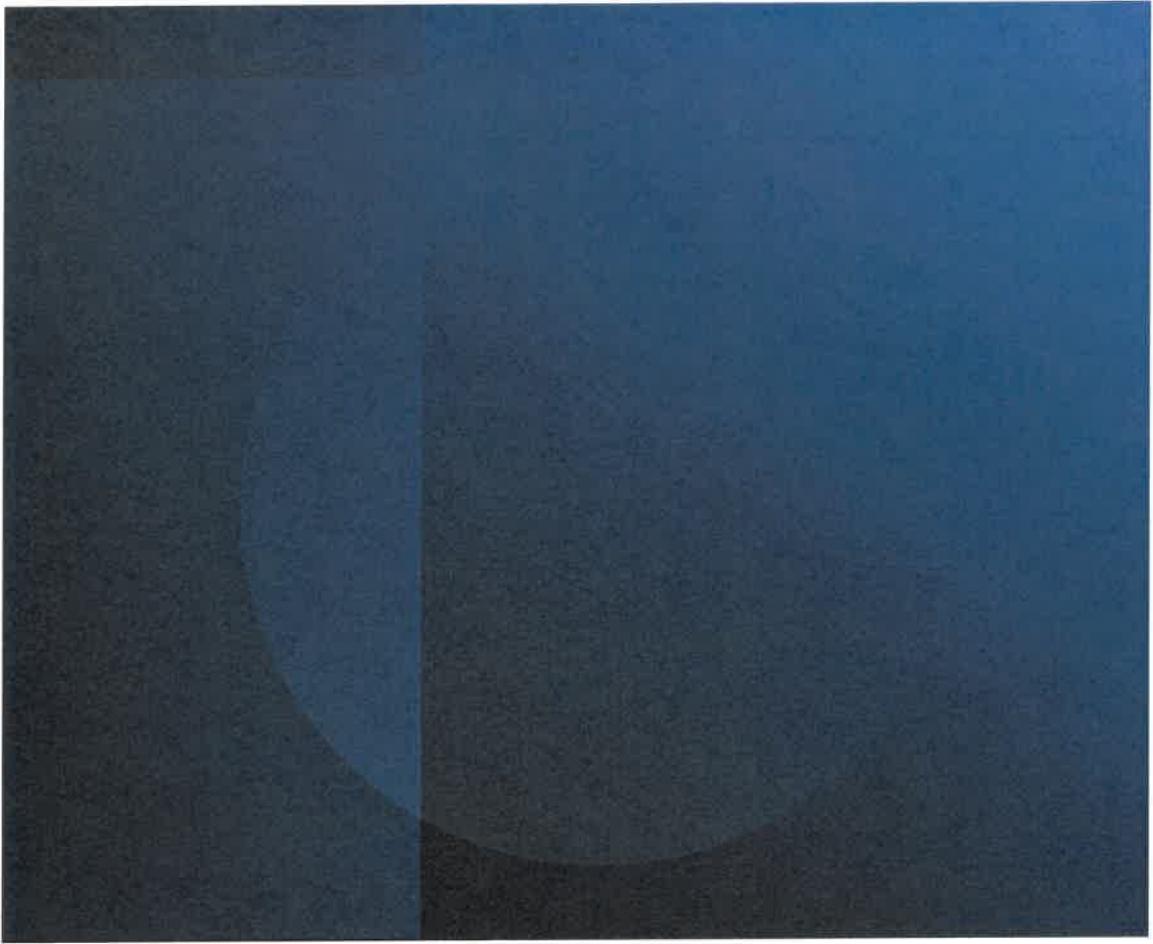
Owner Agent Name: Carol Chadwick, PE

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

Owner Agent Contact Information: Telephone: 307-680-1772; Email: [cpcswyo@cfia.com](mailto:cpcswyo@cfia.com)

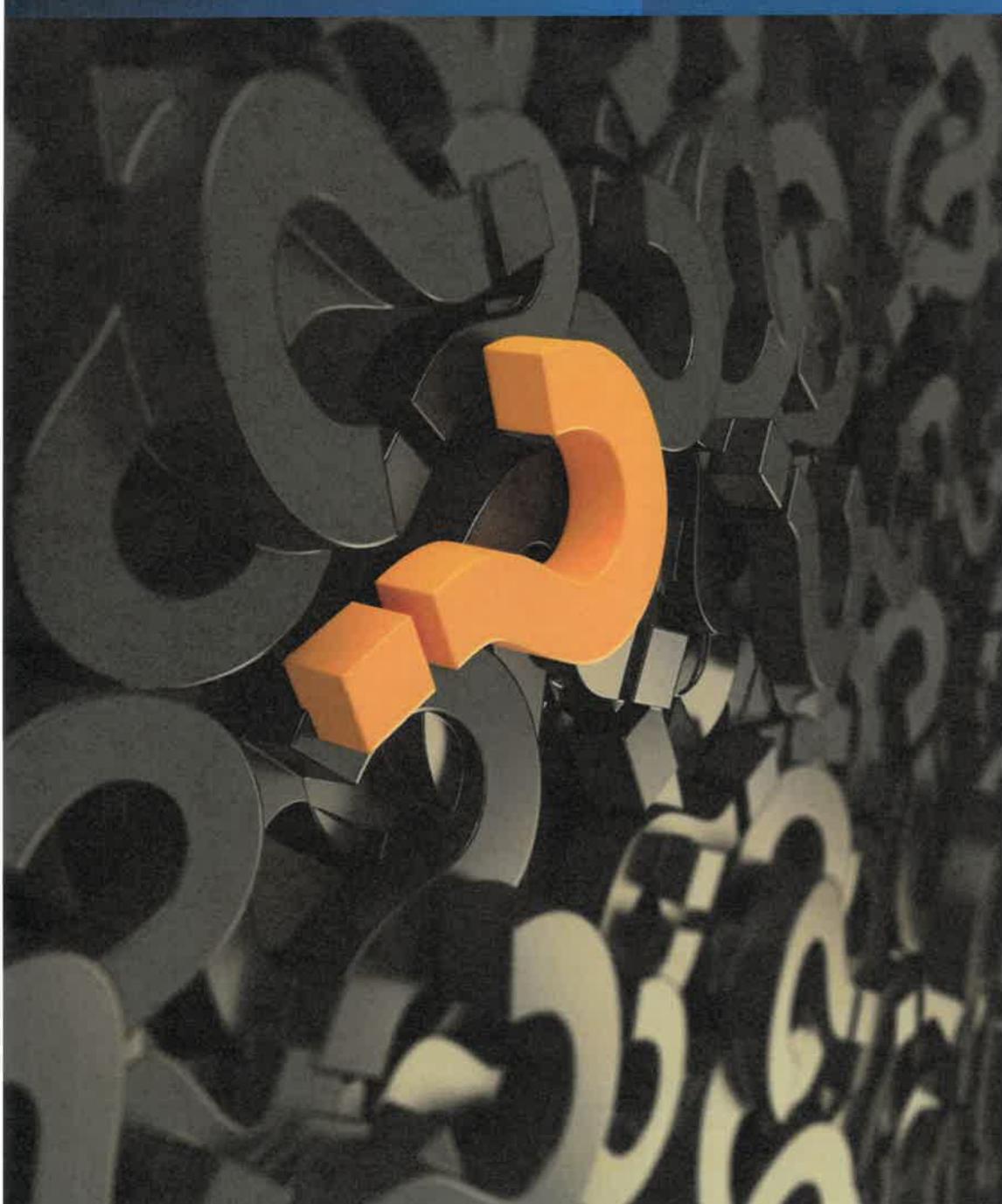
The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **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



**NFPS**



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://www.nfps.net)

# **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 Highway Interchange (Columbia County) and the existing zoning is Commercial Intensive (Columbia County) and Commercial Highway Interchange (CHI). 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](mailto: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



**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: Lake City 47, LLC, and Scott D. Stewart & Pam Stewart Comprehensive Plan Amendment
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): 30-4S-17-08881-000; 30-4S-17-08891-000
4. Existing Future Land Use Map Designation: Commercial (Columbia County) & Highway Interchange (Columbia County)
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: Commercial Intensive (CI) (Columbia County) & Commercial Highway Interchange (CHI) (Columbia County)
7. Acreage: 27.42
8. Existing Use of Property: Commercial; Vacant Land
9. Proposed use of Property: Commercial

\* Proposed: Commercial, Highway Intensive (CHI) (City of Lake City)

### B. APPLICANT INFORMATION

1. Applicant Status  Owner  Agent
2. 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: \_\_\_\_\_

**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): 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. \_\_\_\_\_  
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

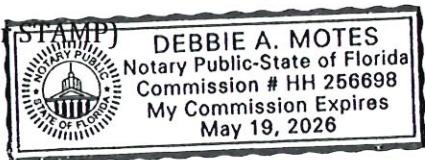
1-8-26

Date

STATE OF FLORIDA  
COUNTY OF Columbia

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

(NOTARY SEAL or STAMP)



Debbie Motes

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**

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

\*Proposed FLUM Designation - Commercial (City of Lake City)

### **B. APPLICANT INFORMATION**

1. Applicant Status  Owner (title holder)  Agent
2. 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.**

3. 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

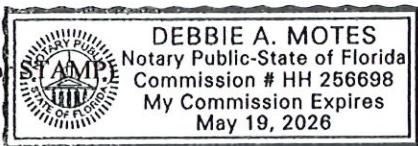
1-8-26

Date

STATE OF FLORIDA  
COUNTY OF Columbia

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

(NOTARY SEAL ON)



Personally, Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

Debbie A. Motes

Signature of Notary

Debbie A. Motes

Printed Name of Notary



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

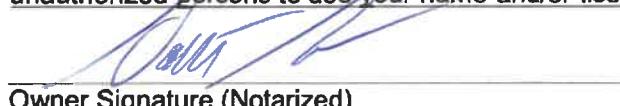
number 30-4S-17-08881-000 (parcel number), do certify that

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.

Printed Name of Person Authorized	Signature of Authorized Person
1. <b>Tori Humphries</b>	1.
2. <b>Justin Tabor</b>	2.  Digitally signed by Justin Tabor, AICP, CFM DN: C=US, E=tabor@nips.net, O="North Florida Professional Services, Inc.", CN="Justin Tabor, AICP, CFM" Date: 2025.12.08 10:24:59-05'00'
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)

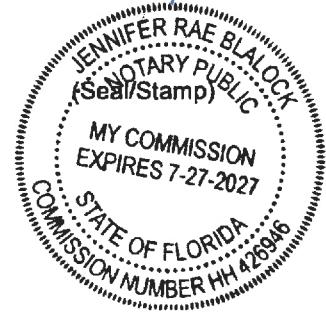
  
Date

#### 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, 20N/A

  
NOTARY'S 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

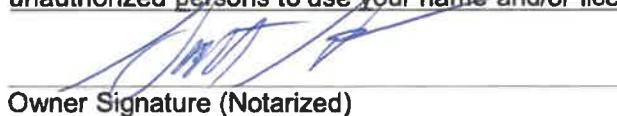
number 30-4S-17-08891-000 (parcel number), do certify that

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.

Printed Name of Person Authorized	Signature of Authorized Person
1. <b>Tori Humphries</b>	1. <b>Tori</b> <small>Digitally signed by Tori DN: C-US, E=toriumphries@nfps.net, O="North Florida Professional Services, Inc.", CN=Tori Date: 2025.12.11 10:27:57-05'00'</small>
2. <b>Justin Tabor</b>	2. <b>Justin Tabor, AICP, CFM</b> <small>Digitally signed by Justin Tabor, AICP, CFM DN: C-US, E=jtabor@nfps.net, O="North Florida Professional Services, Inc.", CN=Justin Tabor, AICP, CFM Date: 2025.12.10 16:42:23-05'00'</small>
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.

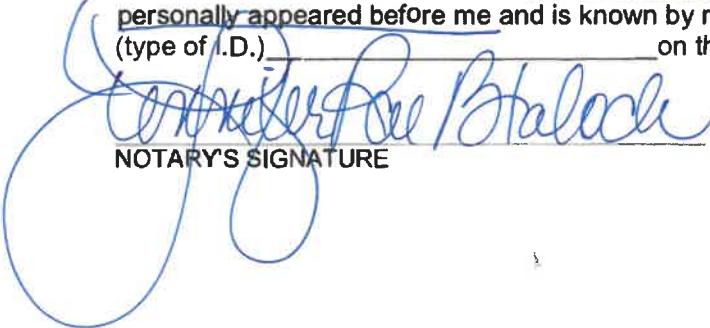
  
Owner Signature (Notarized)

  
Date

## 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.

  
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

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2023	03/06/2023
------	------------

2024	02/15/2024
------	------------

2025	02/06/2025
------	------------

### Document Images

[02/06/2025 -- ANNUAL REPORT](#)

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[02/11/2019 -- ANNUAL REPORT](#)

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[09/19/2018 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations



**NFPS**



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://www.nfps.net)

# **Attachment 1**

# **Boundary Sketch /**

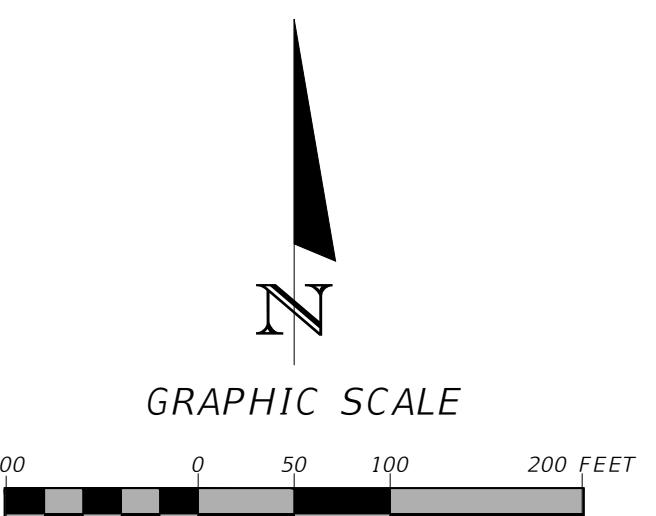
# **Survey**



PRELIMINARY PLAN OF  
CORNERSTONE

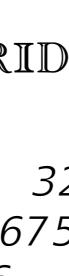
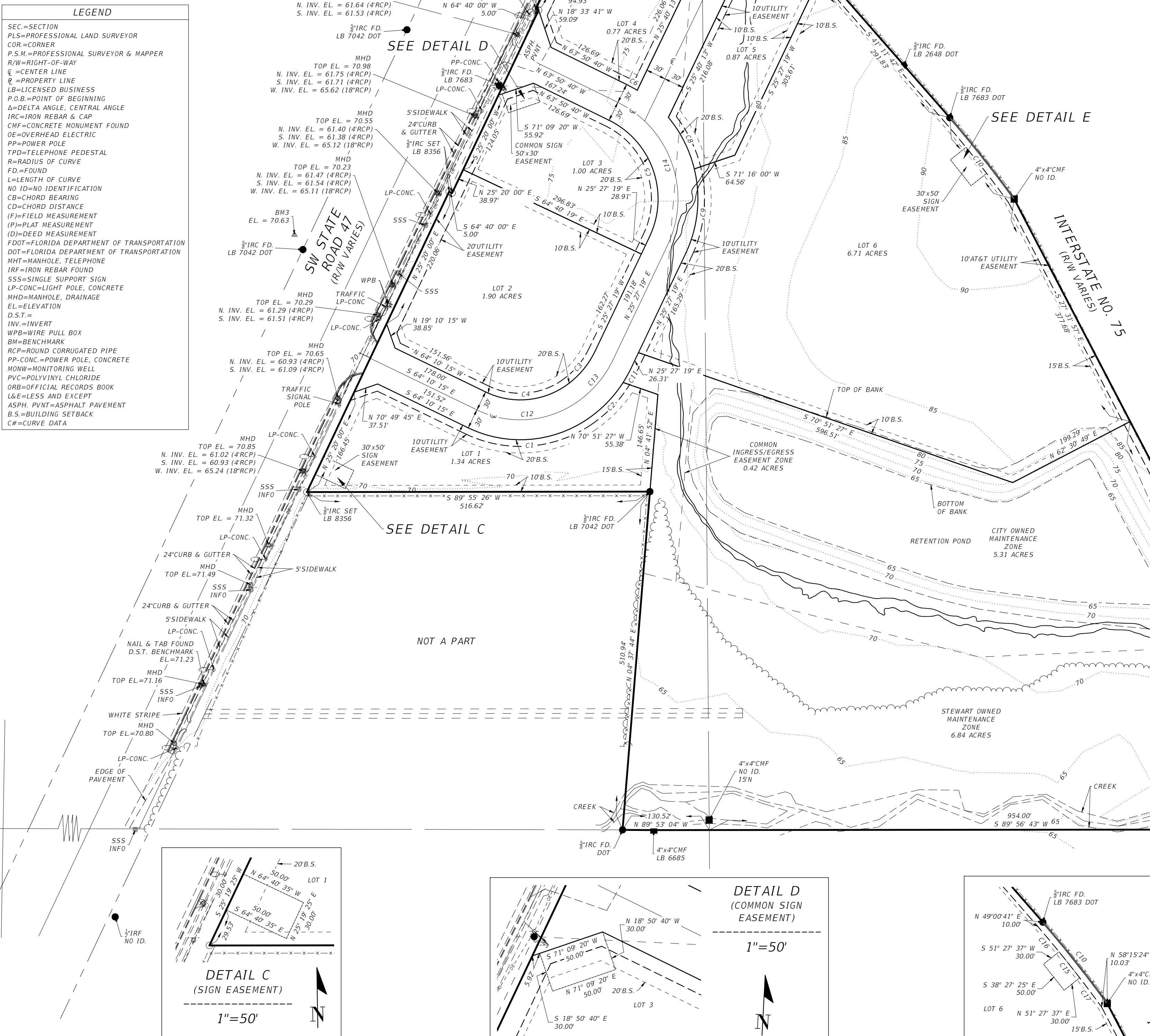
IN SECTION 30  
TOWNSHIP 4 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA

