

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

February 10, 2026 at 6:00 PM

Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

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

OLD BUSINESS- 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

Revised 4

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

DEVELOPMENT INFORMATION				
NEW OFFICE AND SHOP WITH ASSOCIATED UTILITIES AND PARKING FOR PEPAI CAR SALES				
PARCEL NUMBERS	C1			
ZONING	C1			
LAND USE	COMMERCIAL			
ADDRESS	100 SW REAL TERRACE, LAKE CITY, FL			
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE	
PARCEL AREA	64,071	1.93	100	
ENV-SITE DISTURBANCE AREA	33,725	0.92	42.49	
ENV-SITE DISTURBANCE AREA	0	0.00		
TOTAL DISTURBANCE AREA	33,725	0.92	42.49	
PROPOSED IMPERVIOUS AREA				
BUILDINGS	5,440	0.12	6.47	
ASPHALT PARKING & DRIVEWAYS	10,960	0.25	13.04	
PROPOSED ASPHALT PAVEMENT	8,777	0.20	10.44	
TOTAL IMPERVIOUS AREA	25,177	0.56	29.95	
LANDSCAPING				
PER SECTION 4.2.1.5 (C) LAKE CITY LDR				
LANDSCAPING: 10% OF OFF-STREET PARKING (7653 SF)				
1 TREE PER 200 SF OF LANDSCAPING				
765 5'x, LANDSCAPING 4.4 TREES				
3020 S.F. 4.4 TREES				
PARKING				
PER SECTION 4.2.1.5 (C) LAKE CITY LDR				
1 PER 100 S.F. OF GROSS FLOOR AREA				
1440 / 300 = 5 PARKING SPACES INCLUDING 1 HANDICAP SPACE				
7 INCLUDING 1 HANDICAP SPACE				



LOCATION MAP
NOT TO SCALE

NOTES

1. SITE IMPROVEMENTS: 02-05-16-0071-4-104 & 108
2. SITE IMPROVEMENTS: 02-05-16-0071-4-104 & 108
3. SITE ADDRESS: 100 SW REAL TERRACE, LAKE CITY, FL
4. SITE ADDRESS: 100 SW REAL TERRACE, LAKE CITY, FL

OWNER
LAKE CITY AUTO SALES
100 SW REAL TERRACE, LAKE CITY, FL 32008
LAKE CITY, FL 32008
P: 813.486.8883
info@lakecityautosales.com

DESIGNER
CAROL CHANDLER, P.E.
100 SW REAL TERRACE, LAKE CITY, FL 32008
LAKE CITY, FL 32008
P: 813.486.8883
info@lakecityautosales.com

ENGINEER
DOTT SURVEYING & MAPPING, LLC
100 SW REAL TERRACE, LAKE CITY, FL 32008
LAKE CITY, FL 32008
P: 813.486.8883
info@lakecityautosales.com

SHEET INDEX
1 COVER SHEET
2 SITE PLAN
3 SITE PLAN



PLANNING OF RECORD: CAROL CHANDLER, P.E.
P.E. NO. 623862

LAKE CITY AUTO SALES
COVER SHEET



LAKE CITY AUTO SALES
100 SW REAL TERRACE, LAKE CITY, FL 32008
LAKE CITY, FL 32008
P: 813.486.8883
info@lakecityautosales.com

LAKE CITY AUTO SALES
100 SW REAL TERRACE, LAKE CITY, FL 32008
LAKE CITY, FL 32008
P: 813.486.8883
info@lakecityautosales.com

SANITARY SEWER MAIN	SANITARY SEWER MANHOLE	STORM SEWER MANHOLE
SANITARY SEWER SERVICE	STORM SEWER INLET	STORM SEWER INLET
POWEE SEWER MAIN	POWEE SEWER MANHOLE	POWEE SEWER MANHOLE
WATER MAIN	CLEAN OUT	CLEAN OUT
WATER SERVICE	GAS VALVE	GAS VALVE
SHAMMATION LINE	GAS METER	GAS METER
VALVE	STREET LIGHT	STREET LIGHT
OUTFALL POWER	GUT W/RE INCHOR	GUT W/RE INCHOR
UNDERGROUND POWER	POWER POLE	POWER POLE
PAVEMENT	GAS MANHOLE	GAS MANHOLE
FREE OPTIC	ELECTRIC MANHOLE	ELECTRIC MANHOLE
CABLE TV	TRANSFORMER SINGLE PHASE	TRANSFORMER SINGLE PHASE
PROPERTY LINE	TRANSFORMER 3 PHASE	TRANSFORMER 3 PHASE
P.O.W.	ELECTRICAL VAULT	ELECTRICAL VAULT
BUILDING STRUCTURE	ELECTRICAL METER	ELECTRICAL METER
PASSENT LINE	FEEDER OPTIC FIBERIAL	FEEDER OPTIC FIBERIAL
STRUCTURE	FEEDER OPTIC VAULT	FEEDER OPTIC VAULT
COSTING CONCRETE	SPRINKLER HEAD	SPRINKLER HEAD
	IRRIGATION CONTROL	IRRIGATION CONTROL

[illegible][illegible]

THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ANY CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO MAINTAIN LOCAL AND COUNTRY RESOURCES DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DETEND, INDEMNIFY AND HOLD DESIGN PARTNER, ITS SUBS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

[illegible]

Figure 1 is a schematic diagram of the experimental setup. It shows a cross-section of a furnace. A sample is placed inside the furnace. A thermocouple is used to measure the temperature of the sample. The furnace is heated by a heating element. The furnace is insulated. Cooling water is circulated around the furnace. A temperature control system is used to maintain the temperature. A data acquisition system is used to collect data. A power supply is used to provide power to the furnace. Gas inlet/outlet is also shown.

Technical drawing of a mechanical part, likely a valve or pump component. The drawing includes dimensions and labels for various parts.

Labels and Dimensions:

- Top View (Left):**
 - Overall width: 1.00
 - Overall height: 1.00
 - Internal width: 0.75
 - Internal height: 0.75
 - Internal width: 0.50
 - Internal height: 0.50
 - Internal width: 0.25
 - Internal height: 0.25
- Side View (Right):**
 - Overall width: 1.00
 - Overall height: 1.00
 - Internal width: 0.75
 - Internal height: 0.75
 - Internal width: 0.50
 - Internal height: 0.50
 - Internal width: 0.25
 - Internal height: 0.25
- Bottom View (Left):**
 - Overall width: 1.00
 - Overall height: 1.00
 - Internal width: 0.75
 - Internal height: 0.75
 - Internal width: 0.50
 - Internal height: 0.50
 - Internal width: 0.25
 - Internal height: 0.25
- Top View (Right):**
 - Overall width: 1.00
 - Overall height: 1.00
 - Internal width: 0.75
 - Internal height: 0.75
 - Internal width: 0.50
 - Internal height: 0.50
 - Internal width: 0.25
 - Internal height: 0.25

Page 50/50

HANDICAP PARKING SIGN DETAIL

**NOTE: ALL UTILITY PROVIDERS
MUST BE CONTACTED PRIOR
TO DIGGING IN ACCORDANCE
TO CHAPTER 668 "DITCHING
STATE ONE CALL"
CALL 811 49 HOURS PRIOR
TO DIGGING**

LAKE CITY AUTO SALES
NOTES, LEGEND & DETAILS



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

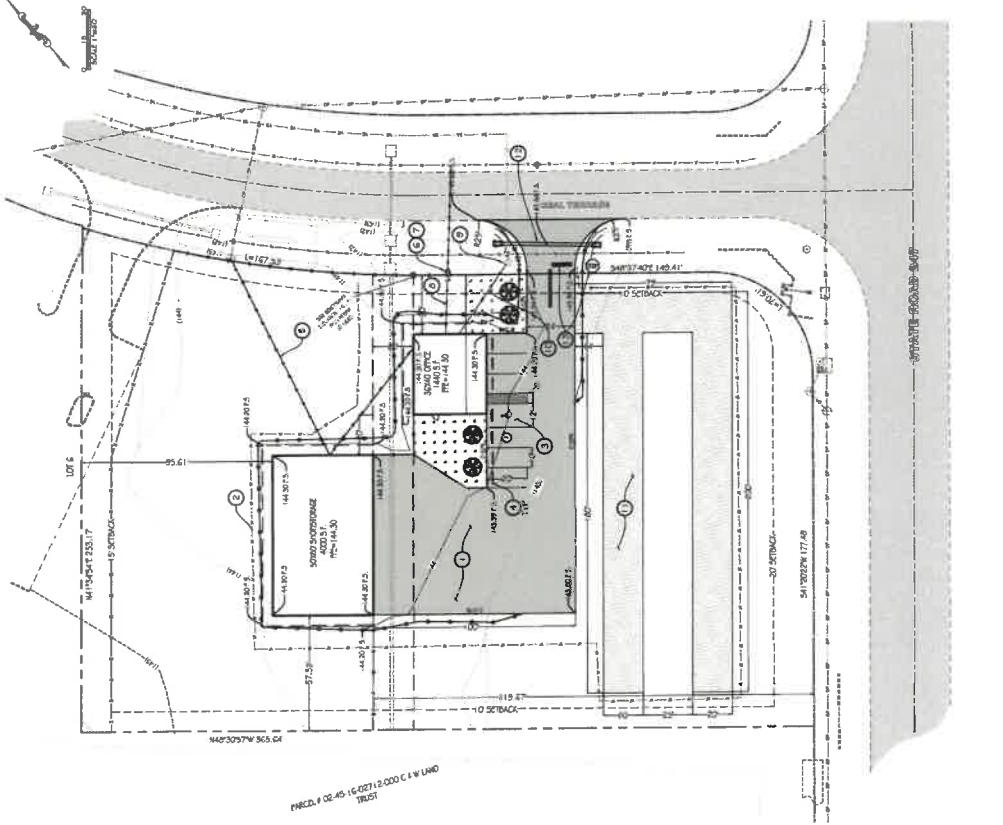
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FIRE HYDRANT NOTE:

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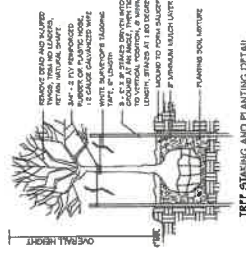
PROJECT NO. 2023-001
DATE: 08/11/2023

PLANT & FENCE SCHEDULE

PLANT TYPE	QTY	CHARACTER	HEIGHT, FT
1" AC FANCLUST OVER 4" UNBROKEN BASE	4	1" AC FANCLUST OVER 4" UNBROKEN BASE	6

LANDSCAPE NOTES

1. 1" AC FANCLUST OVER 4" UNBROKEN BASE
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TREE SKETCHING AND PLANTING DETAIL

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

ADMINISTRATIVE APPROVAL TEXT AMENDMENT (LDR 25-02)

PRESENTED BY
ROBERT ANGELO



Introduction

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

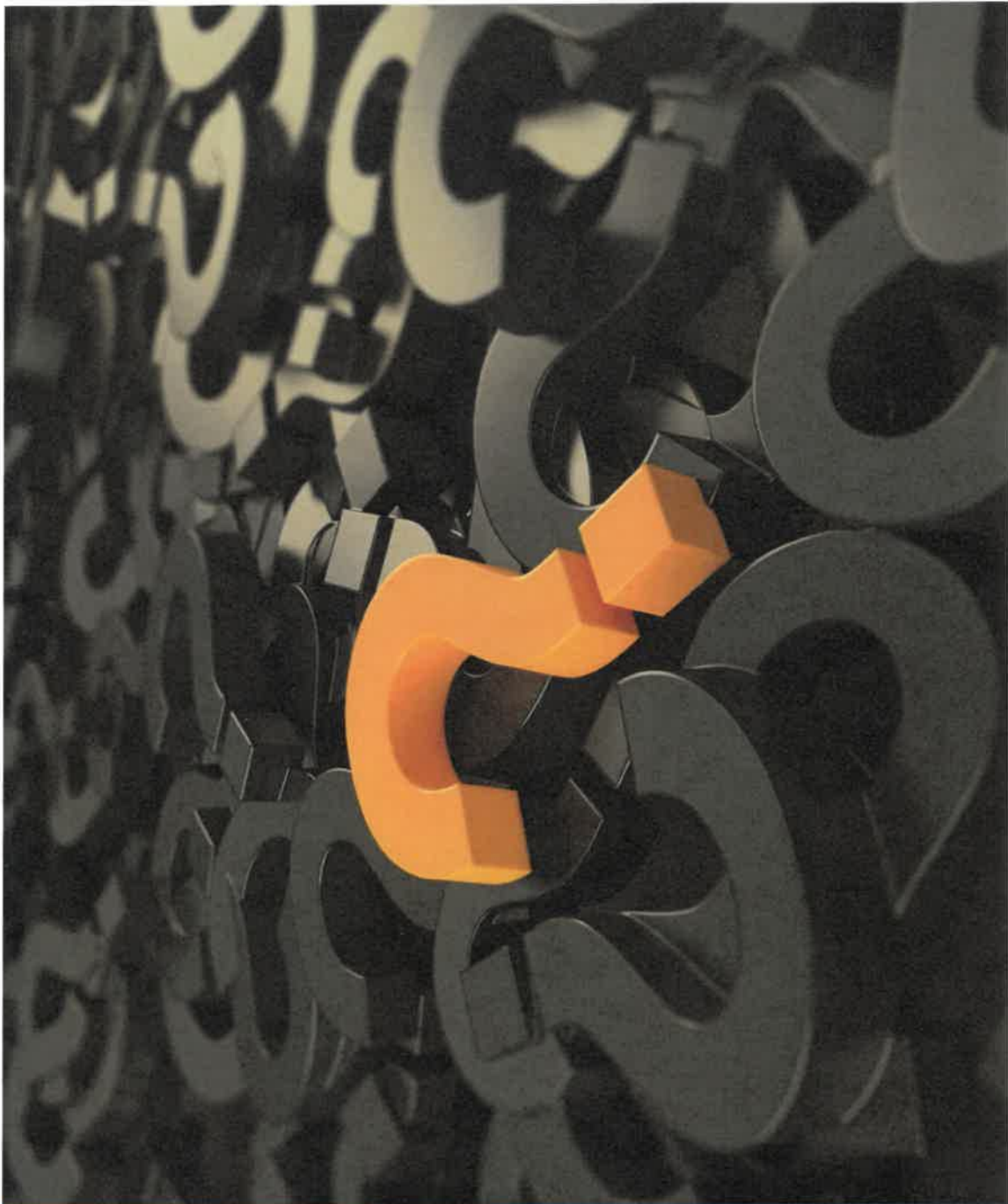
Site Plans

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

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

Staff Recommendation

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



QUESTIONS?



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

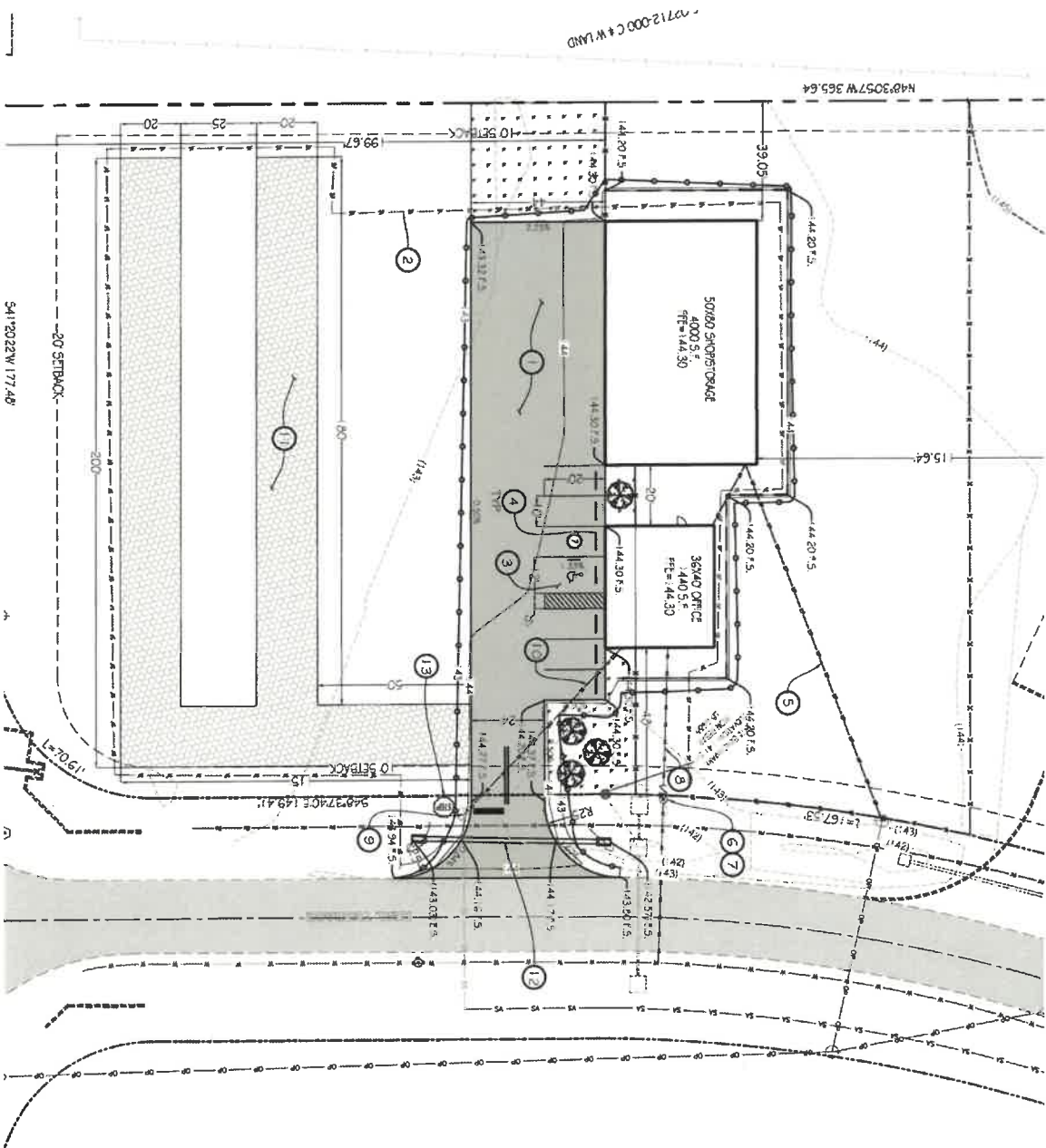
PRESENTED BY
ROBERT ANGELO



Introduction

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

Original Site Plan



49 30574 365 64



Location



Aerial View of Site



Staff Review

Document Envelope ID: 777C2D74-00CB-4298-8C55-504E1F03999C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Martin Avenue
Lake City, Florida 32055
Telephone: (386) 719-5150
www.lakecityfl.gov

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

Date: 10/22/2025

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

Comprehensive Plan Amendment/Zoning (CPA/Z) ☐ 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: arochachadstrait@gmail.com

Owner Agent Name: Carol Chadwick, PE

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

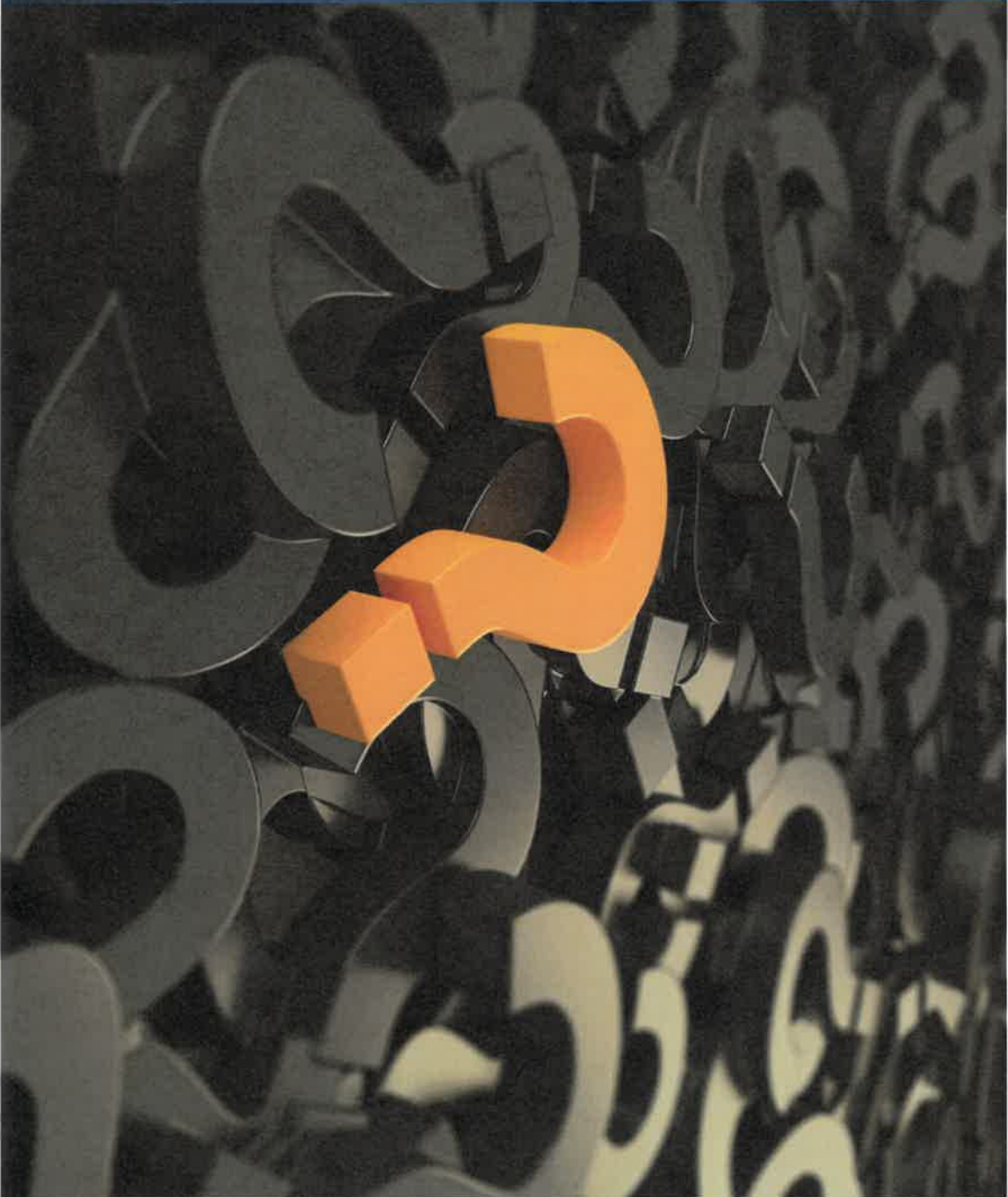
Owner Agent Contact Information: Telephone: 307-660-1772 Email: ccpawyo@gmail.com

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)