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

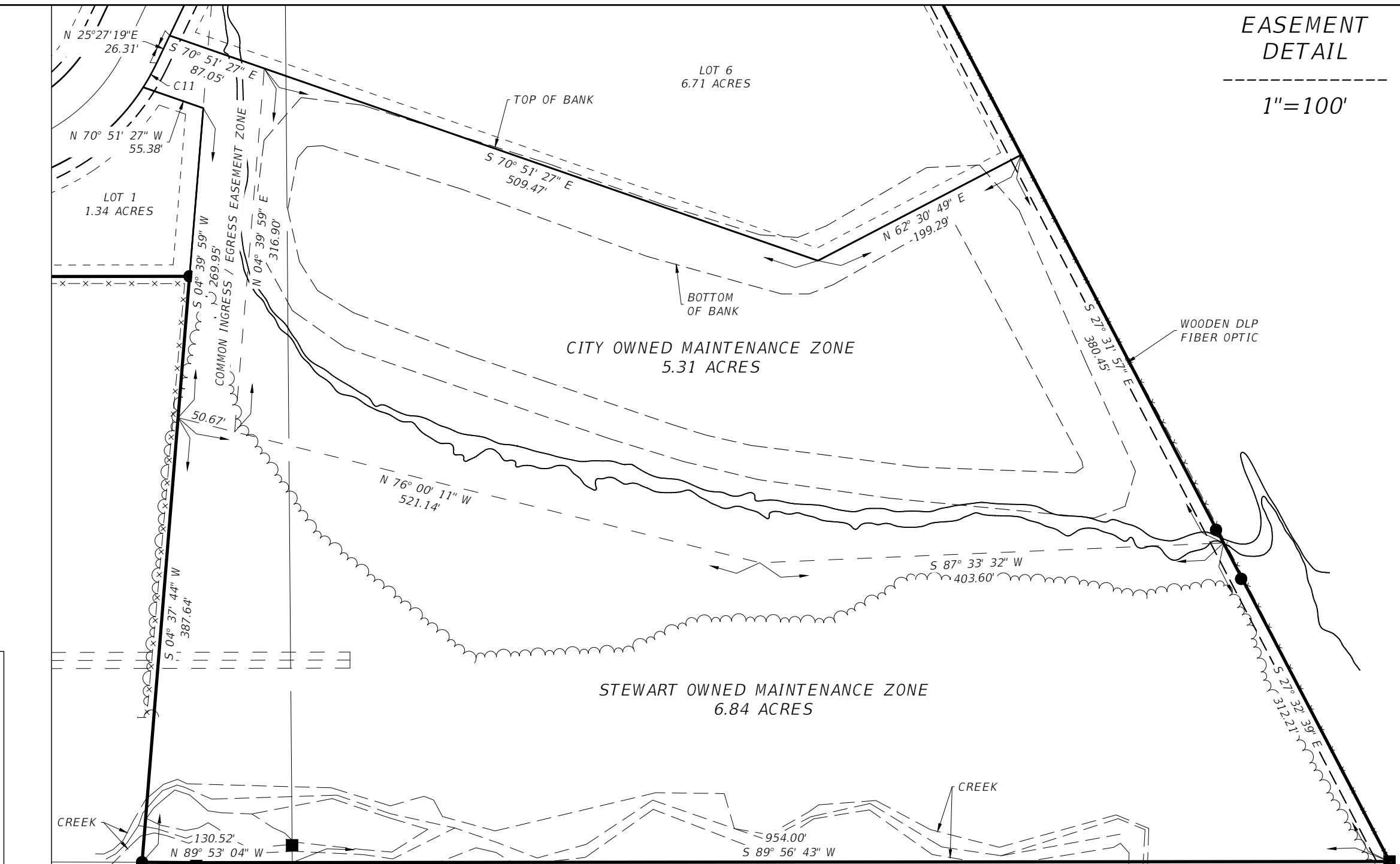


LEGEND

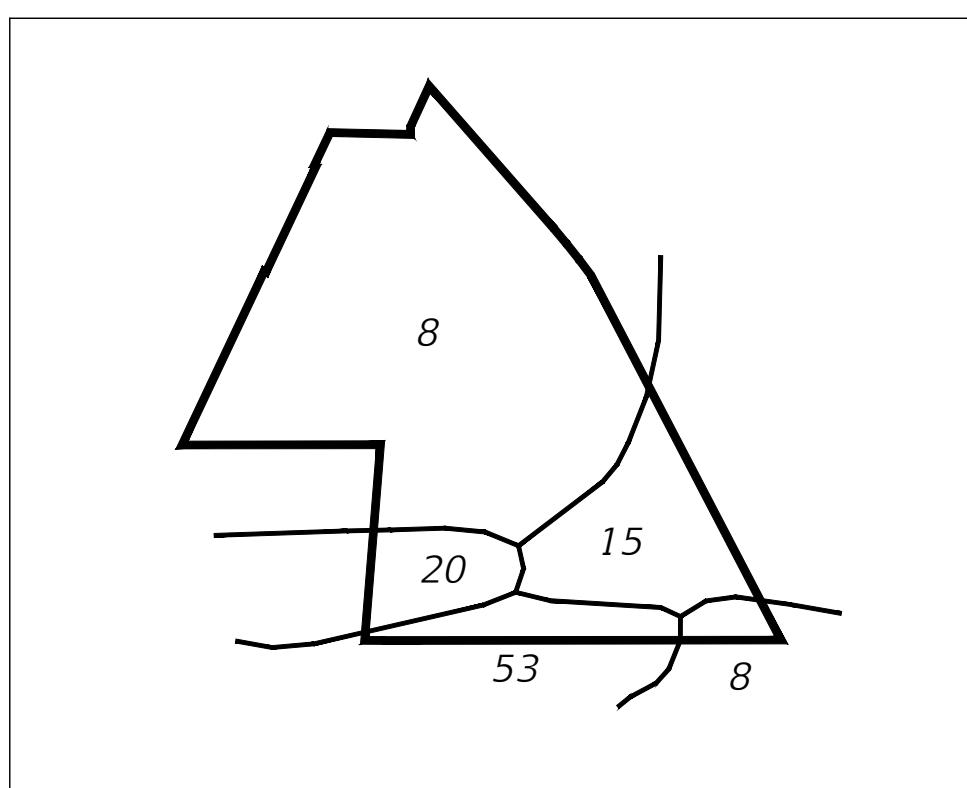
SEC=SECTION  
PLS=PROFESSIONAL LAND SURVEYOR  
COR=CORNER  
P.S.M=PROFESSIONAL SURVEYOR & MAPPER  
R/W=RIGHT-OF-WAY  
C=CENTER LINE  
E=END POINT  
LB=LICENSED BUSINESS  
P.O.B=POINT OF BEGINNING  
D=DELTA ANGLE, CENTRAL ANGLE  
IRC=IRON REBAR & CAP  
CMF=CONCRETE MONUMENT FOUND  
GEM=GROUND ELECTRIC  
PP=POWER POLE  
TPD=TELEPHONE PEDESTAL  
R=RADIUS OF CURVE  
FD=FOUNDING  
L=LENGTH OF CURVE  
NO=NOT IDENTIFIED  
CB=CHORD BEARING  
CD=CHORD DISTANCE  
(F)=FIELD MEASUREMENT  
(P)=PLAT MEASUREMENT  
(D)=DEED MEASUREMENT  
DOT=FLORIDA DEPARTMENT OF TRANSPORTATION  
MHT=MANHOLE, TELEPHONE  
IRF=IRON REBAR FOUND  
SSS=SINGLE SUPPORT SIGN  
LP=CONC=LIGHT POLE, CONCRETE  
MONW=MONITORING WELL  
EL=ELEVATION  
D.S.T.=  
INV=INVERT  
WPB=WIRE PULL BOX  
D.P.=DEED PLAN  
RCP=ROUND CORRUGATED PIPE  
PP=CONC=POWER POLE, CONCRETE  
MONW=MONITORING WELL  
PVC=POLYVINYL CHLORIDE  
O.R.B=OFFICIAL RECORDS BOOK  
L&E=LAND & EASEMENT  
ASPH.=PINT-ASPHALT PAVEMENT  
B.S.=BUILDING SETBACK  
C#=CURVE DATA



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

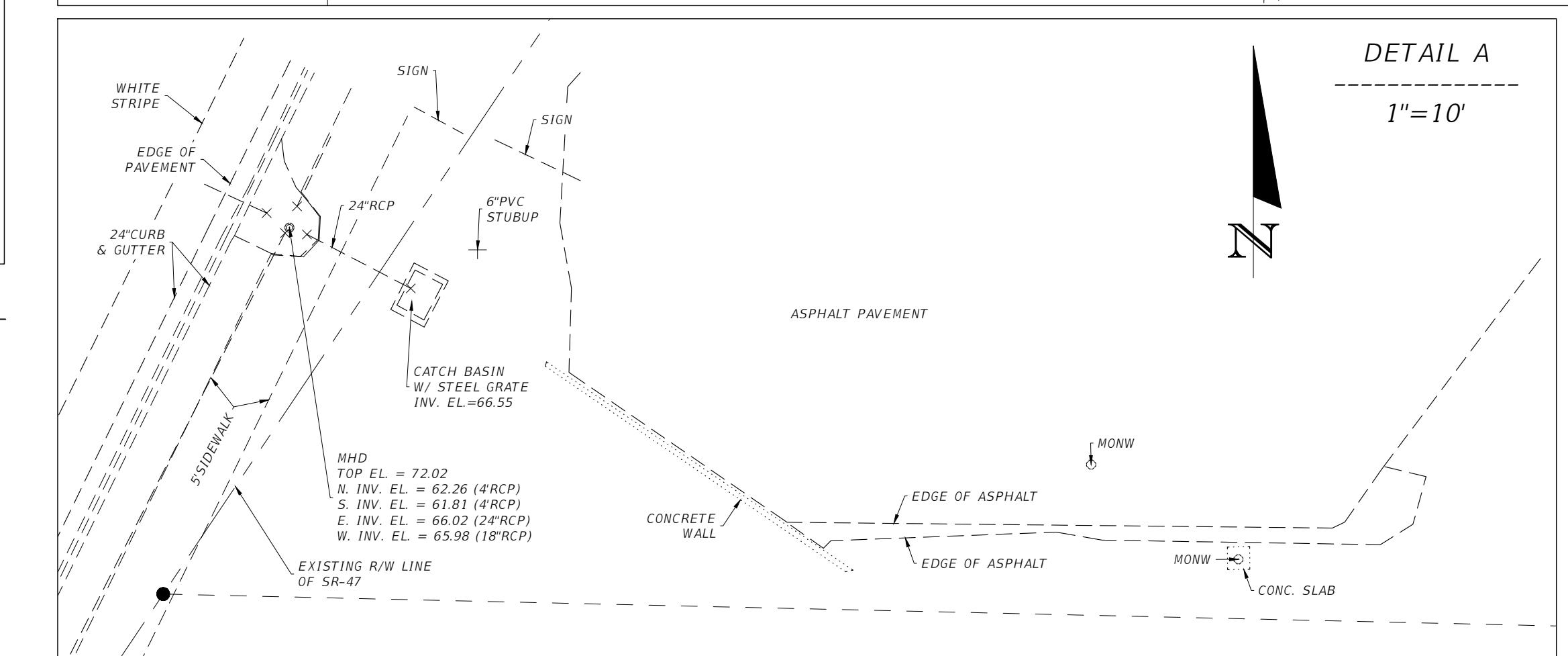


SOILS CONDITIONS  
DATA PROVIDED BY UNITED STATES DEPT. OF  
AGRICULTURE, SOIL SURVEY OF COLUMBIA COUNTY,  
FLORIDA, SOIL CONSERVATION SERVICE

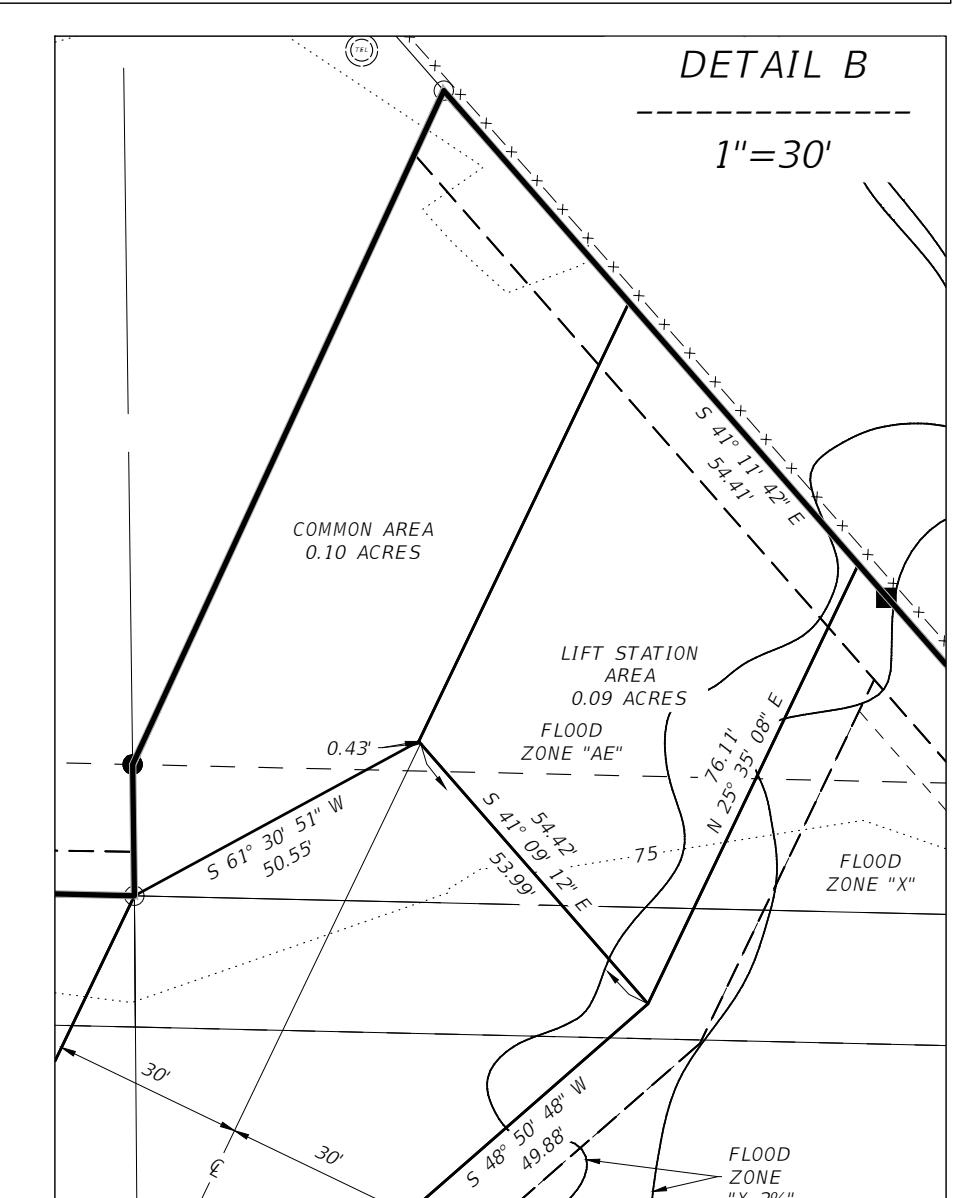


SOIL PROPERTIES

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



REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

JOB NO. L250113COR  
CA# 29011

SHEET  
NO.