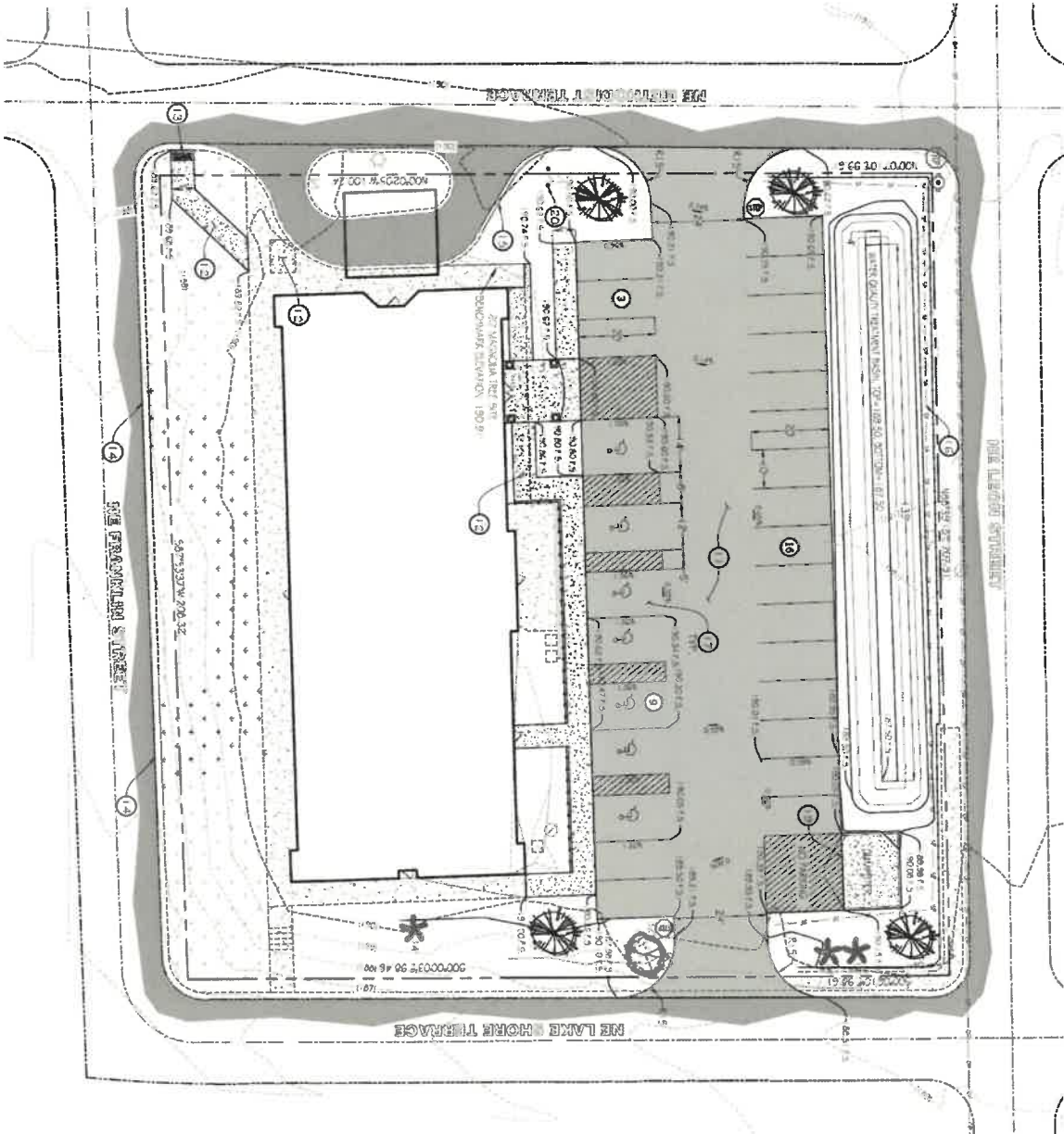
PRESENTED BY
ROBERT ANGELO

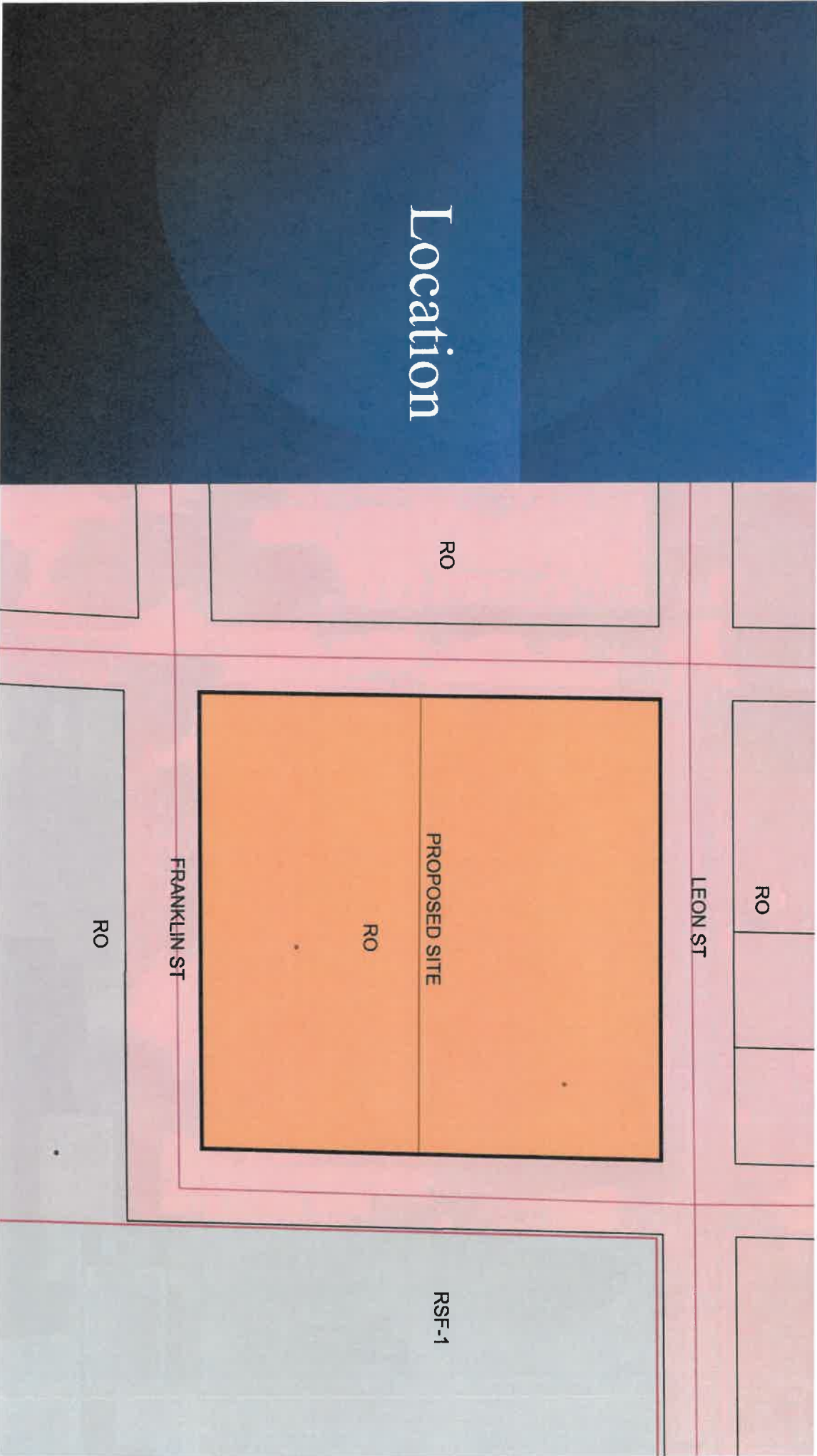


Introduction

- 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





Aerial View of Site



Staff Review



DEPARTMENT OF GROWTH MANAGEMENT
205 North Main Street
Lake City, Florida 32055
Telephone: (386) 710-5750
cgrowth@cityoflakecity.com

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

Date: 12/11/2025

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

Project Number: SPR 28-01

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

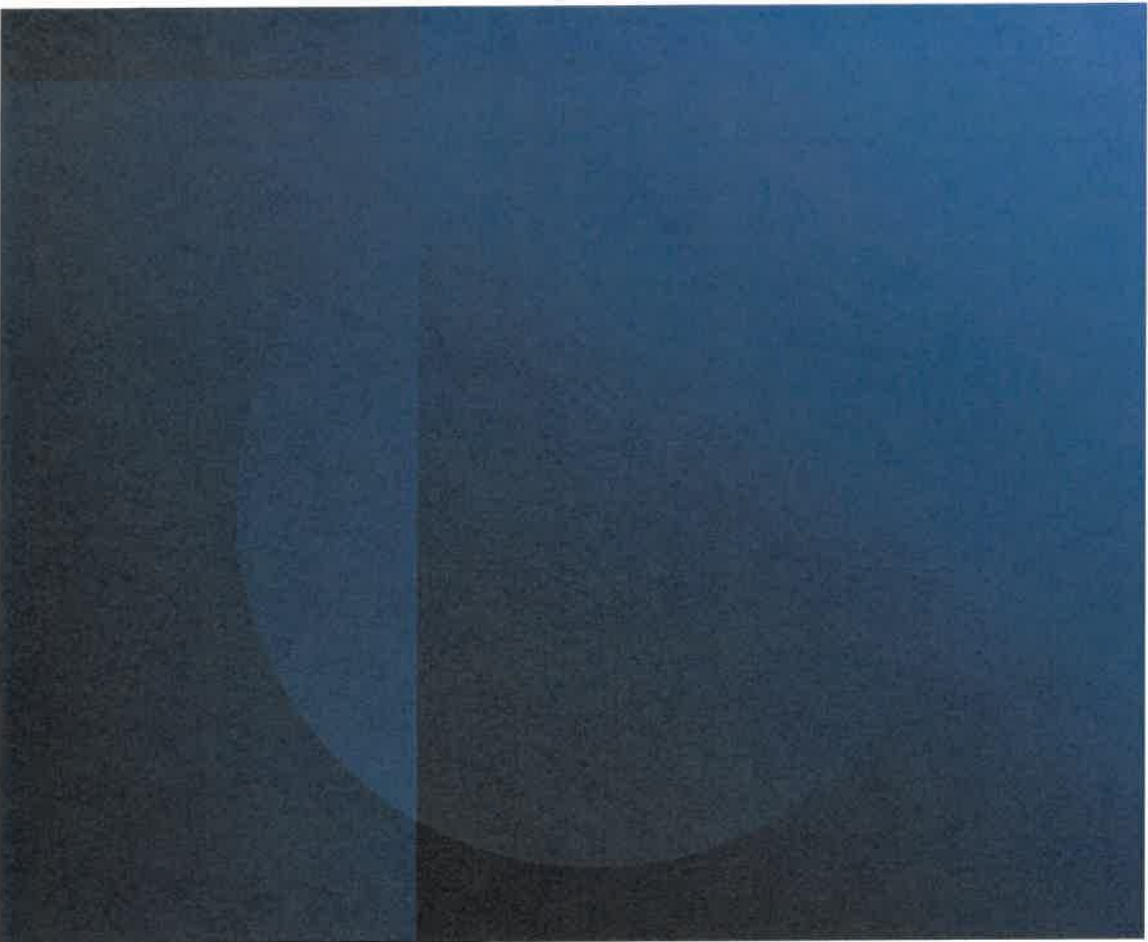
Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-880-1772 Email: ccpwyo@icfla.com

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

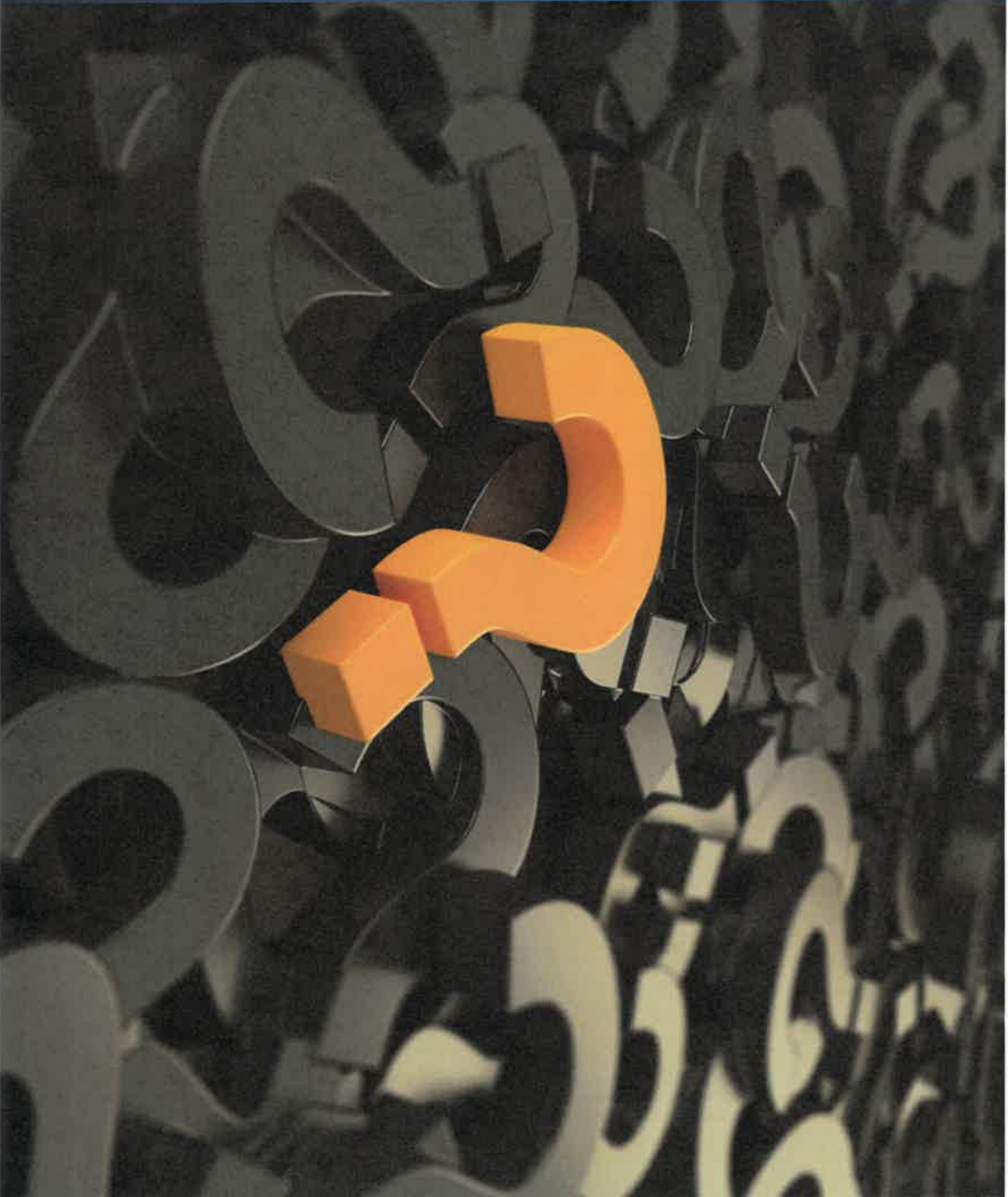
Page 3 of 5

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



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

QUESTIONS?



File Attachments for Item:

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



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

Prepared for:

City of Lake City
Office of Planning & Zoning

Prepared on behalf of:

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

Prepared by:

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

PN#L250226AWO



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

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 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](#)

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

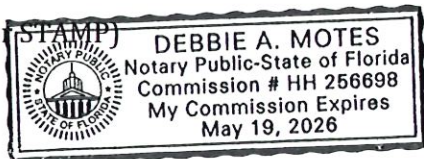
1-8-26

Date

STATE OF FLORIDA
COUNTY OF Columbia

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

(NOTARY SEAL or STAMP)



Signature of Notary

Debbie A. Notes

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.

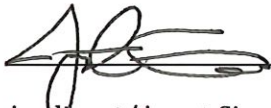
A total of eighteen (2) copies of proposed Site-Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

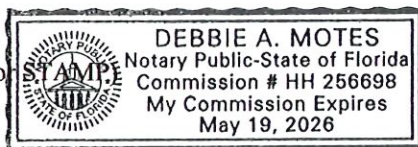
1-8-26

Date

STATE OF FLORIDA
COUNTY OF Columbia

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

(NOTARY SEAL OF



Debbie A. Motes

Signature of Notary

Debbie A. Motes

Printed Name of Notary

Personally, Known ☒ OR Produced Identification ☐
Type of Identification Produced



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

AGENT AUTHORIZATION FORM

I, Scott Stewart, as Manager of Lake City 47, LLC (owner name), owner of property parcel

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

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

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

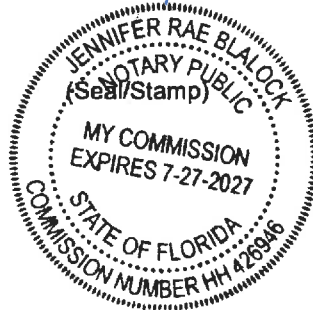
12.09.2025

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Scott Stewart, personally appeared before me and is known by me or has produced identification (type of I.D.) N/A on this N/A day of N/A, 20 N/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. Tori Humphries	1. Tori <small>Digitally signed by Tori DN: C=US, E=thumphries@nfps.net, O=North Florida Professional Services, Inc., CN=Tori Date: 2025.12.11 10:27:57-05'00'</small>
2. Justin Tabor	2. Justin Tabor, AICP, CFM <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

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

Document Images

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



NFPS



PO BOX 3823
LAKE CITY, FL 32056



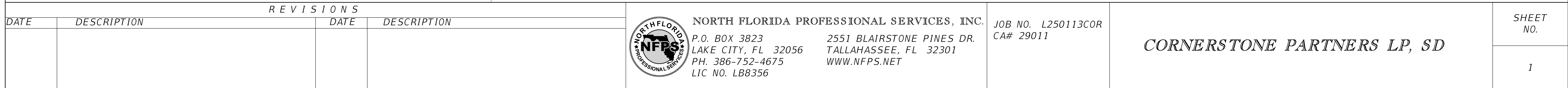
PHONE (386) 752-4675
FAX (386) 752-4674



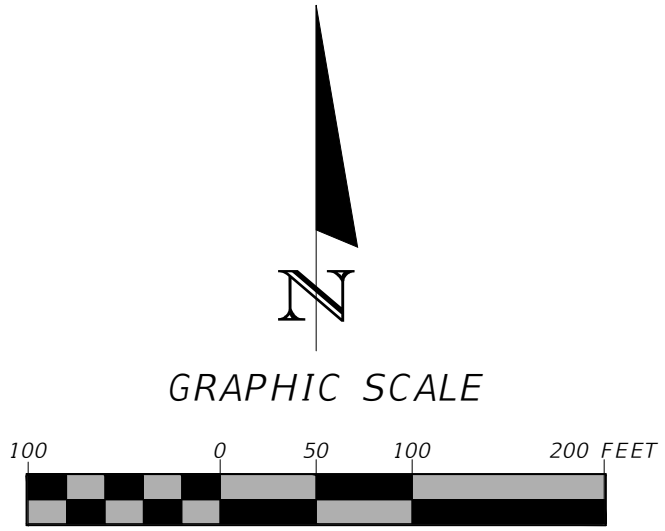
www.nfps.net

Attachment 1

Boundary Sketch / Survey

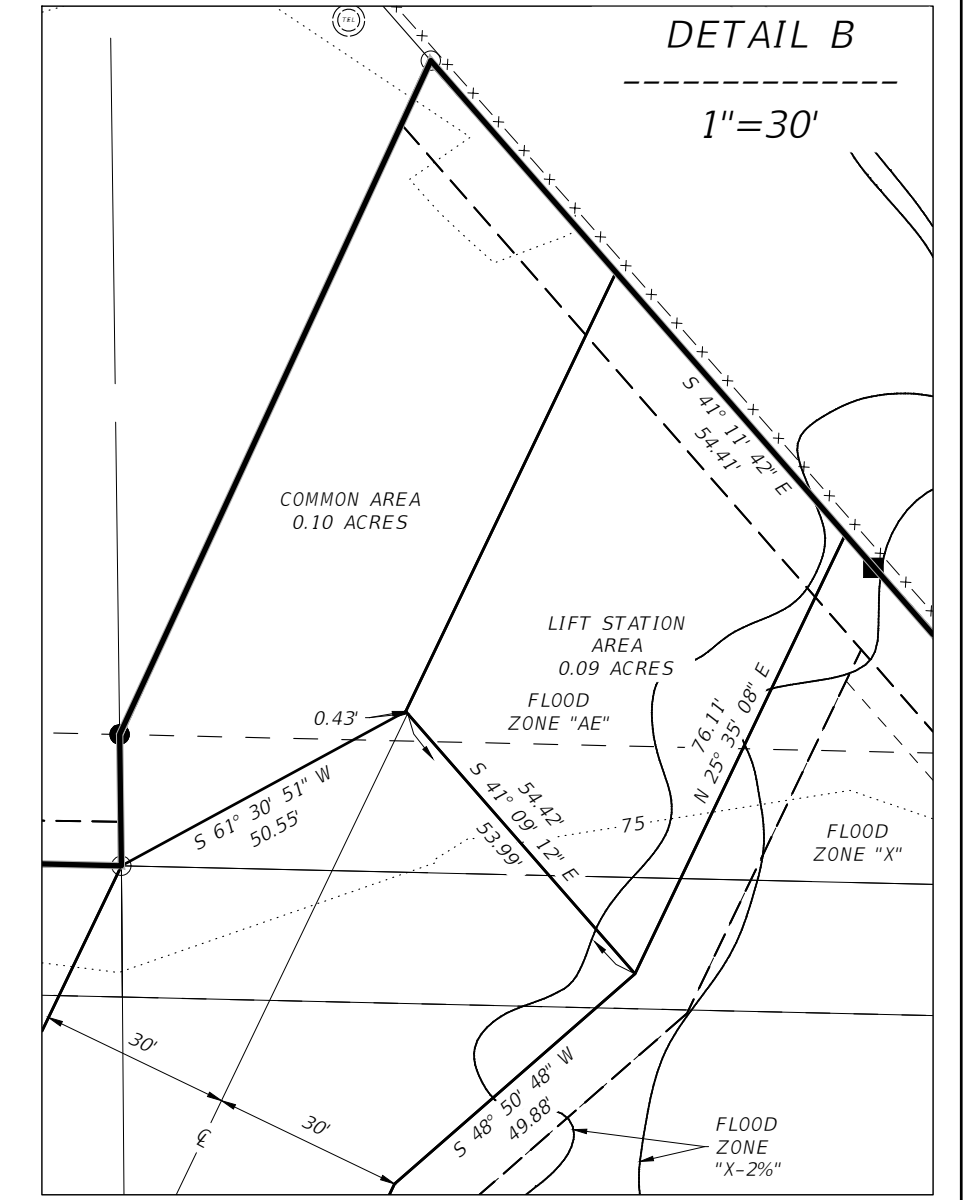
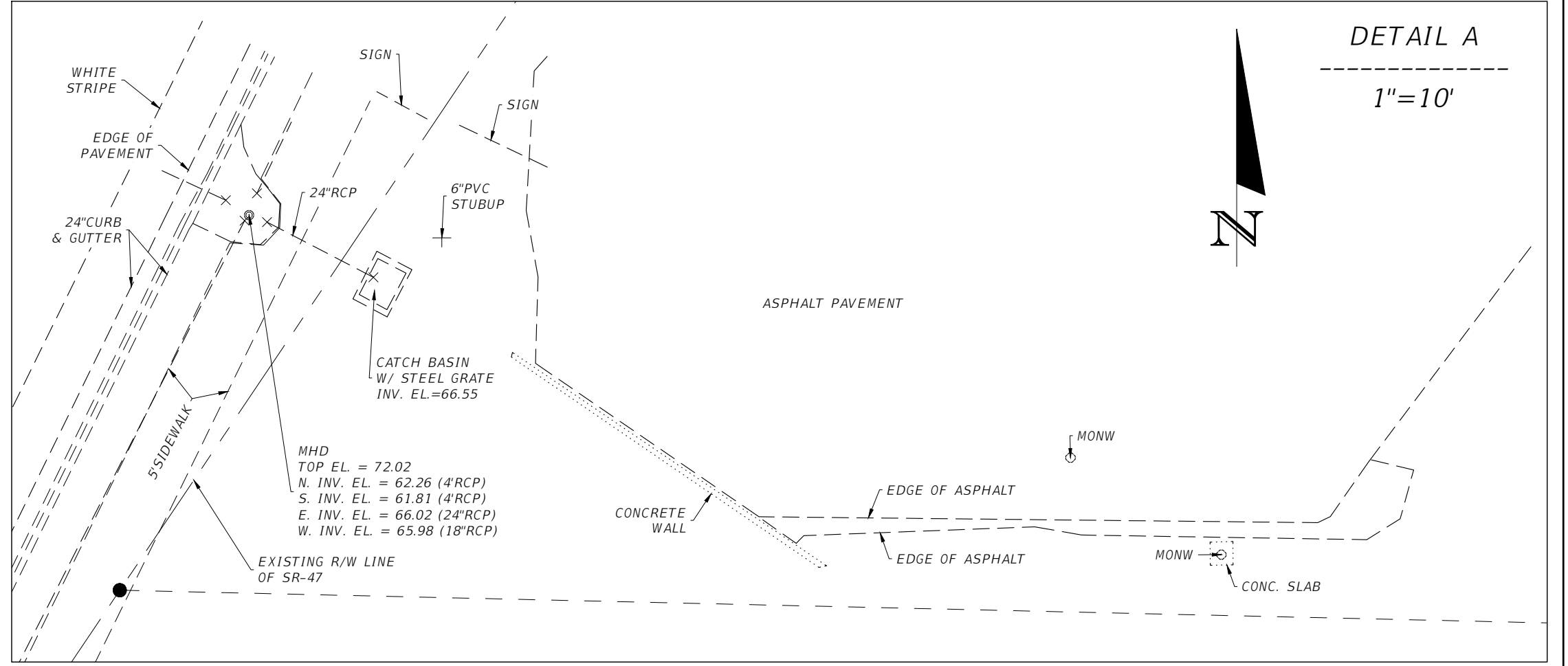
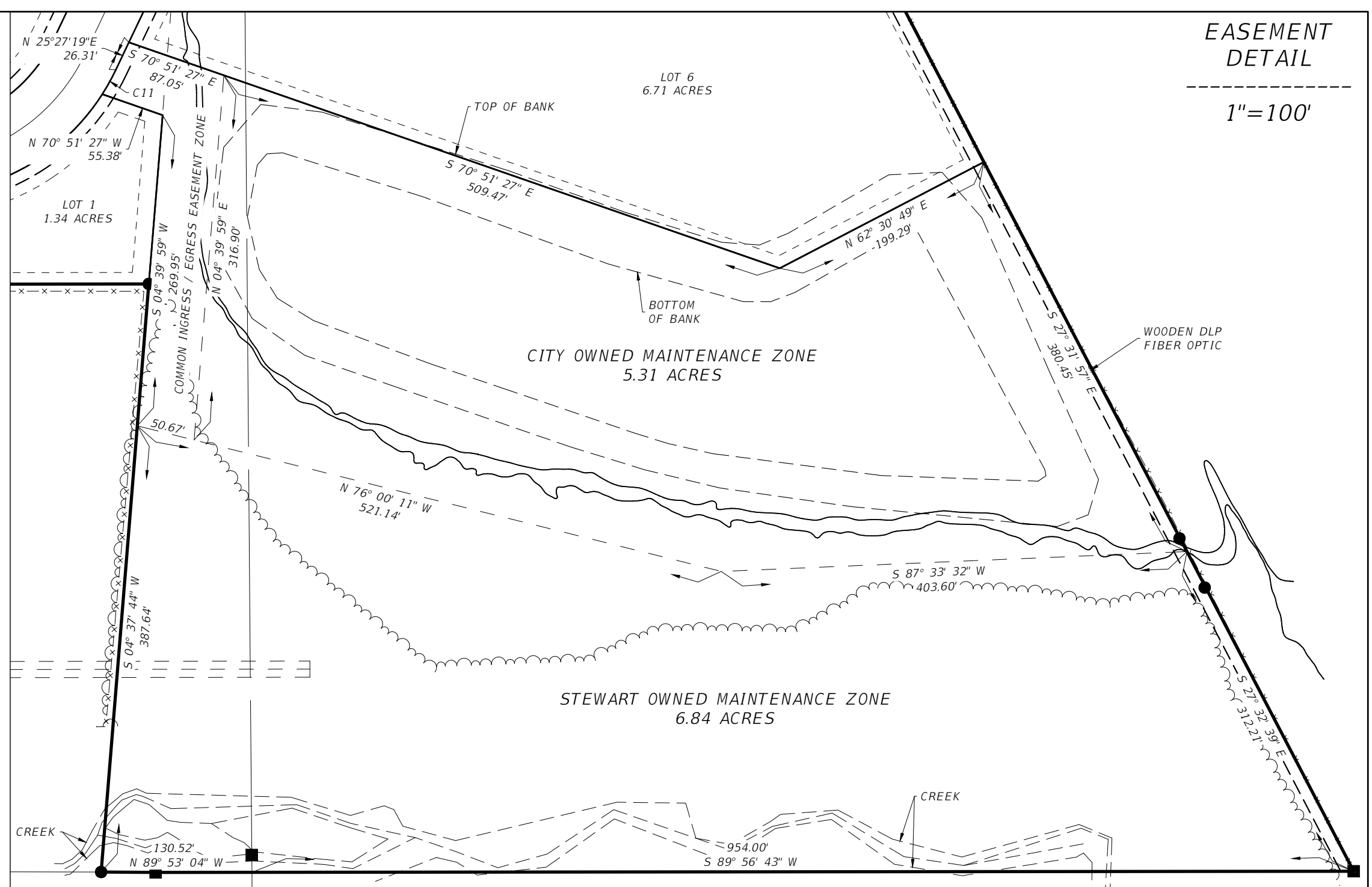
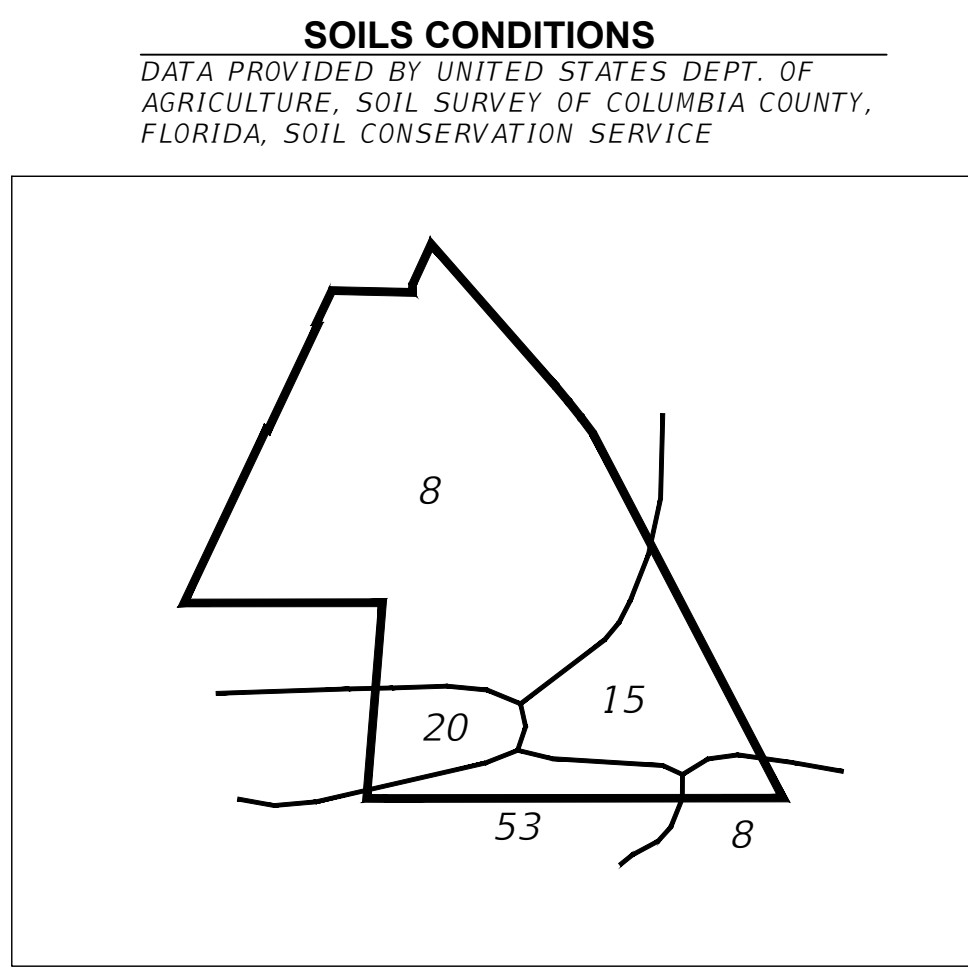
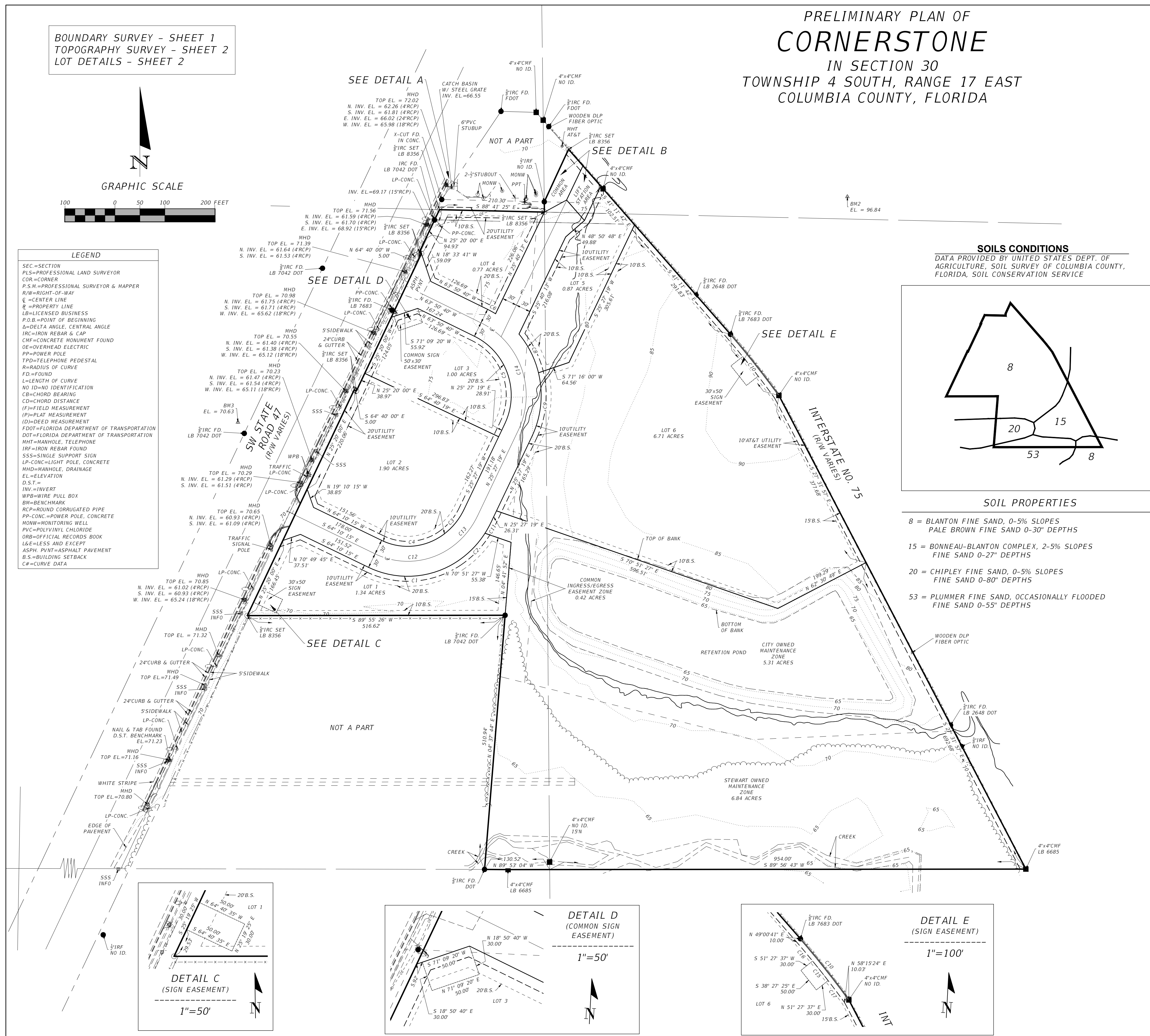