CORNERSTONE PARTNERS LP, SD

EASEMENT  
DETAIL

1"=100'



# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://www.nfps.net)

## Attachment 2

### Aerial Photo

**Please see attached  
Justification Report**



# Attachment 3

# Concurrency Impact

# Analysis

**Please see attached  
Justification Report**



# 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](http://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  $00^{\circ}53'$  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  $89^{\circ}09'$  West, along the South line of said Southwest 1/4 of Northwest 1/4, 148.0 feet; thence run North  $04^{\circ}55'$  East, 1326.47 feet to the North line of said Southwest 1/4 of the Northwest 1/4; thence run South  $89^{\circ}07'$  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  $26^{\circ}16'$  East, along said right-of-way line, 191.54 feet for a POINT OF BEGINNING; thence run South  $89^{\circ}09'$  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  $89^{\circ}17'$  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  $00^{\circ}33'$  East, 182.62 feet; thence run South  $40^{\circ}09'$  East to the South line of the Northeast 1/4 of Northwest 1/4; thence run North  $89^{\circ}17'$  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  $89^{\circ}16'25"$  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  $89^{\circ}16'25"$  West, 727.97 feet to the East right-of-way line of State Road No. 47; thence North  $26^{\circ}16'$  East, along said East right-of-way line, 1234.36 feet; thence South  $89^{\circ}16'$  East, 200.00 feet; thence North  $26^{\circ}16'$  East, 200.00 feet; thence South  $89^{\circ}16'$  East, 18.57 feet; thence South  $05^{\circ}32'30"$  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 approximatley 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](http://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

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(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 15<sup>th</sup> 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:

**W I T N E S S E T H:**

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

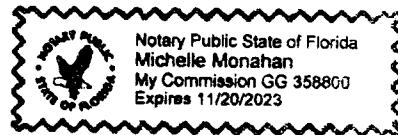
By: Scott Stewart  
Scott Stewart, Partner

By: Pam Stewart  
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.

Michelle Monahan  
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:

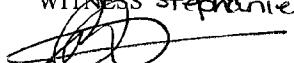
**"Exhibit A" attached**

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  
  
WITNESS Richard Stevens

The Estate of John J. Murphy  
By: Helen M. Sweeney  
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.

Mary U. Kaiser  
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**MARY U. KAISER**  
Notary Public, State of New York  
No. 4788172  
Qualified in New York County  
Commission Expires May 31, 2011

"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 SOUTHEAST 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:Im  
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  
Doc 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.

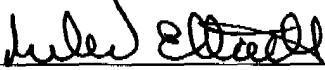
Signed, sealed and delivered  
in the presence of:



Witness

Brad Neal

(Print or Type Name)



Witness

RICHARD E. STADLER

(Print or Type Name)

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.

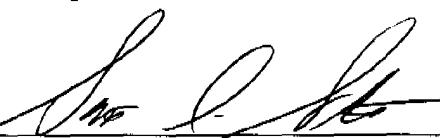
(NOTARIAL  
SEAL)

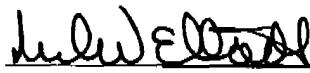
WESTFIELD INVESTMENT GROUP, LLLP

By:

  
Charles S. Sparks, General Partner

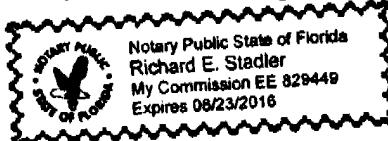
By:

  
Scott D. Stewart, General Partner

  
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.

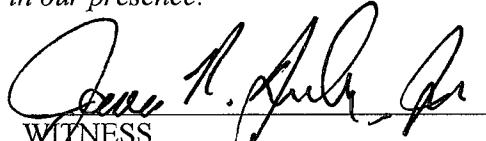
**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**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.

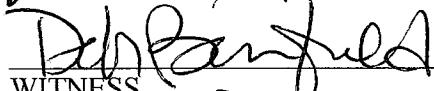
**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*



WITNESS

PRINT NAME: James R. Stewart, Jr.



WITNESS

PRINT NAME: Debi Bennefield

Lake City 47, LLC

By: 

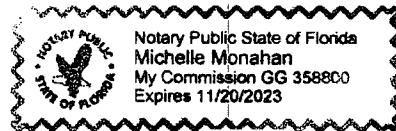
Scott D. Stewart, Manager

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 of Notary Public





# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://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](http://www.nfps.net)

# **Attachment 8**

# **Proof of Payment of**

# **Taxes**

2025 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

28399.0000

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

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](http://www.columbiataxcollector.com)

NON AD VALOREM ASSESSMENTS	19,430.05	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	19,430.05	-777.20	0.00	18,652.85	0.00

Kyle Keen, CFC

Columbia County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

## 2025 Real Estate

28399.0000

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

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

2025 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

28409.0000

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

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](http://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
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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

Kyle Keen, CFC

Columbia County Tax Collector

## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

## 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

Receipt(s) 2025-12249 on 11/19/25 for \$2,819.75 by 1679360 S&amp;P ENTERPRISES, INC

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



**NFPS**



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://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](http://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](http://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) and Highway Interchange (Columbia County)

*Proposed Future Land Use Map Designation:* Commercial

*Existing Zoning District:* Commercial Intensive (CI) (Columbia County) and Commercial Highway Interchange (CHI) (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 Highway Interchange (Columbia County) and the existing zoning is Commercial Intensive (Columbia County) and Commercial Highway Interchange (CHI) (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.

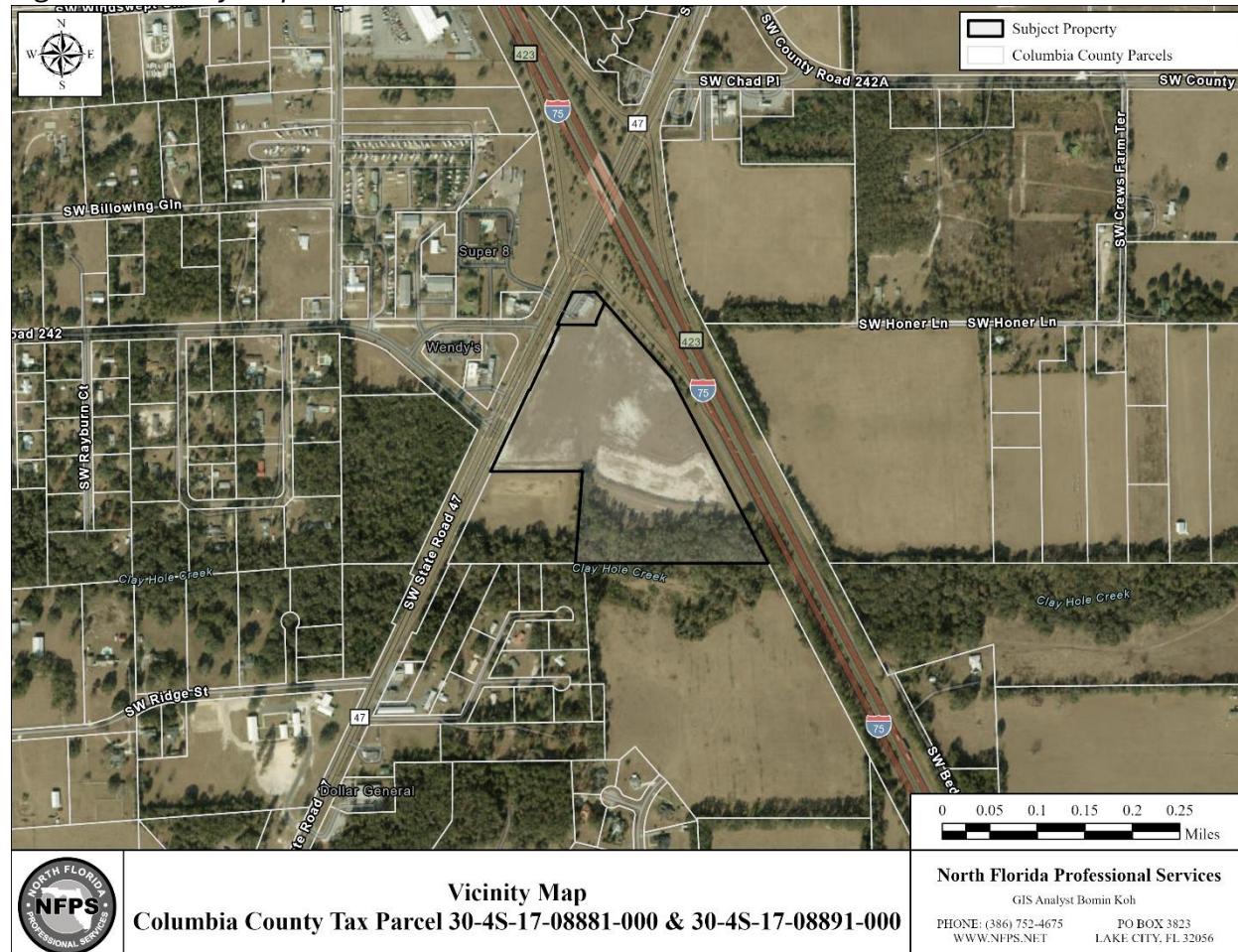
The existing FLUM Designations and zoning district of adjacent lands are identified in Table 1. Figure 2 below depicts the existing FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 3 below depicts the proposed FLUM Designation of the subject property and 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 Highway Interchange (Columbia County)	Interstate-75 / State Road 47 Commercial Highway Interchange (CHI) (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)



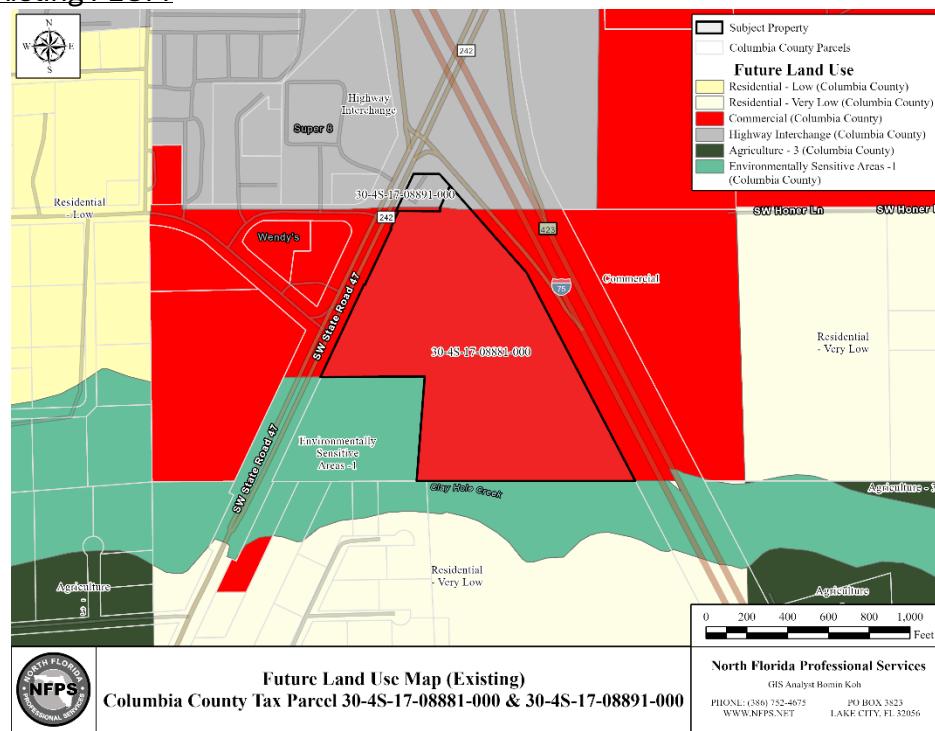
Figure 1 below shows the location of the subject property and the surrounding vicinity.