BOUNDARY SURVEY - SHEET 1
TOPOGRAPHY SURVEY - SHEET 2
LOT DETAILS - SHEET 2



- LEGEND**
- SEC=SECTION
PLS=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
R/W=RIGHT-OF-WAY
CL=CENTER LINE
P=PROPERTY LINE
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
Δ=DELTA ANGLE, CENTRAL ANGLE
IRC=IRON REBAR & CAP
CMF=CONCRETE MONUMENT FOUND
OE=OVERHEAD ELECTRIC
PP=POWER POLE
TPO=TELEPHONE PEDESTAL
R=RAIUS OF CURVE
FD=FOUND
L=LENGTH OF CURVE
NO ID=NO IDENTIFICATION
CB=CHORD BEARING
CD=CHORD DISTANCE
(F)=FIELD MEASUREMENT
(P)=PLAT MEASUREMENT
(D)=DEED MEASUREMENT
FDOT=FLORIDA DEPARTMENT OF TRANSPORTATION
DOT=FLORIDA DEPARTMENT OF TRANSPORTATION
MHT=MANHOLE, TELEPHONE
IRF=IRON REBAR FOUND
SSS=SINGLE SUPPORT SIGN
LP=CONC=LIGHT POLE, CONCRETE
MHD=MANHOLE, DRAINAGE
EL=ELEVATION
D.S.T.=
INV=INVERT
WPB=WIRE PULL BOX
BN=BENCHMARK
RCP=ROUND CORRUGATED PIPE
PP=CONC=POWER POLE, CONCRETE
PP=CONC=POWER POLE, CONCRETE
MOW=MONITORING WELL
PVC=POLYVINYL CHLORIDE
ORB=OFFICIAL RECORDS BOOK
L&E=LESS AND EXCEPT
ASPH. PAVT=ASPHALT PAVEMENT
B.S.=BUILDING SETBACK
CB=CURVE DATA

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



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

REVISIONS					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	SHEET NO. 2
DATE	DESCRIPTION	DATE	DESCRIPTION					



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 2

Aerial Photo

**Please see attached
Justification Report**



Attachment 3

Concurrency Impact Analysis

Please see attached Justification Report



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



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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



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Attachment 5

Legal Description

DESCRIPTION:

(ORB 1370, PG. 513)

PARCEL ONE

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

AND

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

AND

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

AND

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

PARCEL TWO

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

AND

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

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

LESS AND EXCEPT (ORB 1516, PG. 2417)

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

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

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

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

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

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

PARCEL 102A

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

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

PARCEL 102B

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

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

PARCEL 103

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

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

ALTOGETHER Containing 27.19 acres, more or less.

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

PARCEL ONE

(ORB 1241, PG. 1559)

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

AND ALSO:

PARCEL 2

(COLUMBIA COUNTY RESOLUTION NO. 2016 R-8)

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

AND ALSO:

PARCEL 3

(ORB 1475, PG. 147)

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

ALTOGETHER Containing 0.81 acres, more or less.



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 6

Proof of Ownership

Prepared by and return to:

Rob Stewart

Lake City Title

426 SW Commerce Drive, Ste 145

Lake City, FL 32025

(386) 758-1880

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

(Space Above This Line For Recording Data)

Special Warranty Deed

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

WITNESSETH:

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

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

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

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

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

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

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

Holly Key
WITNESS

PRINT NAME: Holly Key

Megan Cady
WITNESS

PRINT NAME: Megan Cady

Cornerstone Partners, LP, SD

By: Scott Stewart

Scott Stewart, Partner

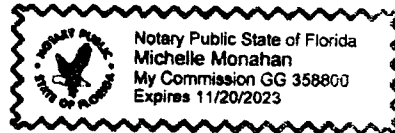
By: Pam Stewart

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:

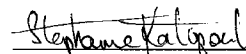
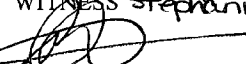
"Exhibit A" attached

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

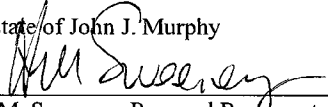
Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:



WITNESS Stephanie Katopoulou

WITNESS Richard Stevens

The Estate of John J. Murphy

By: 
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.


Signature of Notary Public
Print, Type/Stamp Name of Notary

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

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

"Exhibit A"

DESCRIPTION:

PARCEL ONE

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

AND

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN THENCE S 00°53' E, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, 1323.71 FEET TO THE 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:lm
2185.22-12-056
9/11/12

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

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

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

TAX PARCEL # R08891-000

WARRANTY DEED

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

WITNESSETH:

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"


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


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

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

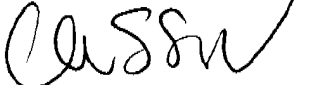
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered
in the presence of:


Witness
Brad Neal
(Print or Type Name)


Witness
RICHARD E. STADLER
(Print or Type Name)

WESTFIELD INVESTMENT GROUP, LLLP


By: 
Charles S. Sparks, General Partner

By: 
Scott D. Stewart, General Partner

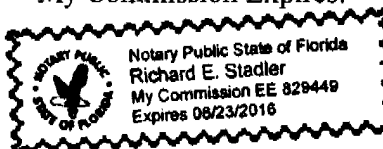
STATE OF FLORIDA
COUNTY OF COLUMBIA

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

(NOTARIAL
SEAL)


Notary Public, State of Florida
RICHARD E. STADLER
(Print or Type Name)

My Commission Expires:



Schedule A

Agent's File No.:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

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

Prepared by and return to:

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

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

[Space Above This Line For Recording Data]

WARRANTY DEED

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

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

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

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

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

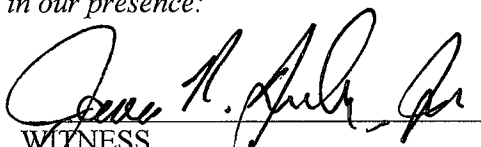
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

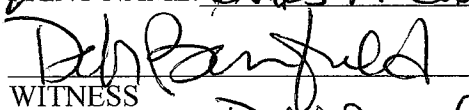
TO HAVE AND TO HOLD the same in fee simple forever.