*Figure 1. Vicinity Map*

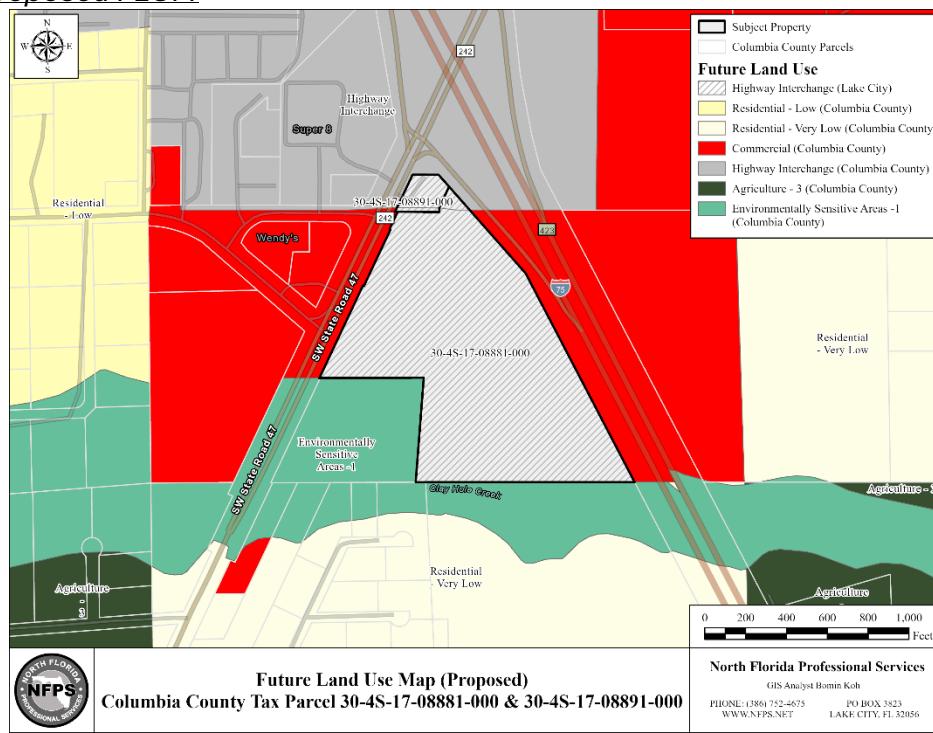




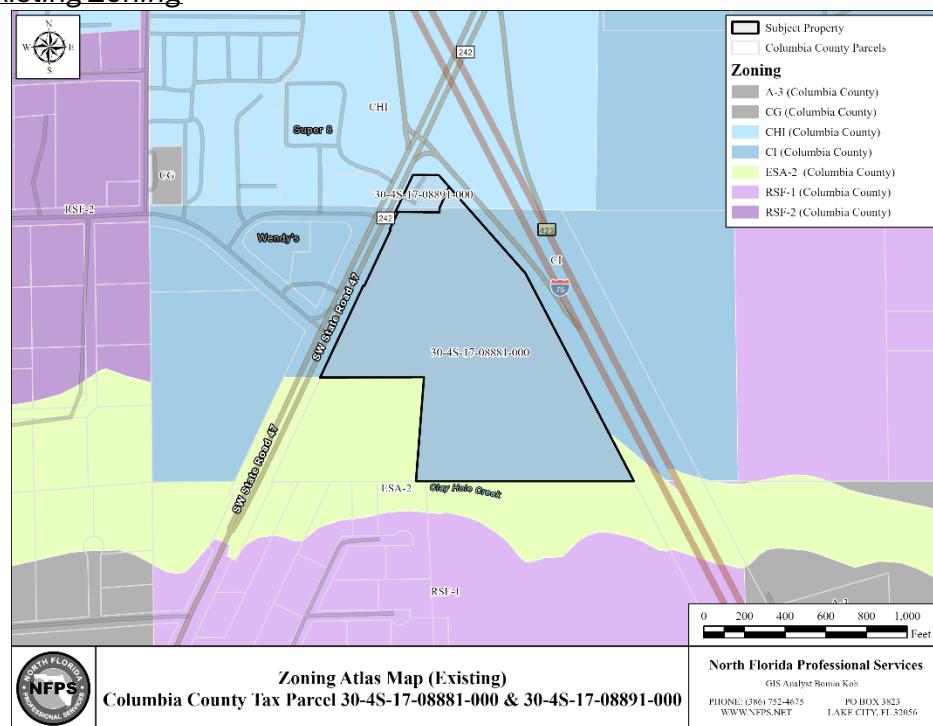
**Figure 2. Existing FLUM**



*Figure 3. Proposed FLUM*

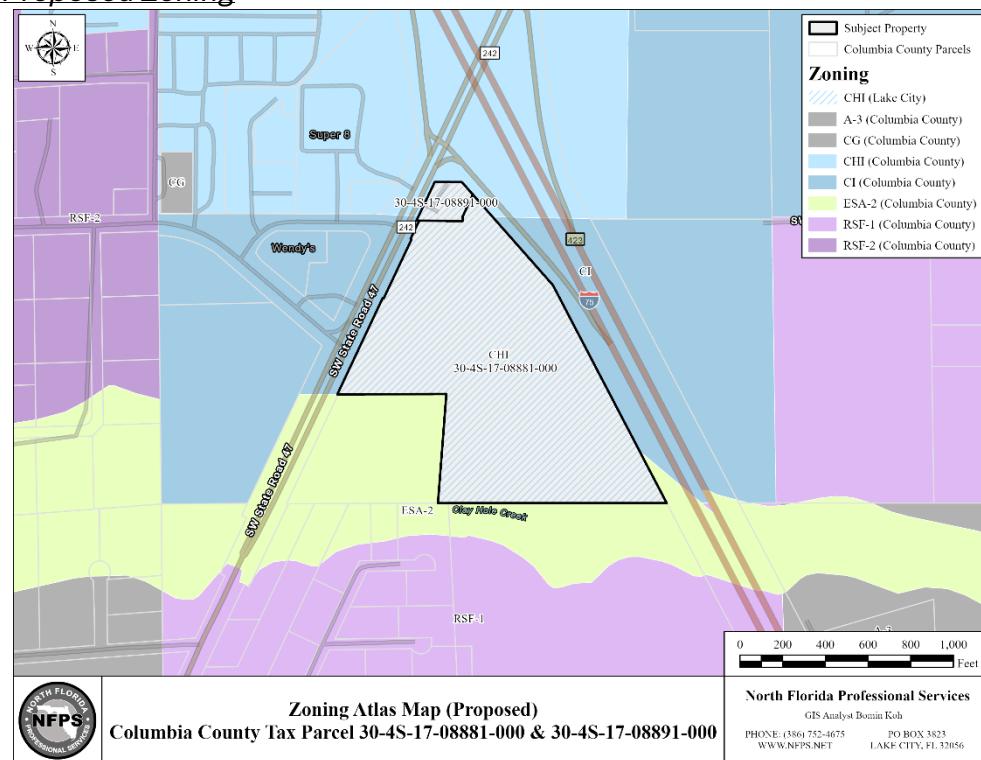


*Figure 4. Existing Zoning*





*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

*Start to Finish Solutions for Your Community*



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 Highway Interchange (Columbia County) and the existing zoning is Commercial Intensive (Columbia County) and Commercial Highway Interchange (CHI) (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.



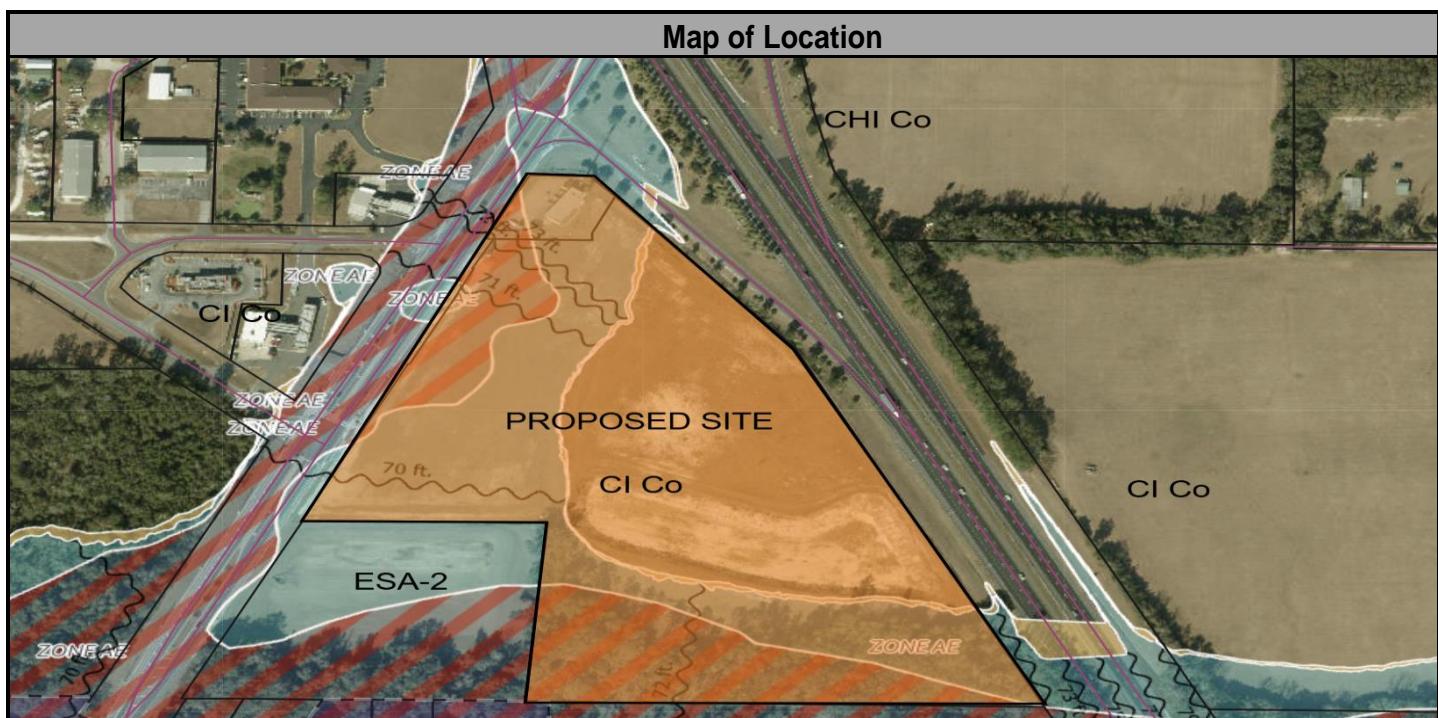
## STAFF ANALYSIS REPORT

<b>Project Information</b>	
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"><li>Change the FLU from Commercial County and Highway Interchange County to Commercial City.</li><li>Change the Zoning from Commercial Intensive County and Commercial Highway Interchange County to Commercial Highway Interchange City.</li></ul>
Hearing Date	02-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

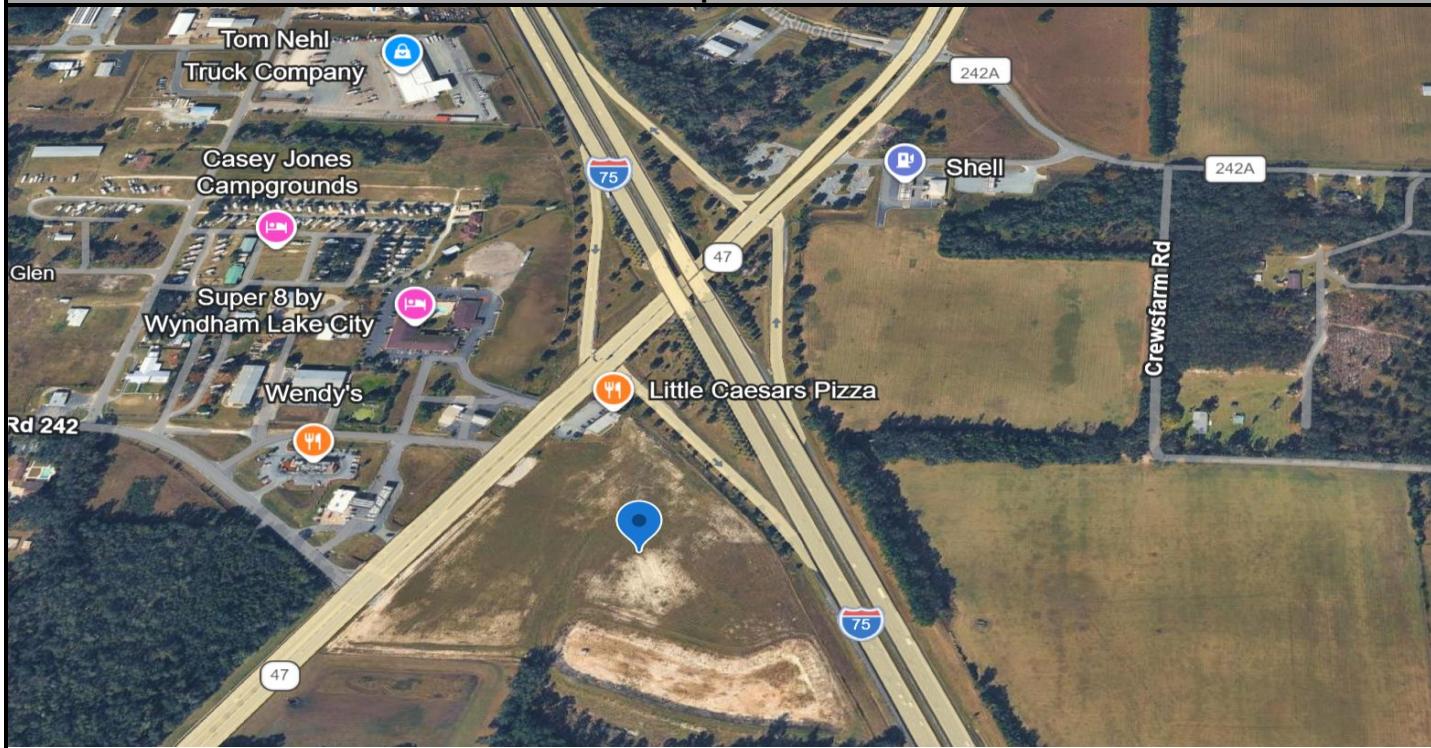
<b>Subject Property Information</b>		
Size	+/- 27.42 Acres	
Location	TBD	
Parcel Number	08881-000 and 08891-000	
Future Land Use	Commercial County and Highway Interchange County	
Proposed Future Land Use	Commercial City	
Current Zoning District	Commercial Intensive County and Commercial Highway Interchange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

<b>Land Use Table</b>				
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
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



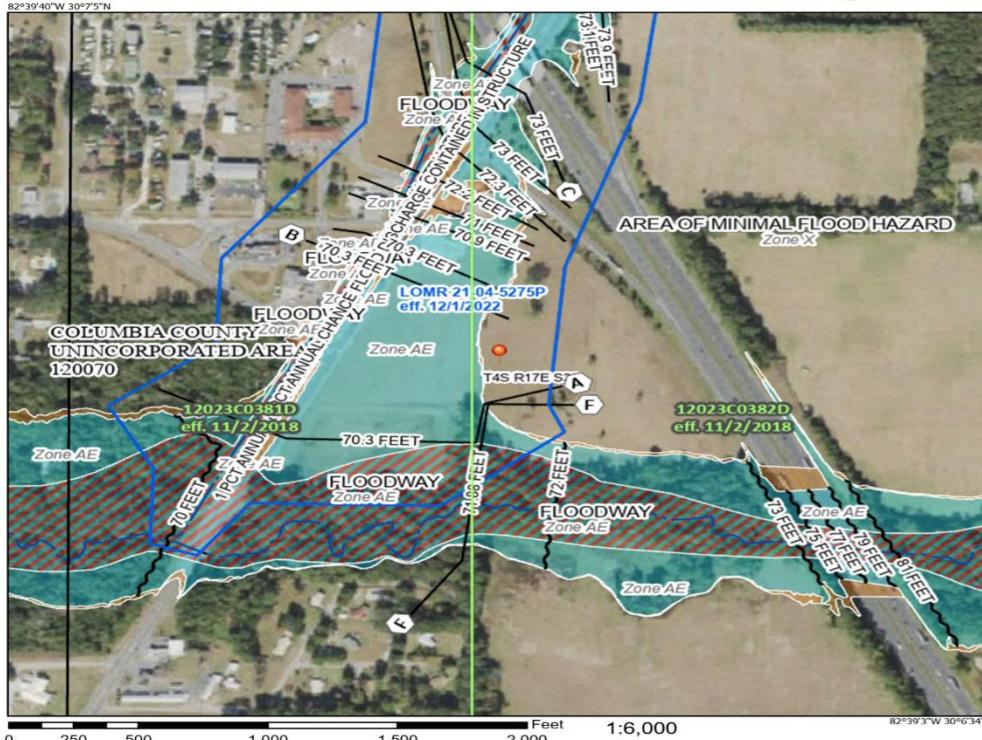
## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**Without Base Flood Elevation (BFE)**  
*Zone A, V, A99*

**With BFE or Depth** *Zone AE, AO, AH, VE, AR*

**Regulatory Floodway**



3

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Page 10 of 10

## Summary of Staff Analysis

### **Parking**

Rezonings are 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**

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

### **Landscaping**

Rezonings are 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**

Rezonings are 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**



# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://www.nfps.net)

# 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 Highway Interchange (Columbia County) and the existing zoning is Commercial Intensive (Columbia County) and Commercial Highway Interchange (CHI). 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](mailto: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



**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: Lake City 47, LLC, and Scott D. Stewart & Pam Stewart Comprehensive Plan Amendment
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): 30-4S-17-08881-000; 30-4S-17-08891-000
4. Existing Future Land Use Map Designation: Commercial (Columbia County) & Highway Interchange (Columbia County)
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: Commercial Intensive (CI) (Columbia County) & Commercial Highway Interchange (CHI) (Columbia County)
7. Acreage: 27.42
8. Existing Use of Property: Commercial; Vacant Land
9. Proposed use of Property: Commercial

\* Proposed: Commercial, Highway Intensive (CHI) (City of Lake City)

### B. APPLICANT INFORMATION

1. Applicant Status  Owner  Agent
2. 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: \_\_\_\_\_

**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): 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. \_\_\_\_\_  
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

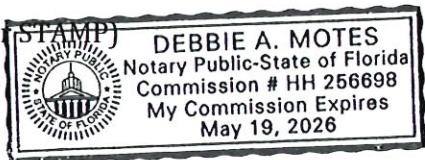
1-8-26

Date

STATE OF FLORIDA  
COUNTY OF Columbia

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

(NOTARY SEAL or STAMP)



Debbie A. Motes

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**

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

\*Proposed FLUM Designation - Commercial (City of Lake City)

### **B. APPLICANT INFORMATION**

1. Applicant Status  Owner (title holder)  Agent
2. 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.**

3. 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

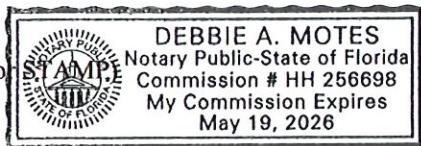
1-8-26

Date

STATE OF FLORIDA  
COUNTY OF Columbia

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

(NOTARY SEAL ON)



Personally, Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

Debbie A. Motes

Signature of Notary

Debbie A. Motes

Printed Name of Notary



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

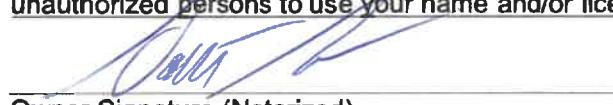
number 30-4S-17-08881-000 (parcel number), do certify that

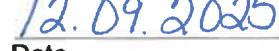
the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this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

Printed Name of Person Authorized	Signature of Authorized Person
1. <b>Tori Humphries</b>	1.
2. <b>Justin Tabor</b>	2.  Digitally signed by Justin Tabor, AICP, CFM DN: C=US, E=tabor@nfps.net, O="North Florida Professional Services, Inc.", CN="Justin Tabor, AICP, CFM" Date: 2025.12.08 10:24:59-05'00'
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)

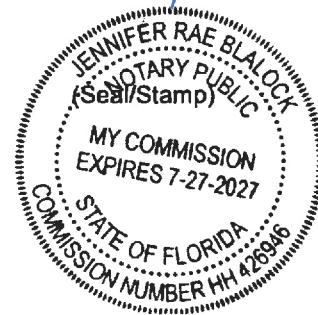
  
Date

#### 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, 20N/A

  
NOTARY'S 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

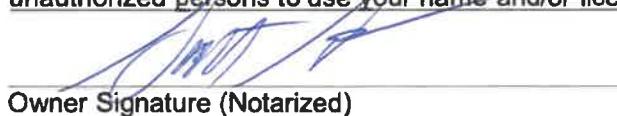
number 30-4S-17-08891-000 (parcel number), do certify that

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.