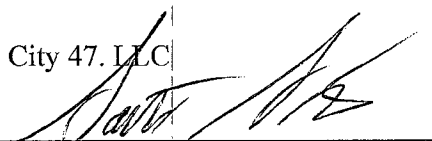
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims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

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

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: JAMES R. ZUBER JR.

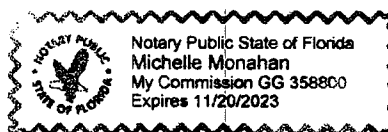

WITNESS
PRINT NAME: Debi Bennefeld

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

Attachment 7

Agent Authorization



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 8

Proof of Payment of Taxes

PARCEL NUMBER	ESCROW CD	Millage Code
R08881-000		2

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

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,

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

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

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

Kyle Keen, CFC
Columbia County Tax Collector

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

28399.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R08881-000		2

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

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,

DO NOT WRITE BELOW THIS PORTION

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

Paid In Full	Taxes 19,430.05	Discount / Interest -777.20	Fees 0.00	Payments 18,652.85	Amount Due 0.00
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Receipt(s) 2025-15366 on 11/25/25 for \$18,652.85 by CORNERSTONE MAIL

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PARCEL NUMBER	ESCROW CD	Millage Code
R08891-000		2

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

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

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

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 2,937.24	Discount / Interest -117.49	Fees 0.00	Payments 2,819.75	Amount Due 0.00
--------------	-------------------	--------------------------------	--------------	----------------------	--------------------

PARCEL NUMBER	ESCROW CD	Millage Code
R08891-000		2

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

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

DO NOT WRITE BELOW THIS PORTION

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

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

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

Attachment 9

Fee

Under Separate Cover



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 10

List of Owners within 300 Feet of Subject Property

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

BAKER KWANIS

BAKER DEJHAN

PO BOX 245

LAKE CITY, FL 32056

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

KITCHENS JENNIFER ANN BOUDREAU

378 SW MICHAEL DR

LAKE CITY, FL 32024

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

THE STEPHEN GLENN REVOCABLE TRUST

185 SW ARROWHEAD TER

LAKE CITY, FL 32024

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

STATE OF FLORIDA D O T

P O BOX 1089

LAKE CITY, FL 32056

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

MHATRE ANJALI U

MHATRE IRREVOCABLE FAMILY TRUST

213 SW BROTHERS LN

LAKE CITY, FL 32025

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

SOUTHWEST GEORGIA OIL COMPANY INC

P O BOX 1510

BAINBRIDGE, GA 39818

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

RIMA OF LAKE CITY INC

115 SW ENCHANTED CT

LAKE CITY, FL 32024

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

MANHATTAN LOAN COMPANY

1872 MONTREAL RD

TUCKER, GA 30084

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

TICE ANISE E TRUST DATED JANUARY 3, 1995

125 SE PASTURE WAY

LAKE CITY, FL 32025

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

WILDFLOWER FARMS LLC

1606 SW TUSTENUGGEE AVE

LAKE CITY, FL 32025



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 11

Justification Report



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

Prepared for:

City of Lake City
Office of Planning & Zoning

Prepared on behalf of:

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

Prepared by:

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



Executive Summary

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

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

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

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



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

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

Figure 1. Vicinity Map

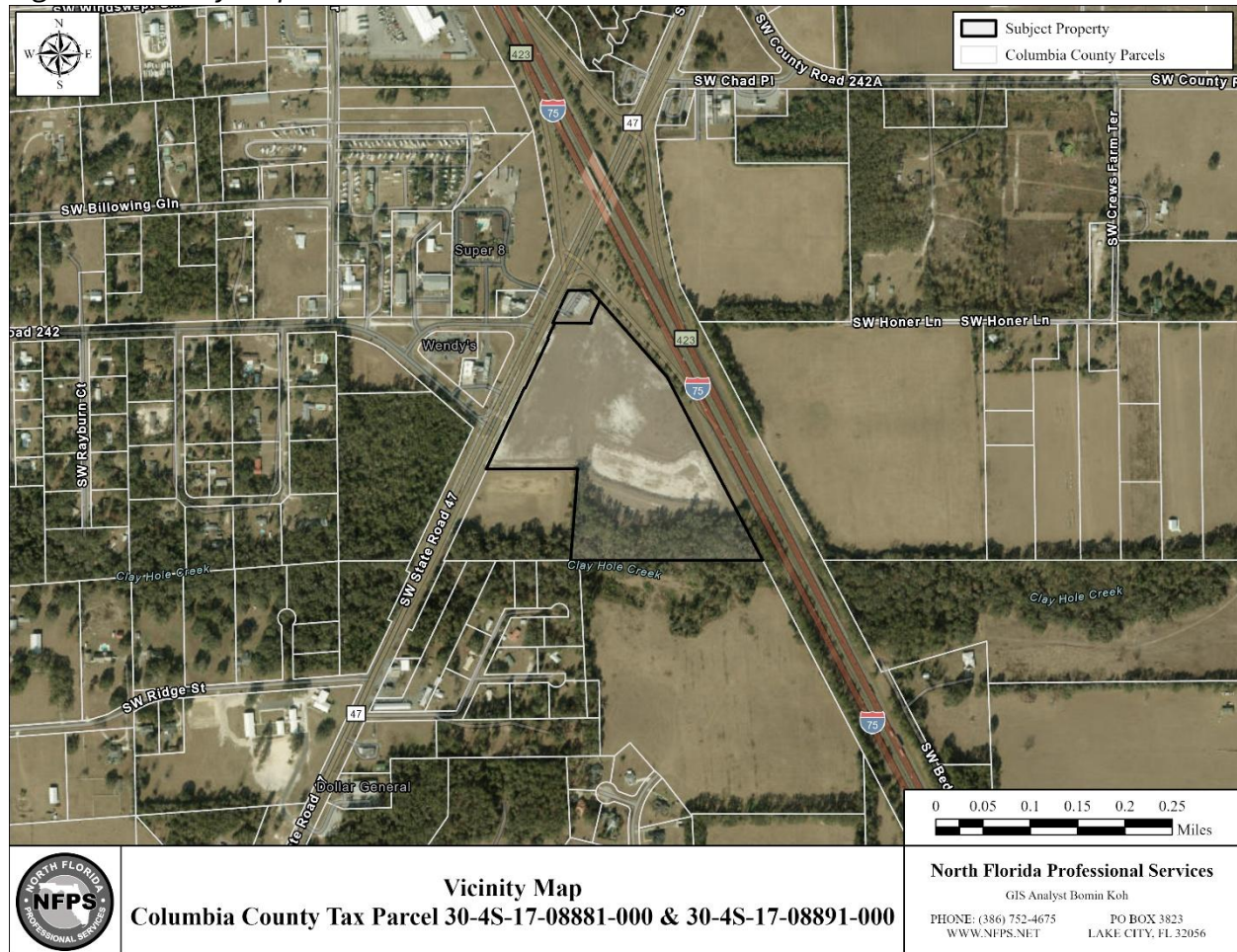


Figure 2. Existing FLUM

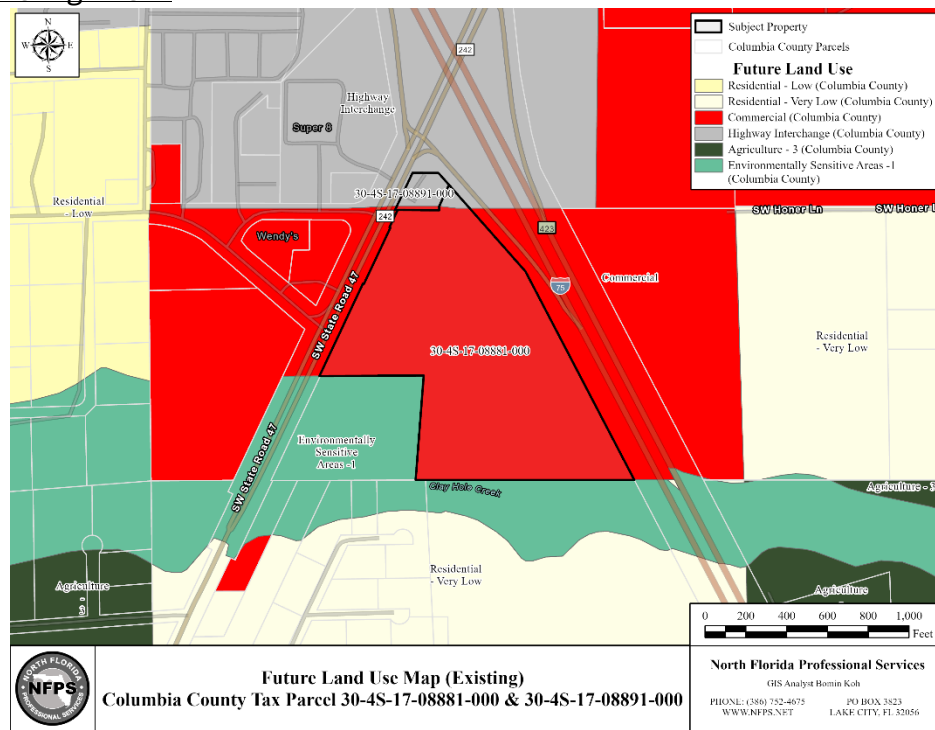


Figure 3. Proposed FLUM

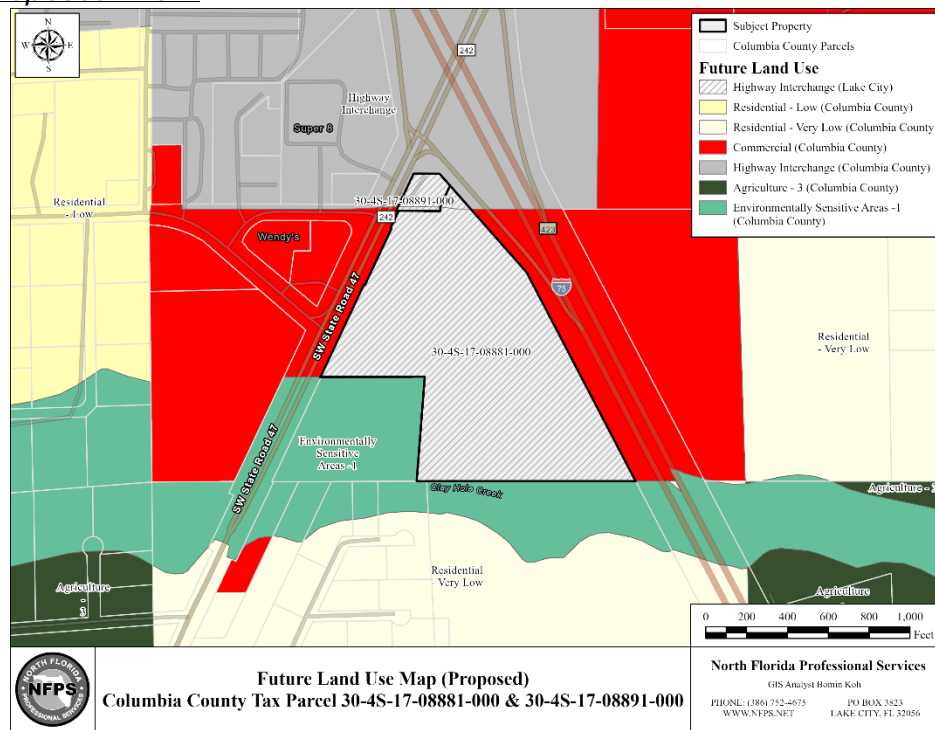


Figure 4. Existing Zoning

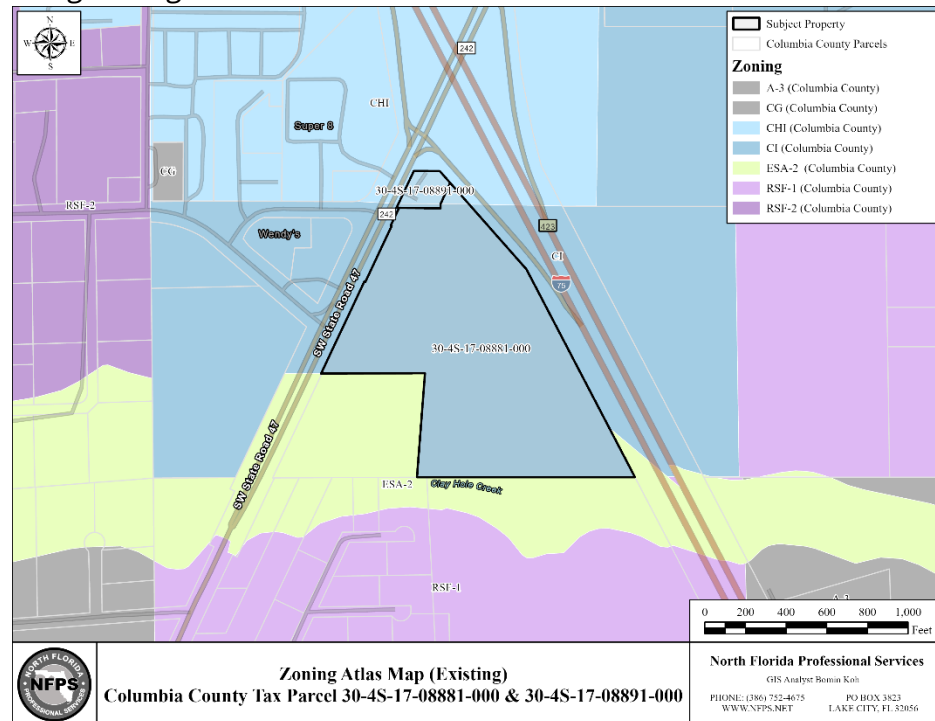
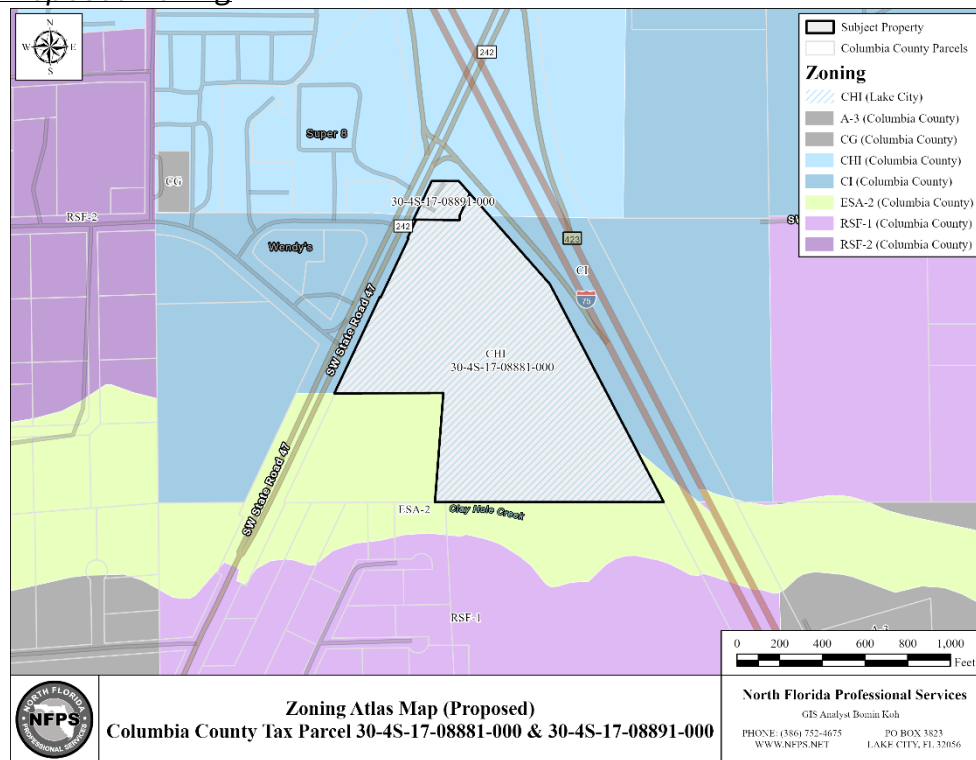


Figure 5. Proposed Zoning



Environmental Conditions & Site Suitability Analysis

Wetlands

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

Creeks and Streams

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

Regulated Plant & Animal Species

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

Flood Potential



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



Consistency with City of Lake City Comprehensive Plan

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

Future Land Use Element

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

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

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

COMMERCIAL LAND USE

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

Conservation and Open Space Element

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

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



Urban Sprawl Analysis

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

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

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



Compliance with City of Lake City Land Development Regulations

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

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

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

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

2. The existing land use pattern.

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

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

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



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

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

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

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

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

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

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

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



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

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

9. The impact of the proposed change upon drainage.

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



Concurrency Impact Analysis

These applications pertain to requests to amend the Future Land Use Map (FLUM) Designation and zoning of a property which was recently annexed into the City of Lake City's jurisdiction. The existing FLUM Designation of the subject property is Commercial (Columbia County) and 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.



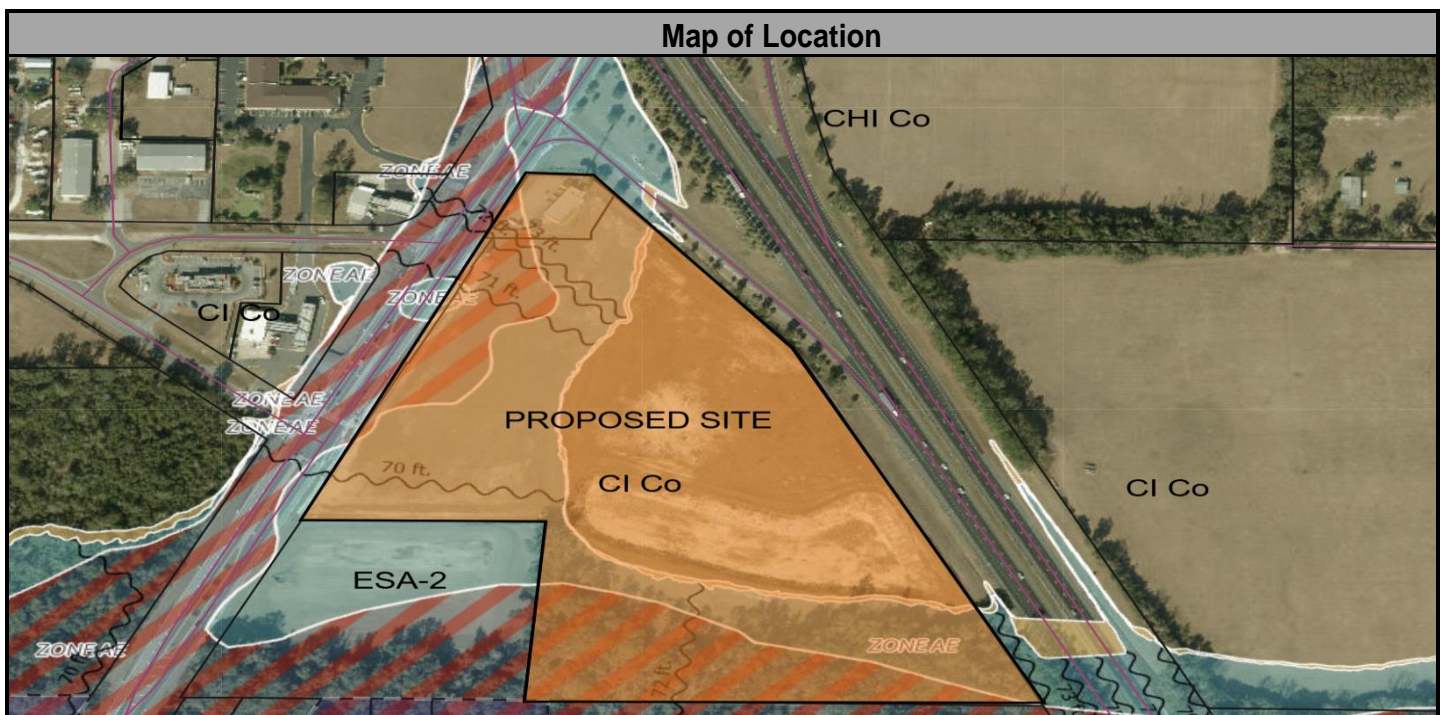
STAFF ANALYSIS REPORT

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

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

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

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



Summary of Staff Analysis

Parking

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

Setbacks

Current Zoning

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

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

Proposed Zoning

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

Signage

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

Landscaping

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

Land Use

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

Lot Coverage of All Building

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

Wetland and Flood Zone

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

File Attachments for Item:

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



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

Prepared for:

City of Lake City
Office of Planning & Zoning

Prepared on behalf of:

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

Prepared by:

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

PN#L250226AWO



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

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 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](#)

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

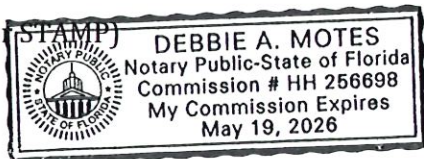
1-8-26

Date

STATE OF FLORIDA
COUNTY OF Columbia

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

(NOTARY SEAL or STAMP)



Signature of Notary

Debbie A. Notes

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)

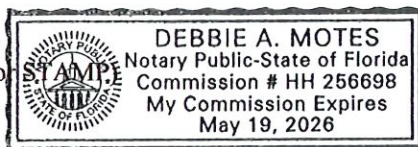
[Signature]
Applicant/Agent Signature

1-8-26
Date

STATE OF FLORIDA
COUNTY OF Columbia

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

(NOTARY SEAL OF



Debbie A. Motes

Signature of Notary

Debbie A. Motes
Printed Name of Notary

Personally, Known ☒ OR Produced Identification ☐
Type of Identification Produced



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

AGENT AUTHORIZATION FORM

I, Scott Stewart, as Manager of Lake City 47, LLC (owner name), owner of property parcel

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

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

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

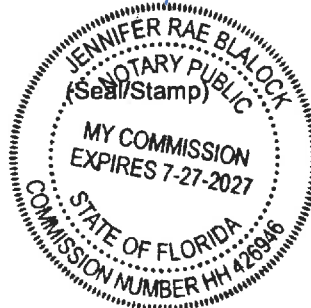
12.09.2025

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Scott Stewart, personally appeared before me and is known by me or has produced identification (type of I.D.) N/A on this N/A day of N/A, 20 N/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. Tori Humphries	1. Tori <small>Digitally signed by Tori DN: C=US, E=thumphries@nfps.net, O=North Florida Professional Services, Inc., CN=Tori Date: 2025.12.11 10:27:57-05'00'</small>
2. Justin Tabor	2. Justin Tabor, AICP, CFM <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

8/10/25

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

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

NOTARY'S SIGNATURE



2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000221616

Entity Name: LAKE CITY 47, LLC

Current Principal Place of Business:

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Current Mailing Address:

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

FEI Number: 83-2233300

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

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

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

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

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

SIGNATURE: SCOTT STEWART

GENRAL PARTNER

02/06/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



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

Detail by Entity Name

Florida Limited Liability Company
LAKE CITY 47, LLC

Filing Information

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

Principal Address

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Mailing Address

426 SW COMMERCE ST STE 130
LAKE CITY, FL 32025

Changed: 01/13/2021

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

Document Images

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



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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