Printed Name of Person Authorized	Signature of Authorized Person
1. <b>Tori Humphries</b>	1. <b>Tori</b> <small>Digitally signed by Tori DN: C=US, E=tumphries@nfps.net, O="North Florida Professional Services, Inc.", CN=Tori Date: 2025.12.11 10:27:57-05'00'</small>
2. <b>Justin Tabor</b>	2. <b>Justin Tabor, AICP, CFM</b> <small>Digitally signed by Justin Tabor, AICP, CFM DN: C=US, E=jtabor@nfps.net, O="North Florida Professional Services, Inc.", CN=Justin Tabor, AICP, CFM Date: 2025.12.10 16:42:23-05'00'</small>
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.

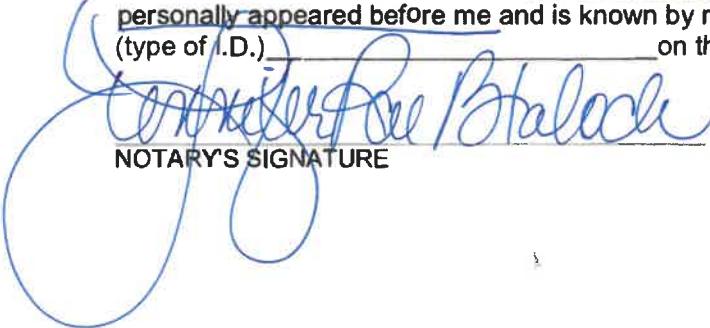
  
Owner Signature (Notarized)

  
Date

## 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.

  
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

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2023	03/06/2023
------	------------

2024	02/15/2024
------	------------

2025	02/06/2025
------	------------

### Document Images

[02/06/2025 -- ANNUAL REPORT](#)

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[09/19/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



# Attachment 1

# Boundary Sketch /

# Survey



PRELIMINARY PLAN OF  
CORNERSTONE

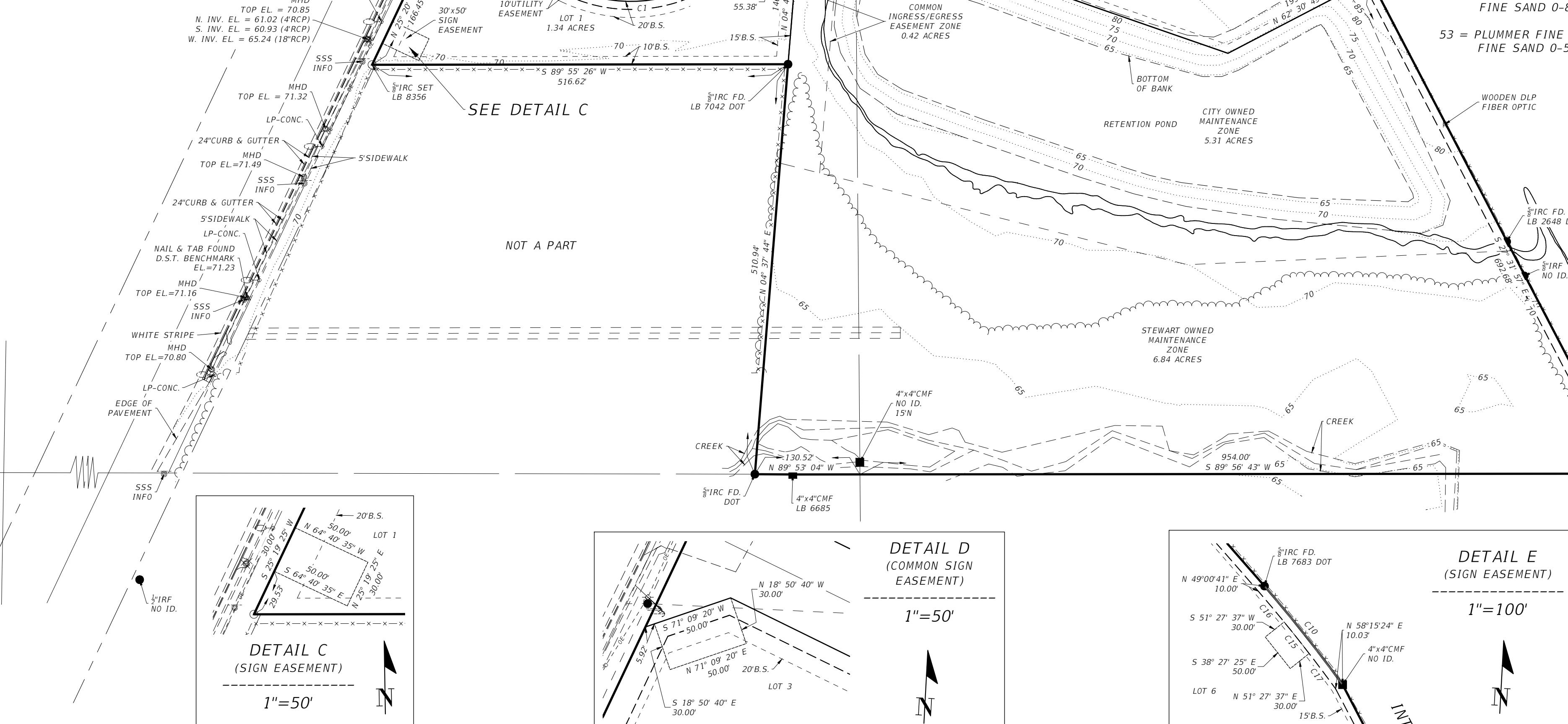
IN SECTION 30  
TOWNSHIP 4 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA

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

GRAPHIC SCALE  
100 0 50 100 200 FEET

LEGEND

SEC=SECTION  
PLS=PROFESSIONAL LAND SURVEYOR  
COR=CORNER  
P.S.M=PROFESSIONAL SURVEYOR & MAPPER  
R/W=RIGHT-OF-WAY  
C=CENTER LINE  
E=END POINT  
LB=LICENSED BUSINESS  
P.O.B=POINT OF BEGINNING  
D=DELTA ANGLE, CENTRAL ANGLE  
IRC=IRON REBAR & CAP  
CMF=CONCRETE MONUMENT FOUND  
GEM=GROUND ELECTRIC  
PP=POWER POLE  
TPD=TELEPHONE PEDESTAL  
R=RADIUS OF CURVE  
FD=FOUND  
L=LENGTH OF CURVE  
NO=NOT IDENTIFIED  
CB=CHORD BEARING  
CD=CHORD DISTANCE  
(F)=FIELD MEASUREMENT  
(P)=PLAT MEASUREMENT  
(D)=DEED MEASUREMENT  
DOT=FLORIDA DEPARTMENT OF TRANSPORTATION  
MHT=MANHOLE, TELEPHONE  
IRF=IRON REBAR FOUND  
SSS=SINGLE SUPPORT SIGN  
LP=CONC=LIGHT POLE, CONCRETE  
MONW=MONITORING WELL  
EL=ELEVATION  
D.S.T.=  
INV=INVERT  
WPB=WIRE PULL BOX  
D.P.=DEED PLAT  
RCP=ROUND CORRUGATED PIPE  
PP=CONC=POWER POLE, CONCRETE  
MONW=MONITORING WELL  
PVC=POLYVINYL CHLORIDE  
O.R.B=OFFICIAL RECORDS BOOK  
L&E=LAND & ESTATE  
ASPH.=PINT-ASPHALT PAVEMENT  
B.S.=BUILDING SETBACK  
C#=CURVE DATA



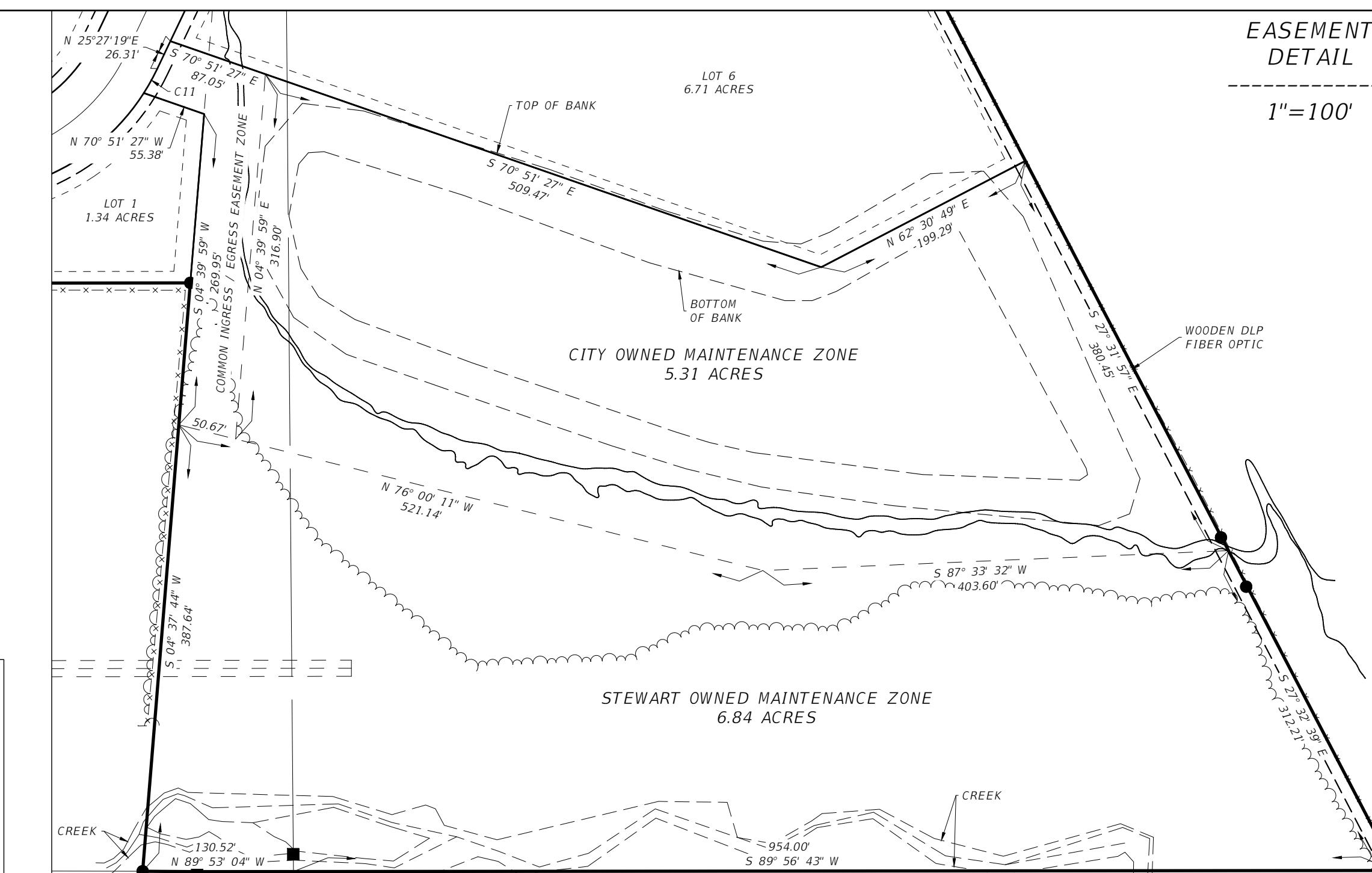
NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
P.O. BOX 3823  
LAKE CITY, FL 32056  
PH. 386-752-4675  
LIC NO. LB8356

JOB NO. L250113COR  
CA# 29011

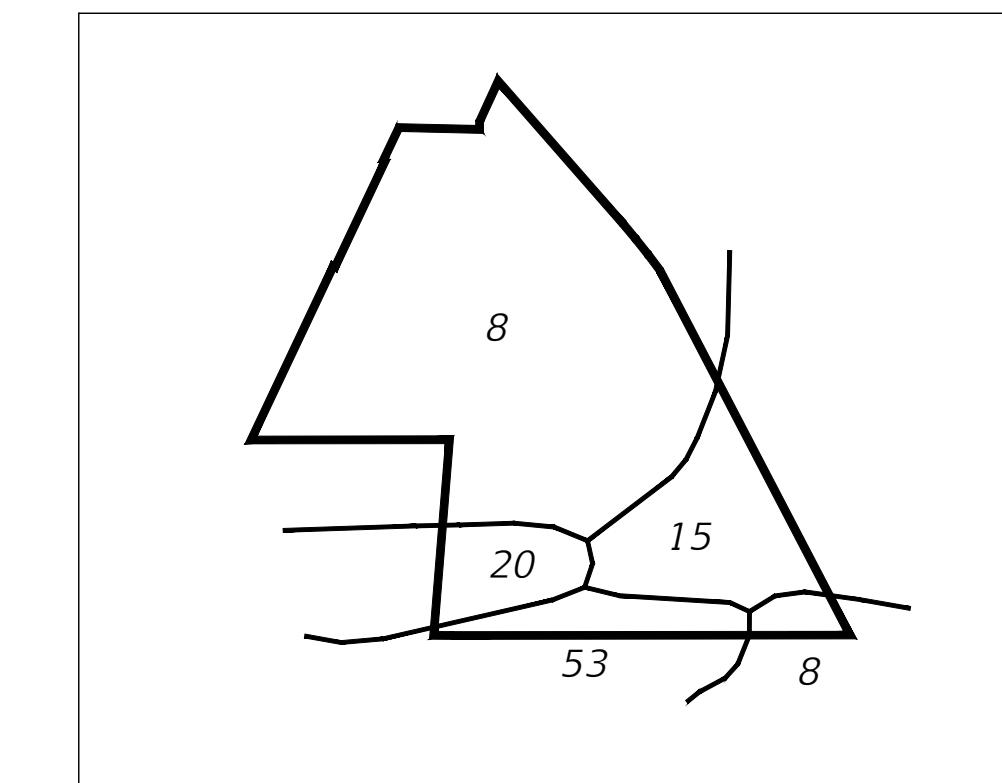
CORNERSTONE PARTNERS LP, SD

EASEMENT  
DETAIL

1"=100'

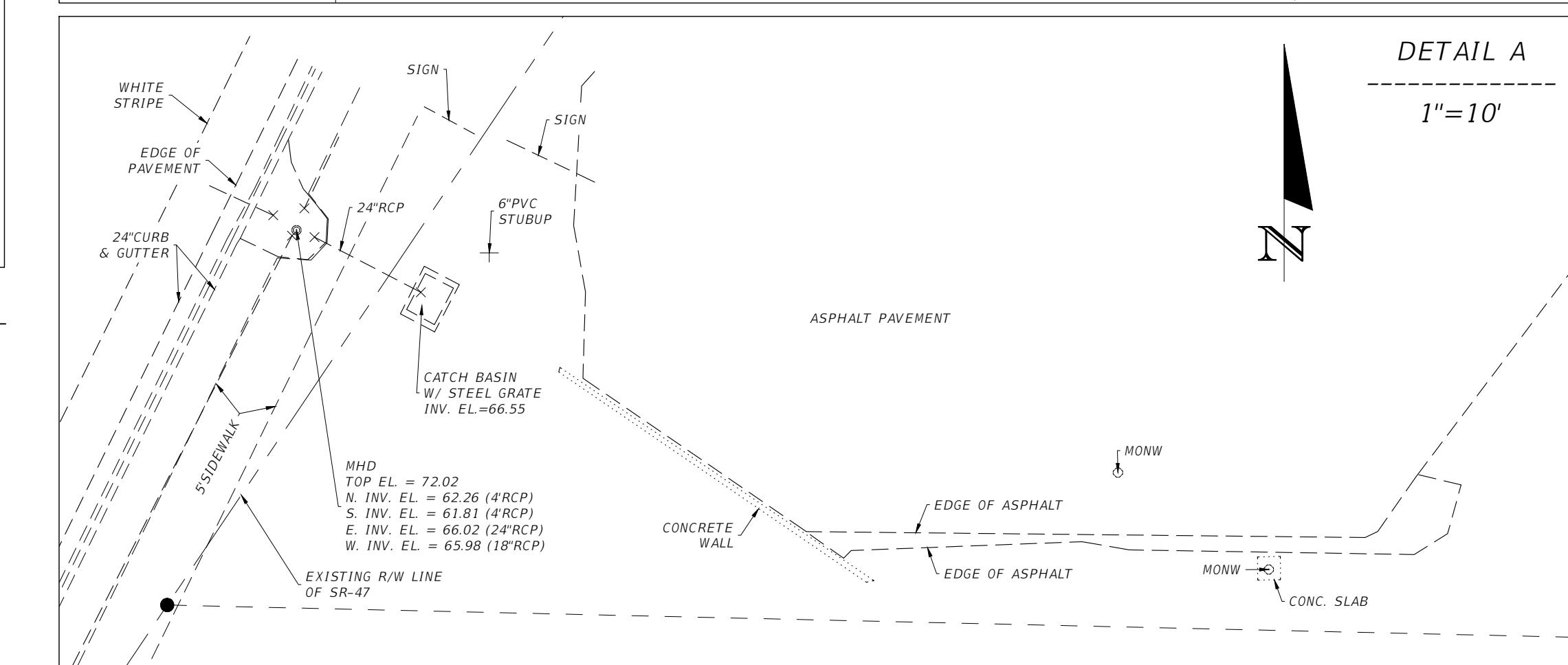


SOILS CONDITIONS  
DATA PROVIDED BY UNITED STATES DEPT. OF  
AGRICULTURE, SOIL SURVEY OF COLUMBIA COUNTY,  
FLORIDA, SOIL CONSERVATION SERVICE

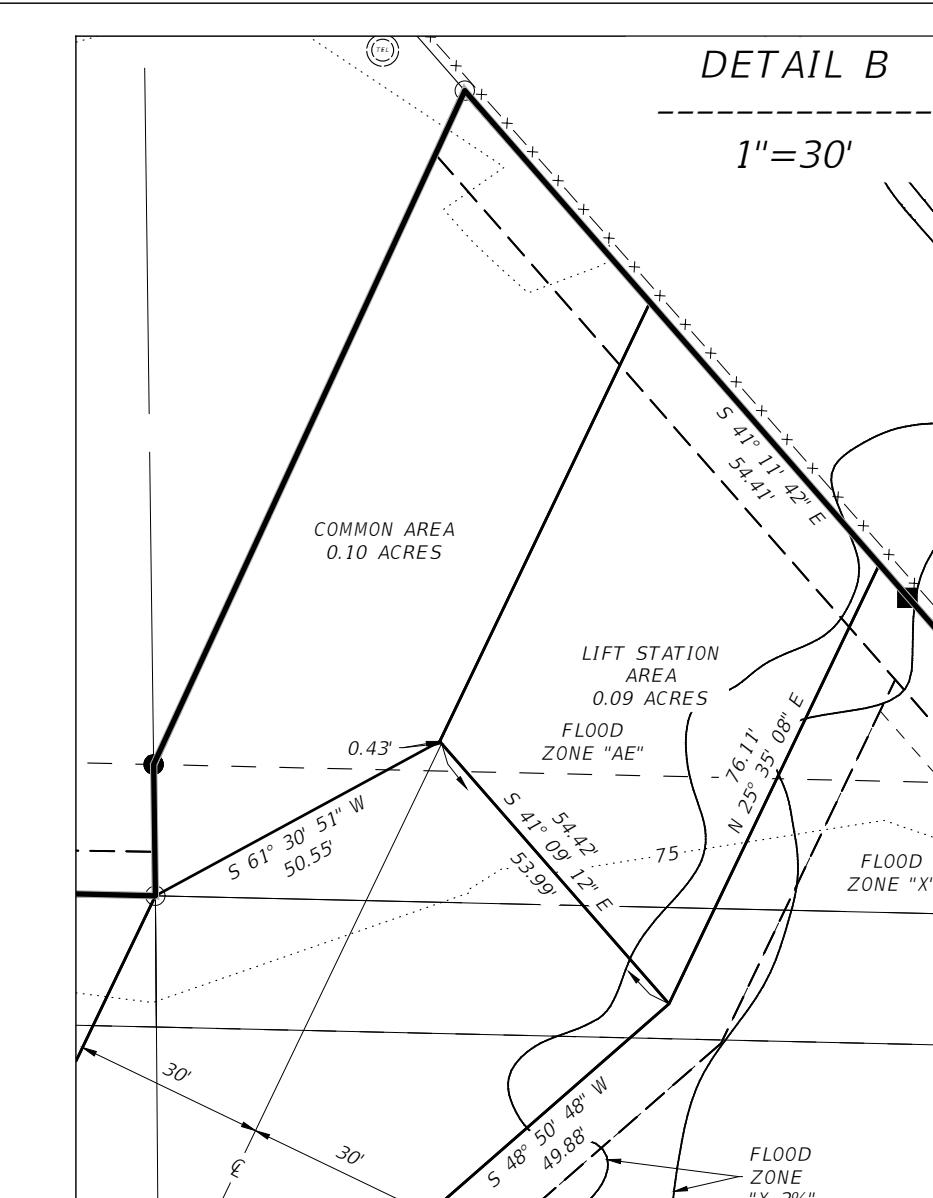


SOIL PROPERTIES

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



REVISIONS

DATE DESCRIPTION

DATE DESCRIPTION

SHEET  
NO.

2



## Attachment 2

### Aerial Photo

**Please see attached  
Justification Report**



# Attachment 3

# Concurrency Impact

# Analysis

**Please see attached  
Justification Report**



# 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](http://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  $00^{\circ}53'$  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  $89^{\circ}09'$  West, along the South line of said Southwest 1/4 of Northwest 1/4, 148.0 feet; thence run North  $04^{\circ}55'$  East, 1326.47 feet to the North line of said Southwest 1/4 of the Northwest 1/4; thence run South  $89^{\circ}07'$  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  $26^{\circ}16'$  East, along said right-of-way line, 191.54 feet for a POINT OF BEGINNING; thence run South  $89^{\circ}09'$  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  $89^{\circ}17'$  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  $00^{\circ}33'$  East, 182.62 feet; thence run South  $40^{\circ}09'$  East to the South line of the Northeast 1/4 of Northwest 1/4; thence run North  $89^{\circ}17'$  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  $89^{\circ}16'25"$  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  $89^{\circ}16'25"$  West, 727.97 feet to the East right-of-way line of State Road No. 47; thence North  $26^{\circ}16'$  East, along said East right-of-way line, 1234.36 feet; thence South  $89^{\circ}16'$  East, 200.00 feet; thence North  $26^{\circ}16'$  East, 200.00 feet; thence South  $89^{\circ}16'$  East, 18.57 feet; thence South  $05^{\circ}32'30"$  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 approximatley 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  $\frac{1}{4}$ , SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N  $00^{\circ}22'20''$  W ALONG THE EAST LINE OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ , 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  $89^{\circ}48'22''$  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  $33^{\circ}46'40''$  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  $88^{\circ}24'42''$  E ALONG SAID RIGHT-OF-WAY LINE, 71.43 FEET; THENCE S  $00^{\circ}22'20''$  E ALONG THE EAST LINE OF SAID NW  $\frac{1}{4}$  OF NW  $\frac{1}{4}$ , A DISTANCE OF 162.56 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PARCEL 2

(COLUMBIA COUNTY RESOLUTION NO. 2016 R-8)

THE NORTH  $\frac{1}{2}$  OF THE FOLLOWING: A STRIP OF LAND 41 FEET IN WIDTH LYING 20  $\frac{1}{2}$  FEET NORTH AND 20  $\frac{1}{2}$  FEET SOUTH OF THE FOLLOWING DESCRIBED SURVEY LINE: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE WEST ALONG THE SOUTH BOUNDARY OF THE SAID NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  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](http://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 15<sup>th</sup> 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:

**W I T N E S S E T H:**

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

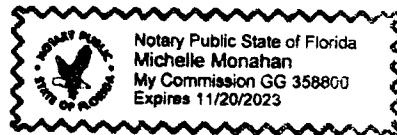
By: Scott Stewart  
Scott Stewart, Partner

By: Pam Stewart  
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.

Michelle Monahan  
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:

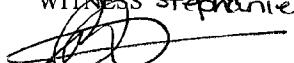
**"Exhibit A" attached**

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  
  
WITNESS Richard Stevens

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**.

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

Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**MARY U. KAISER**  
Notary Public, State of New York  
No. 4788172  
Qualified in New York County  
Commission Expires May 31, 2011

"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 SOUTHEAST 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:Im  
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  
Doc 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.

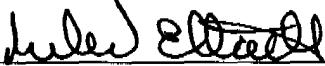
Signed, sealed and delivered  
in the presence of:



Witness



(Print or Type Name)



Witness



(Print or Type Name)

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.

(NOTARIAL  
SEAL)

WESTFIELD INVESTMENT GROUP, LLLP

By:

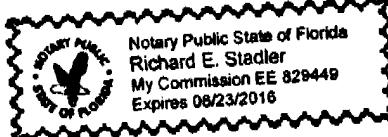
  
Charles S. Sparks, General Partner

By:

  
Scott D. Stewart, General Partner  
Notary Public, State of Florida

(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.

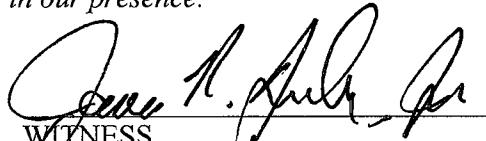
**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**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:*



WITNESS

PRINT NAME: James R. Stewart, Jr.



WITNESS

PRINT NAME: Debi Bennefield

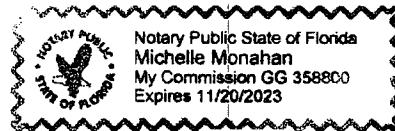
Lake City 47, LLC

By: 

Scott D. Stewart, Manager

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 of Notary Public



# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://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](http://www.nfps.net)

# **Attachment 8**

# **Proof of Payment of**

# **Taxes**

2025 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

28399.0000

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

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](http://www.columbiataxcollector.com)

NON AD VALOREM 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

Kyle Keen, CFC

Columbia County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

## 2025 Real Estate

28399.0000

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

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

2025 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

28409.0000

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

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](http://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
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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

Kyle Keen, CFC

Columbia County Tax Collector

## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

## 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

Receipt(s) 2025-12249 on 11/19/25 for \$2,819.75 by 1679360 S&amp;P ENTERPRISES, INC

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



**NFPS**



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://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](http://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](http://www.nfps.net)

# Attachment 11

# Justification Report



**NFPS**



PO BOX 3823  
LAKE CITY, FL 32056



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



[www.nfps.net](http://www.nfps.net)

# **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) and Highway Interchange (Columbia County)

*Proposed Future Land Use Map Designation:* Commercial

*Existing Zoning District:* Commercial Intensive (CI) (Columbia County) and Commercial Highway Interchange (CHI) (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 Highway Interchange (Columbia County) and the existing zoning is Commercial Intensive (Columbia County) and Commercial Highway Interchange (CHI) (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.

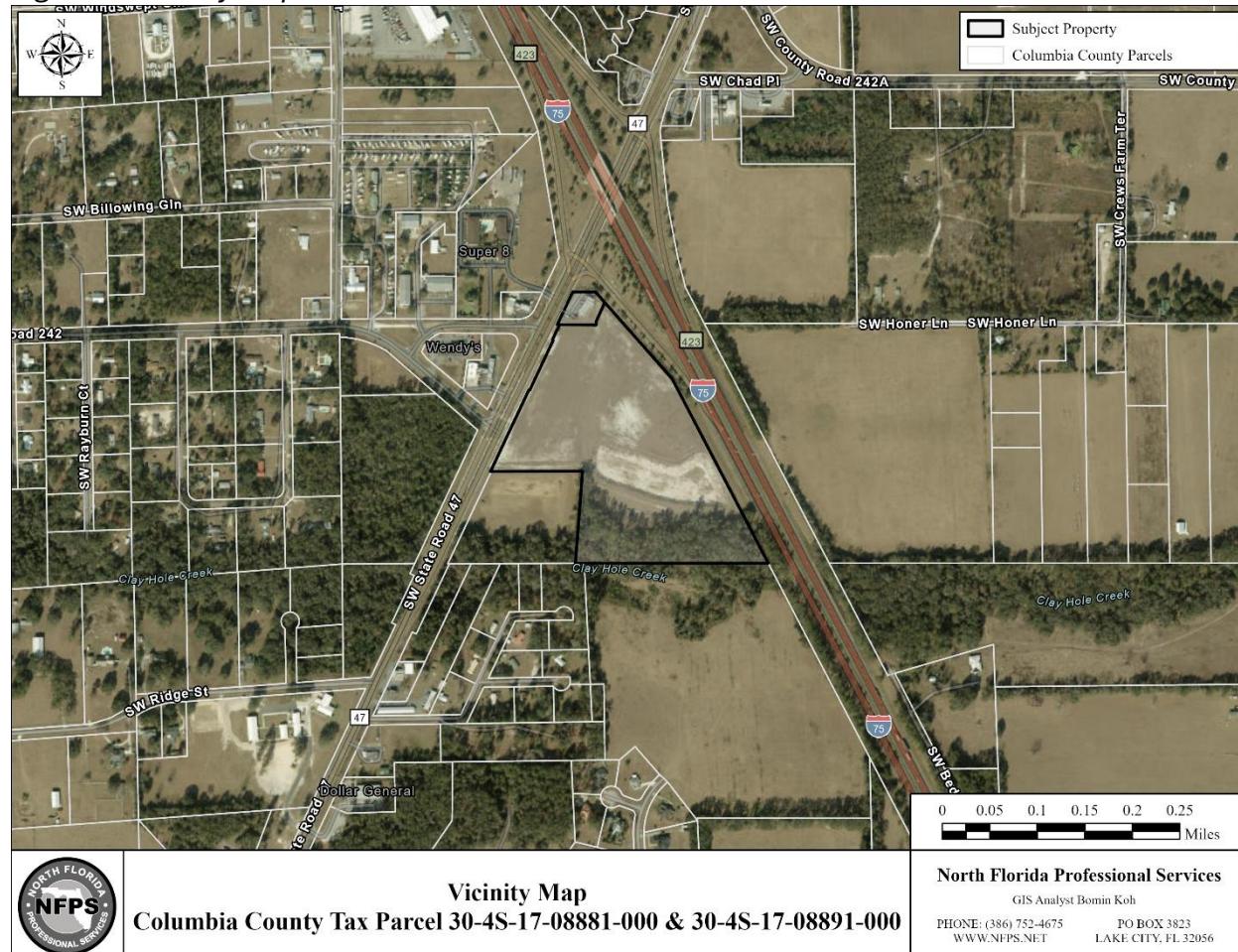
The existing FLUM Designations and zoning district of adjacent lands are identified in Table 1. Figure 2 below depicts the existing FLUM Designation of the subject property and the FLUM Designation surrounding properties. Figure 3 below depicts the proposed FLUM Designation of the subject property and 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 Highway Interchange (Columbia County)	Interstate-75 / State Road 47 Commercial Highway Interchange (CHI) (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)



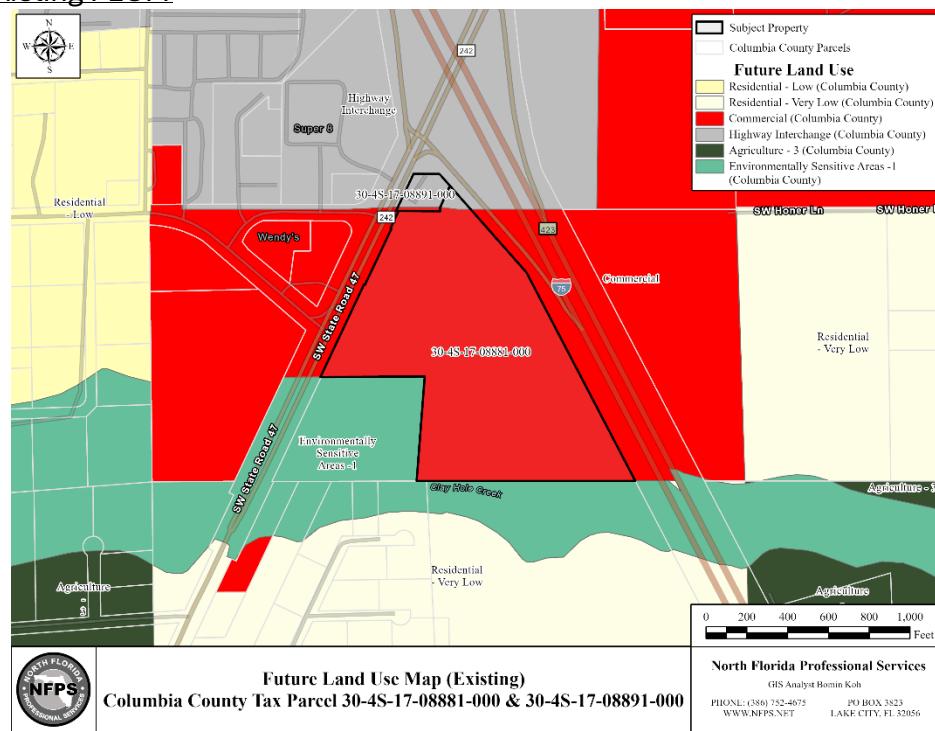
Figure 1 below shows the location of the subject property and the surrounding vicinity.

*Figure 1. Vicinity Map*

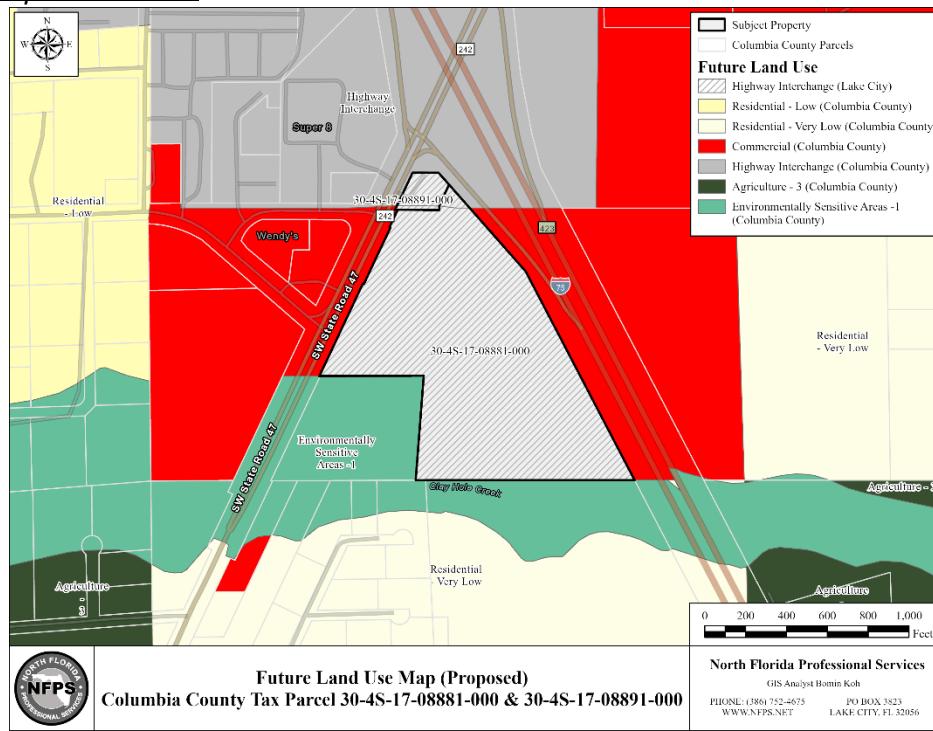




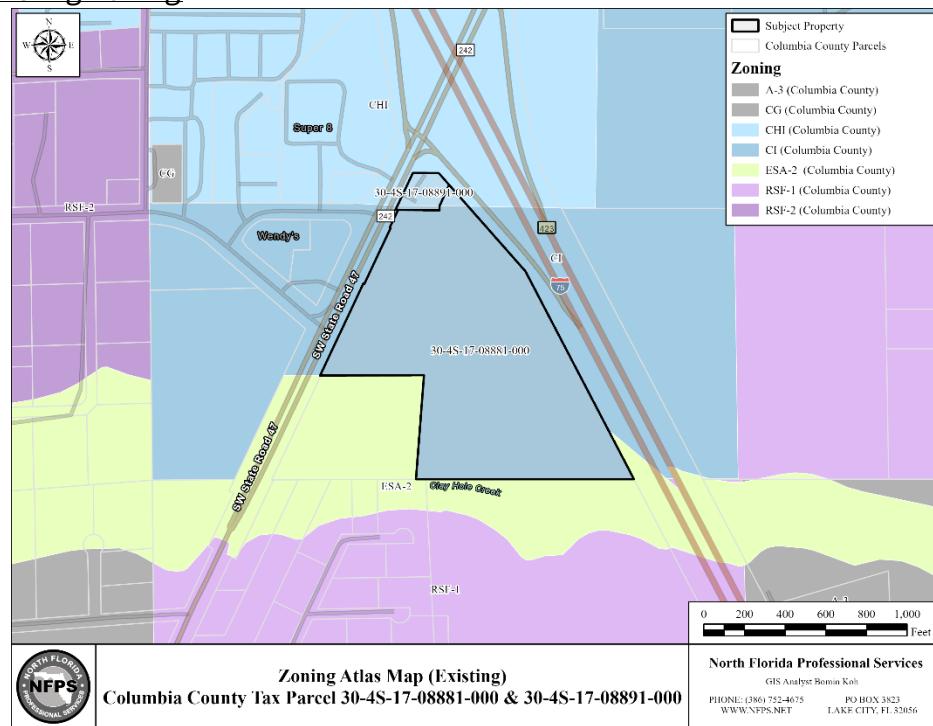
**Figure 2. Existing FLUM**



*Figure 3. Proposed FLUM*



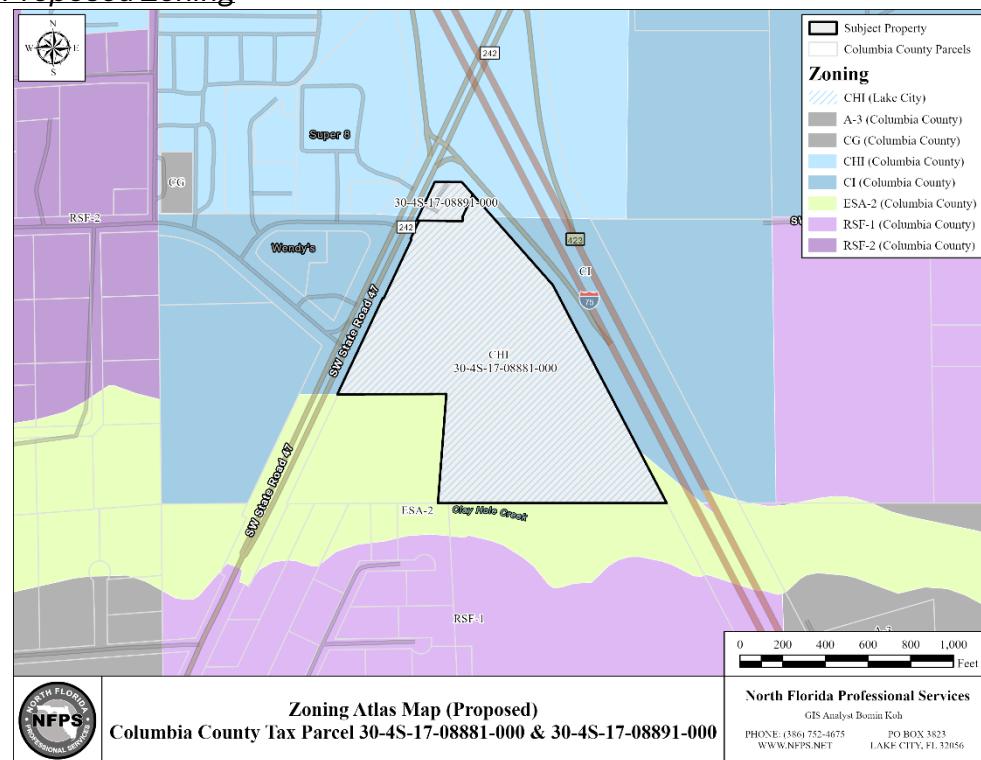
*Figure 4. Existing Zoning*



*Start to Finish Solutions for Your Community*



*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 Highway Interchange (Columbia County) and the existing zoning is Commercial Intensive (Columbia County) and Commercial Highway Interchange (CHI) (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.



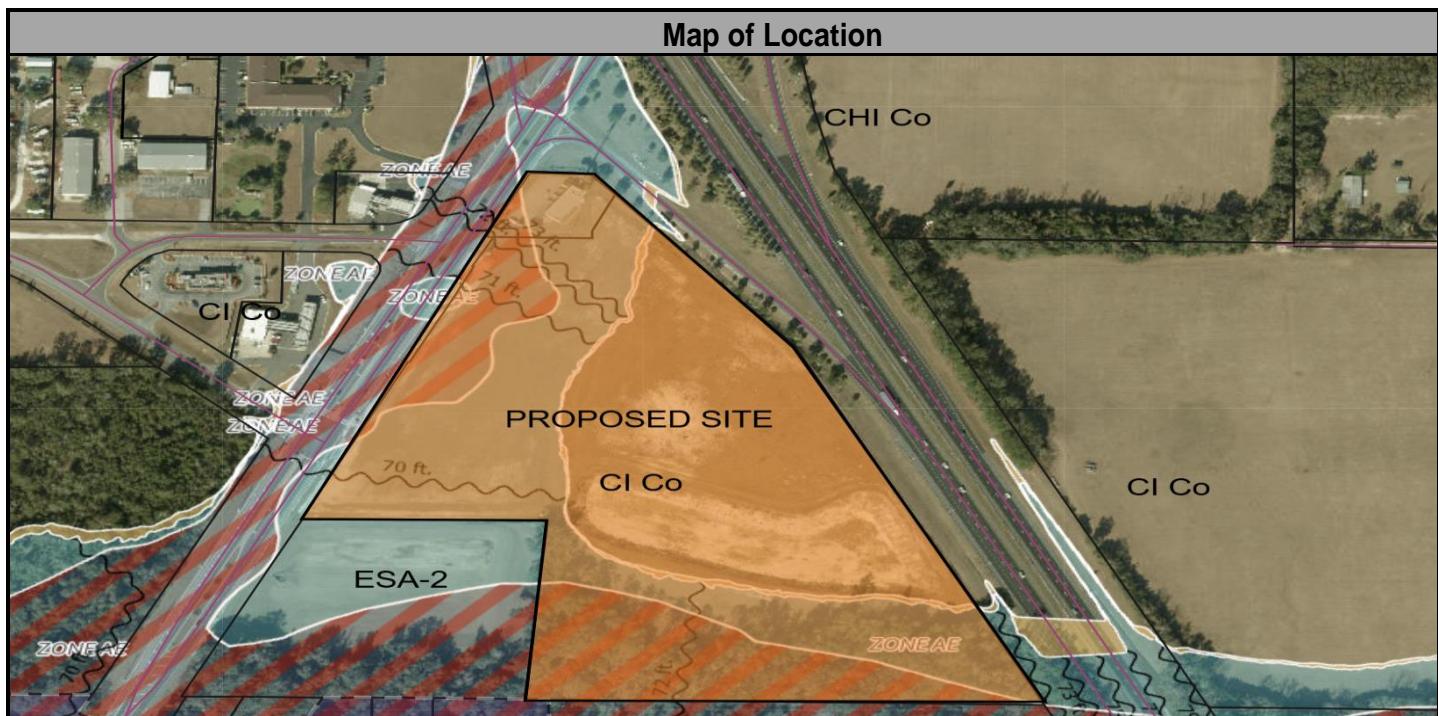
## STAFF ANALYSIS REPORT

<b>Project Information</b>	
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"><li>Change the FLU from Commercial County and Highway Interchange County to Commercial City.</li><li>Change the Zoning from Commercial Intensive County and Commercial Highway Interchange County to Commercial Highway Interchange City.</li></ul>
Hearing Date	02-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

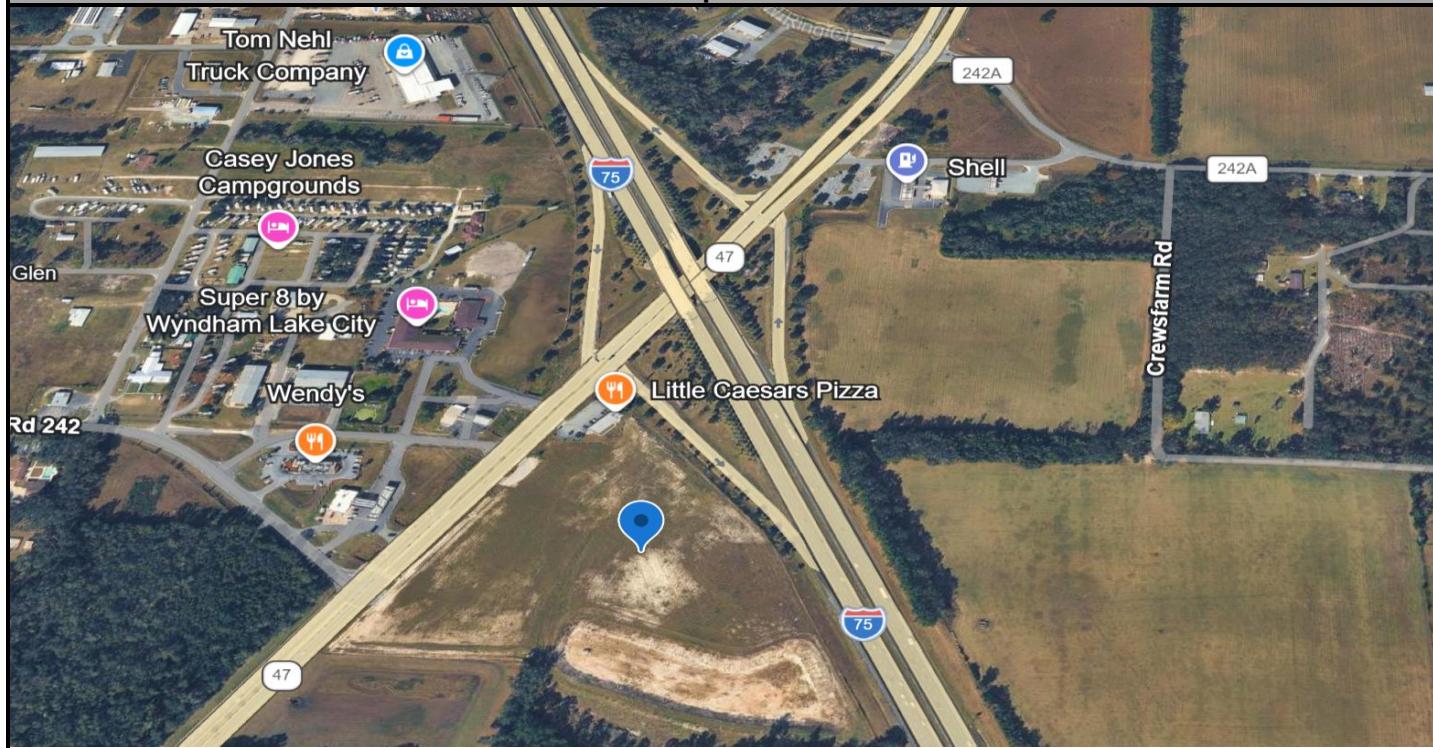
<b>Subject Property Information</b>		
Size	+/- 27.42 Acres	
Location	TBD	
Parcel Number	08881-000 and 08891-000	
Future Land Use	Commercial County and Highway Interchange County	
Proposed Future Land Use	Commercial City	
Current Zoning District	Commercial Intensive County and Commercial Highway Interchange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

<b>Land Use Table</b>				
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
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.

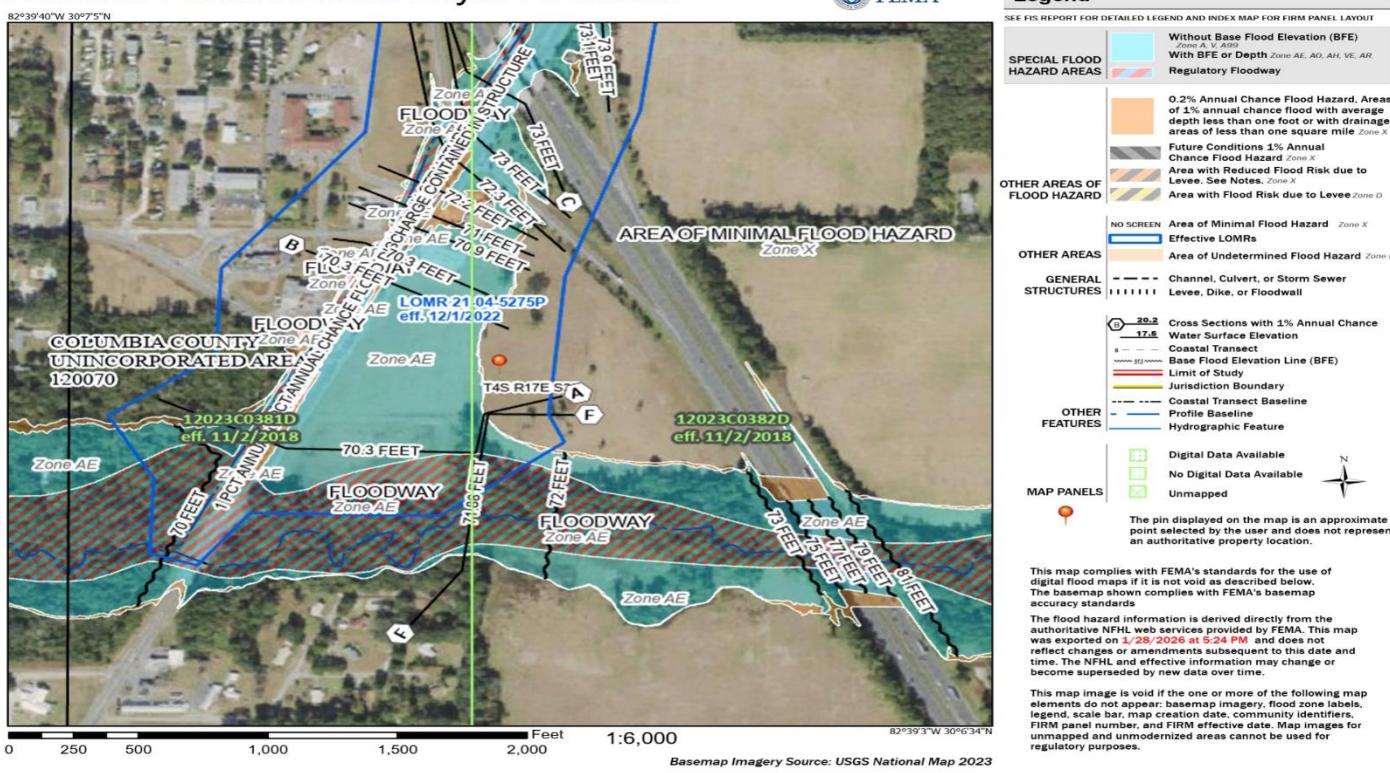


## Map of Location



## Flood and Wetland Map

### National Flood Hazard Layer FIRMette



## Summary of Staff Analysis

### **Parking**

Rezonings are 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**

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

### **Landscaping**

Rezonings are 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**

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

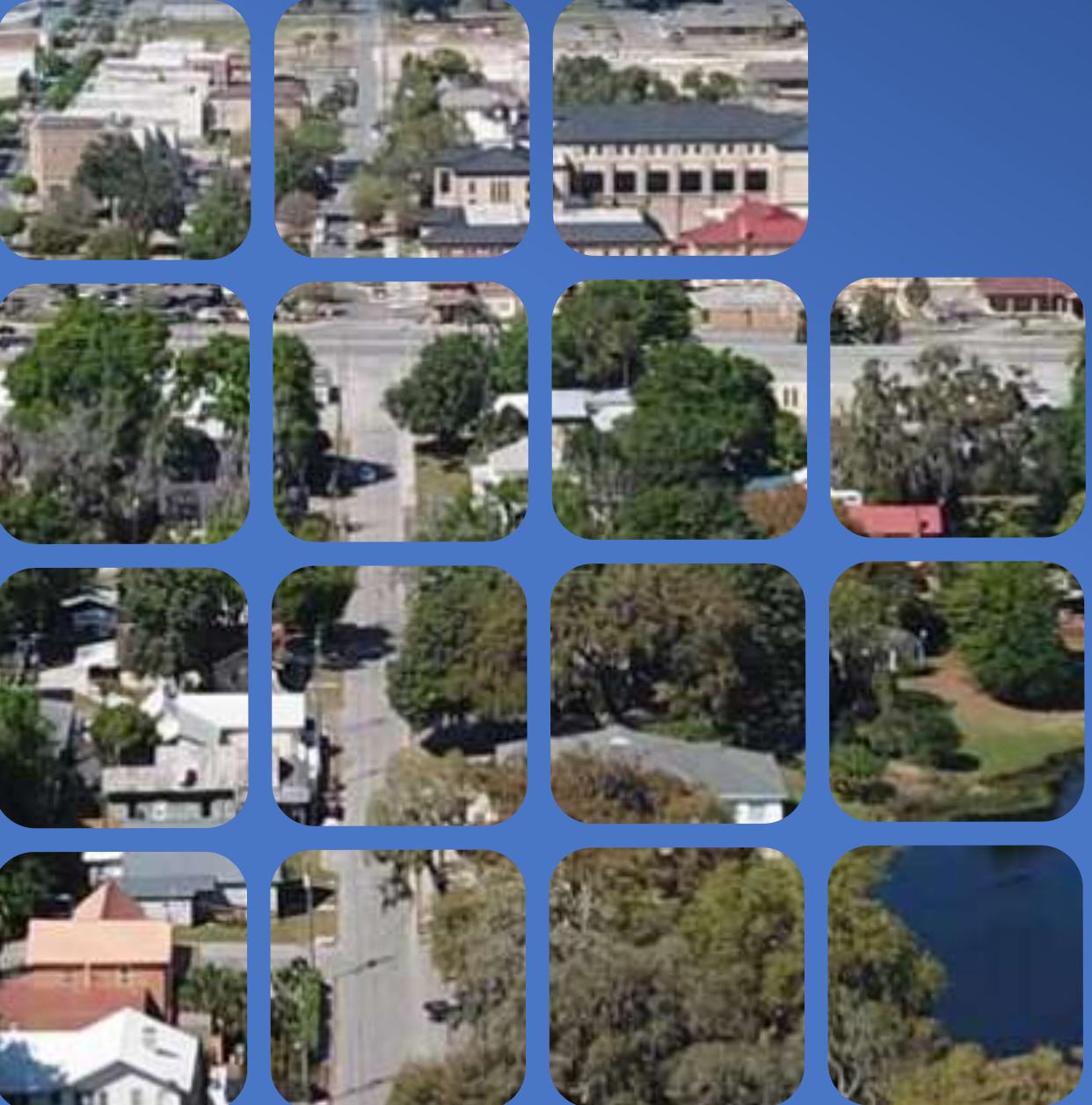
### **Wetland and Flood Zone**

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. Duplex Design Standards Workshop**-Discussion and presentation on duplex design standards for duplexes built in a single family zoning district or in a neighborhood that has a majority of single family homes.



# DUPLEX DESIGN STANDARDS

PRESENTED BY  
ROBERT ANGELO



# AGENDA



INTRODUCTION

BENEFITS

KEY TAKEAWAYS

QUESTIONS

# WHAT IS DUPLEX DESIGN STANDARDS

- Duplex design standards are intended to encourage an aesthetically appealing and safe place to live.
- These standards will help a duplex to look like a single-family home.
- Focusing on roof lines and architectural style is one way to create a Duplex design.

## ARCHITECTURAL STYLE (58.517 (D))

Each building must have consistent architectural elements that create a recognizable architectural style that is evident on the front and sides of the building. The following architectural elements must be both consistent and compatible with the architectural style employed:

- Roof type, pitch, form, material and overhang
- Exterior elevation, materials and finishes
- Window proportions, groupings, trim, muntins and details
- Column size, taper, base and moulding
- Balcony width and depth
- Porch width, depth, elevation and railings
- Chimney details
- Dormers/parapets
- Brackets, shutters, railings, rafter tails and decorative details
- Transparency
- Building projections and recesses
- Entryway and front door design
- Garage placement and door design
- Exterior lighting
- Incorporation of architectural features into any fire separation wall
- Other generally accepted architectural elements, as determined appropriate by the Appearance Review Officer

NO



NO



YES



# BENEFITS OF DUPLEX DESIGN STANDARDS?

- Duplex design standards will ensure a duplex is compatible with the community they are in.
- Duplex design standards can help a duplex blend into a single-family zoning district.
- Duplex sharing a driveway will require less curb cuts along the street.
- Duplex sharing parking and landscaping will allow for more open space.

# DESIGN STANDARD and BENIFIT

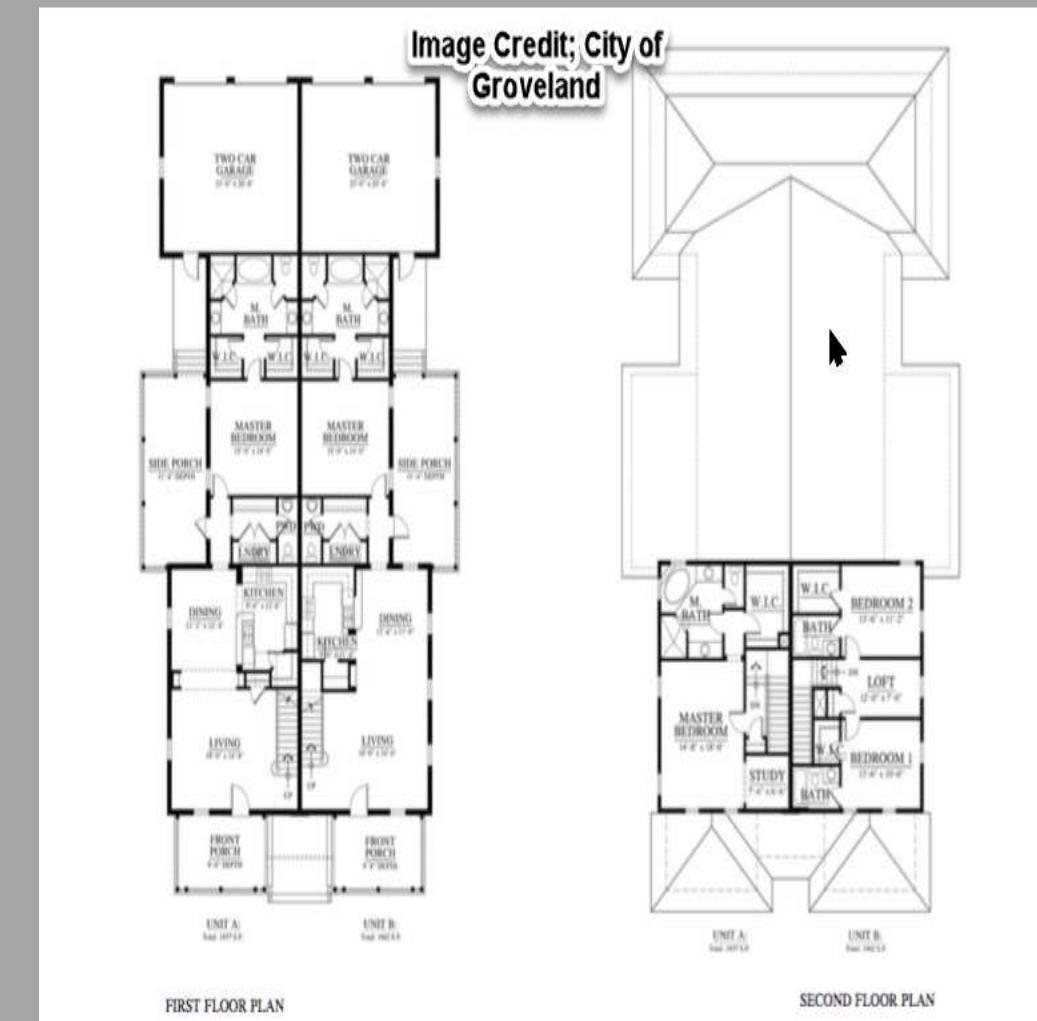
DESIGN STANDARD	BENEFITS
Shared driveway.	Less curb cuts.
Shared landscaping.	Makes duplex look like one unit.
Shared covered porch or entry way.	Makes duplex look like one unit.
Similar porch heights as other building within the neighborhood.	Helps ensures building is compatible with neighborhood.
Windows having similar portions as other building within the neighborhood.	Helps ensures building is compatible with neighborhood.
Similar roof lines as other buildings within the neighborhood.	Helps ensures building is compatible with neighborhood.

# EXAMPLES OF DUPLEX DESIGNS



- Duplex on a corner lot.
- Corner lots shall consider both street frontages as front yards.

# EXAMPLES OF DUPLEX DESIGNS



FIRST FLOOR PLAN

SECOND FLOOR PLAN

# KEY TAKEAWAYS

- Duplex design standards would allow for a duplex to be built in a single-family zoning district while ensure the dwellings are compatible with the neighborhood.
- This will allow for more housing by infilling lots that are two small for two single family homes but has enough space for a duplex.

# QUESTIONS