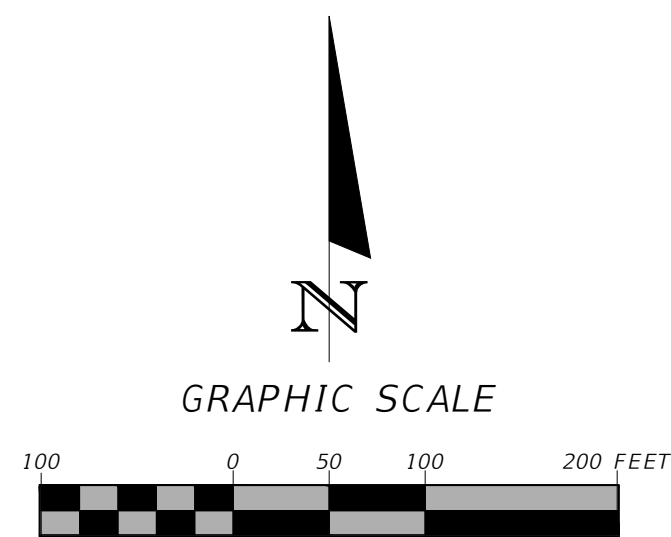


www.nfps.net

Attachment 1

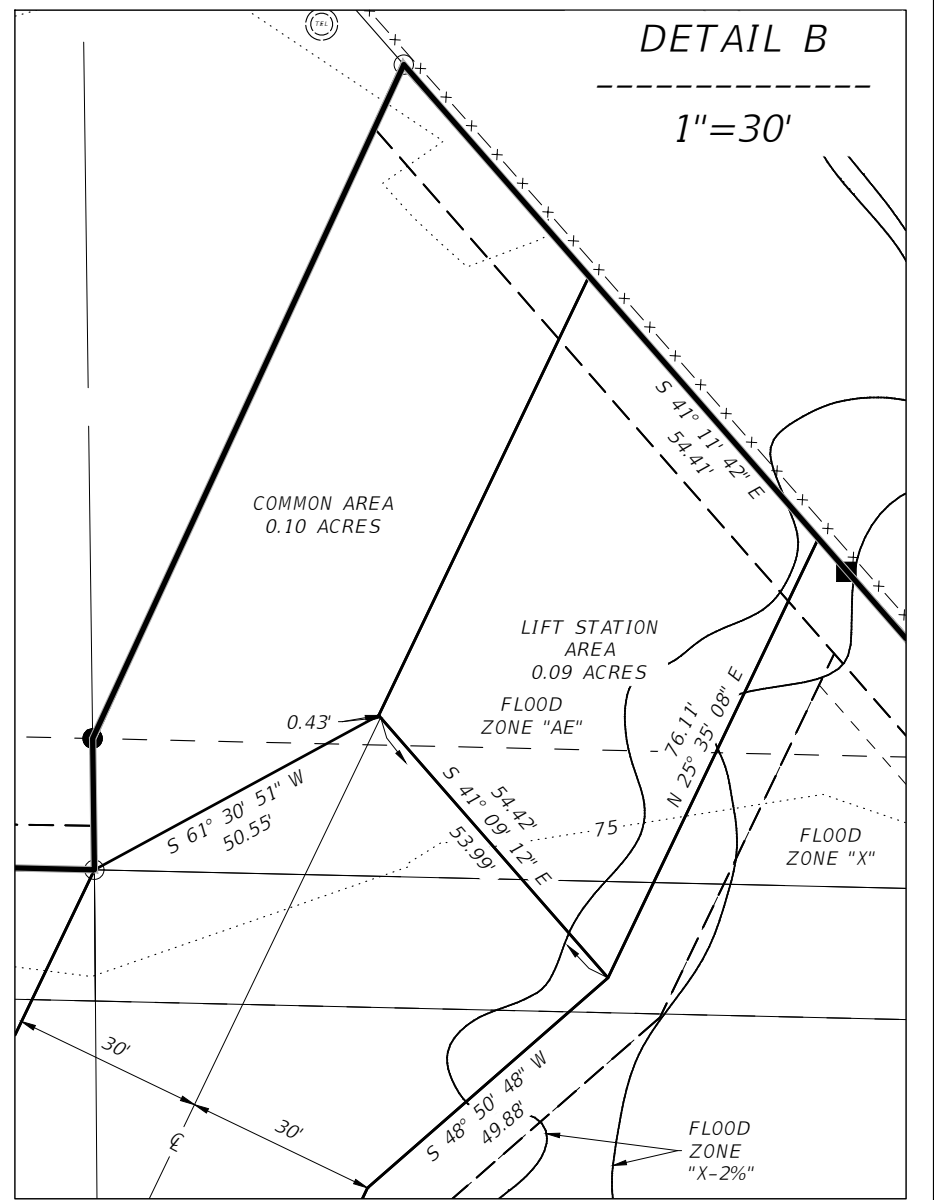
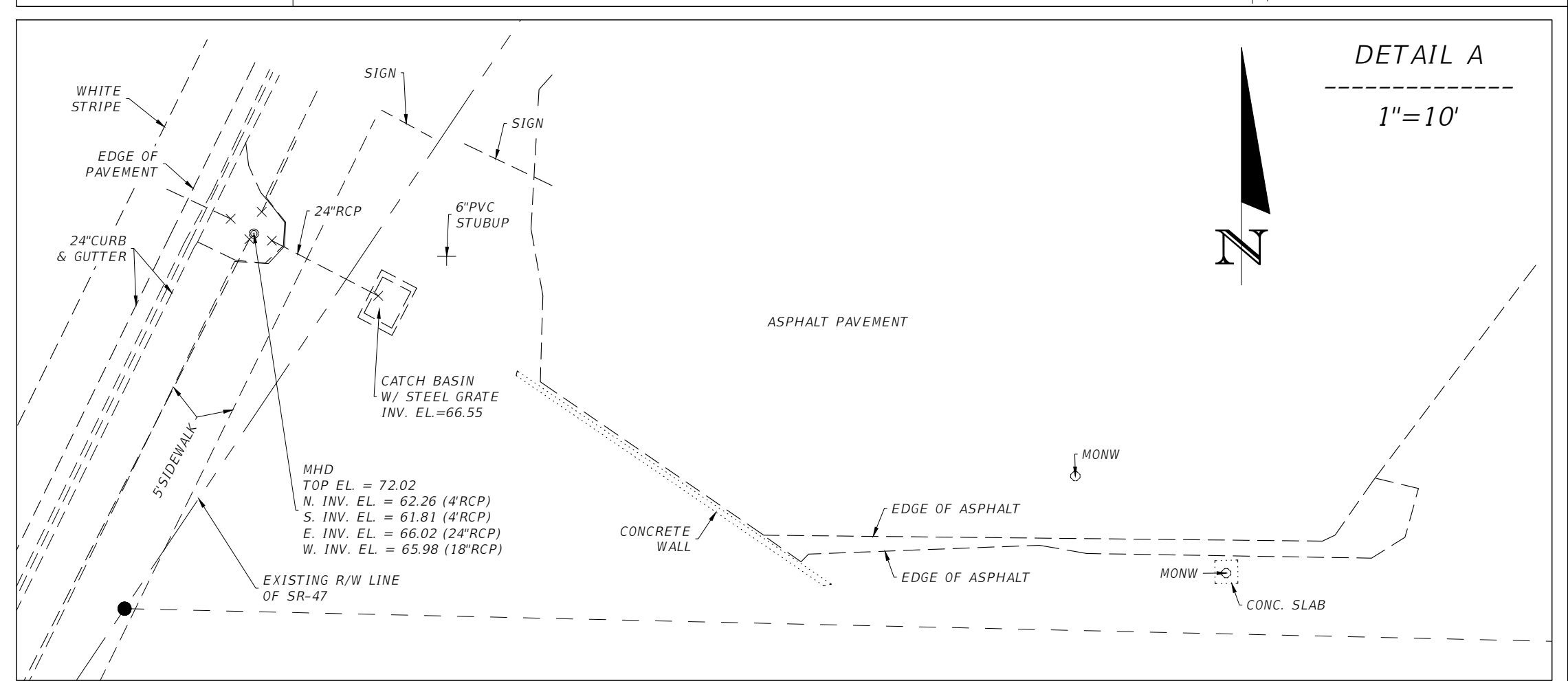
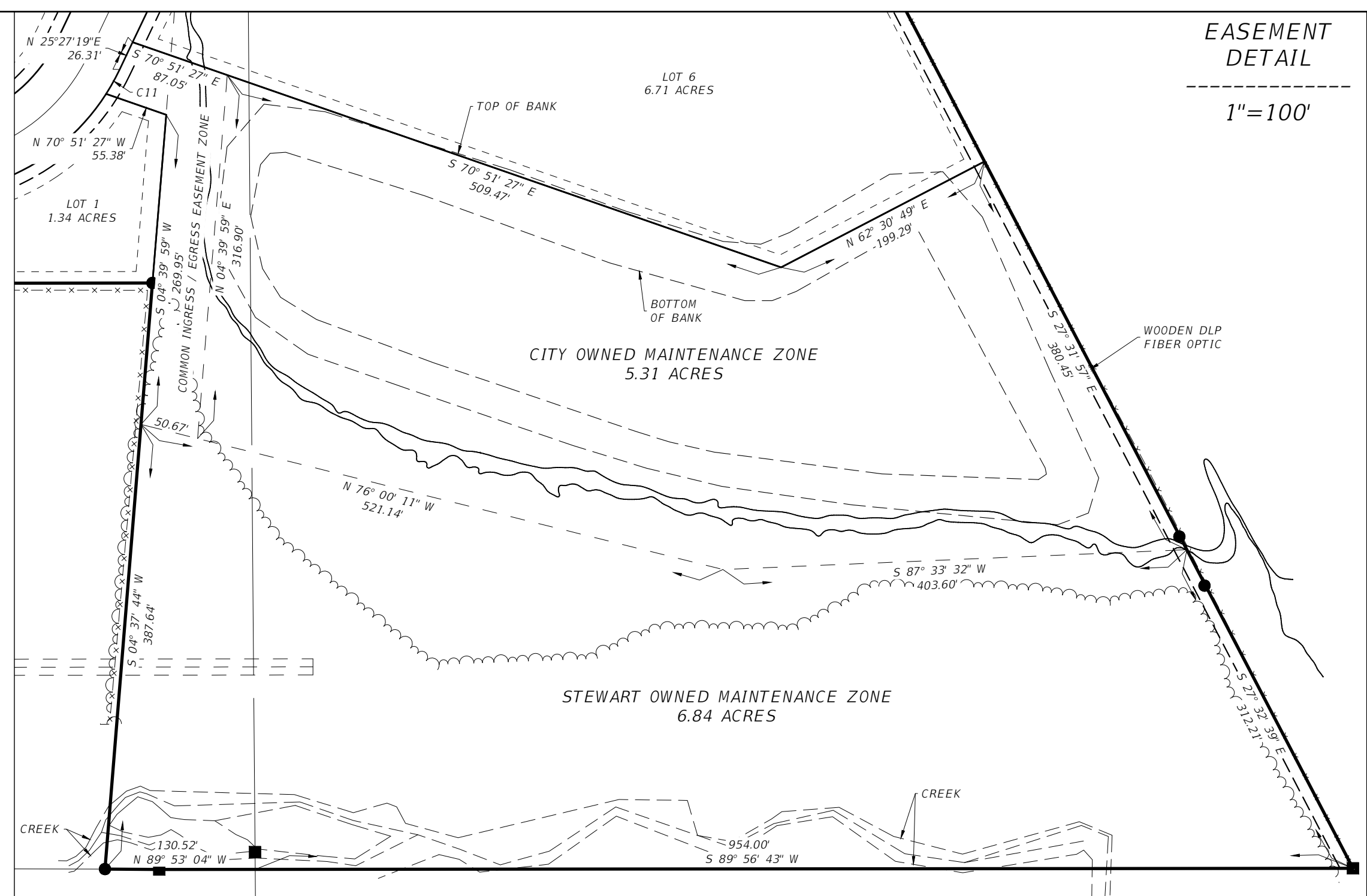
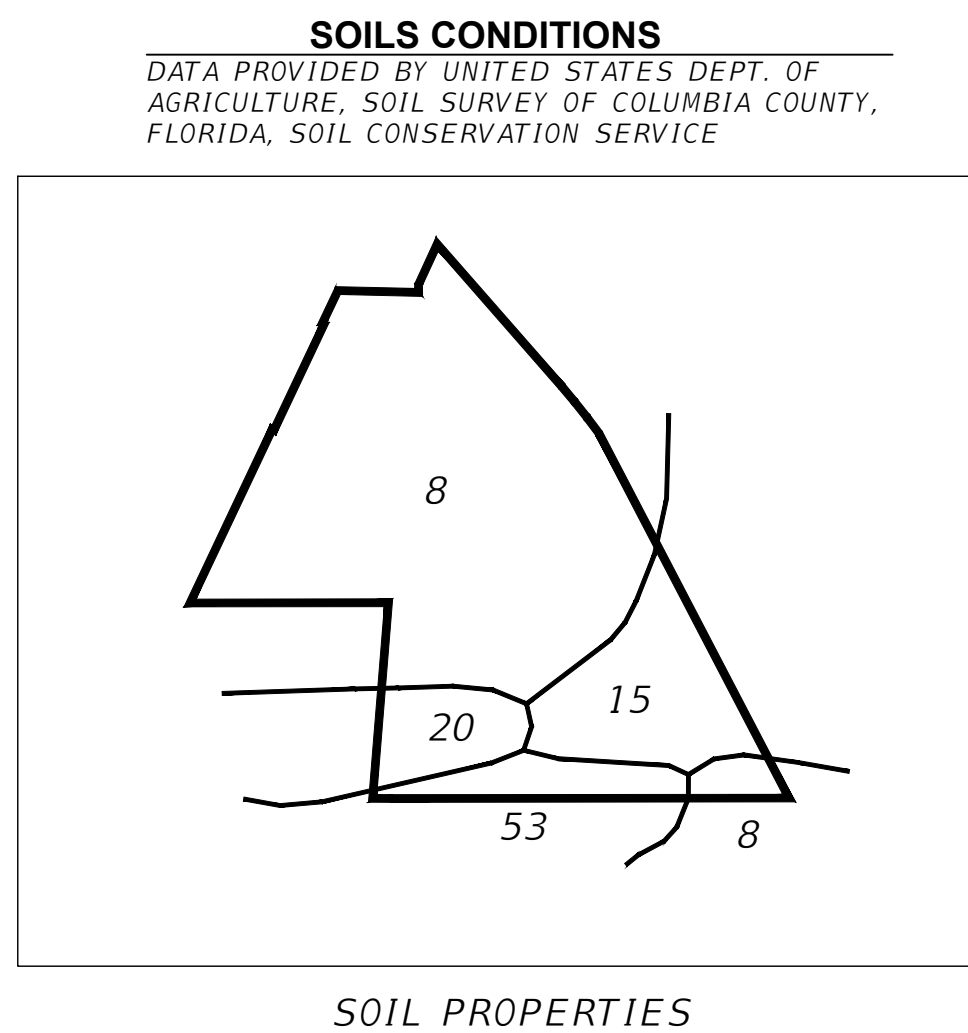
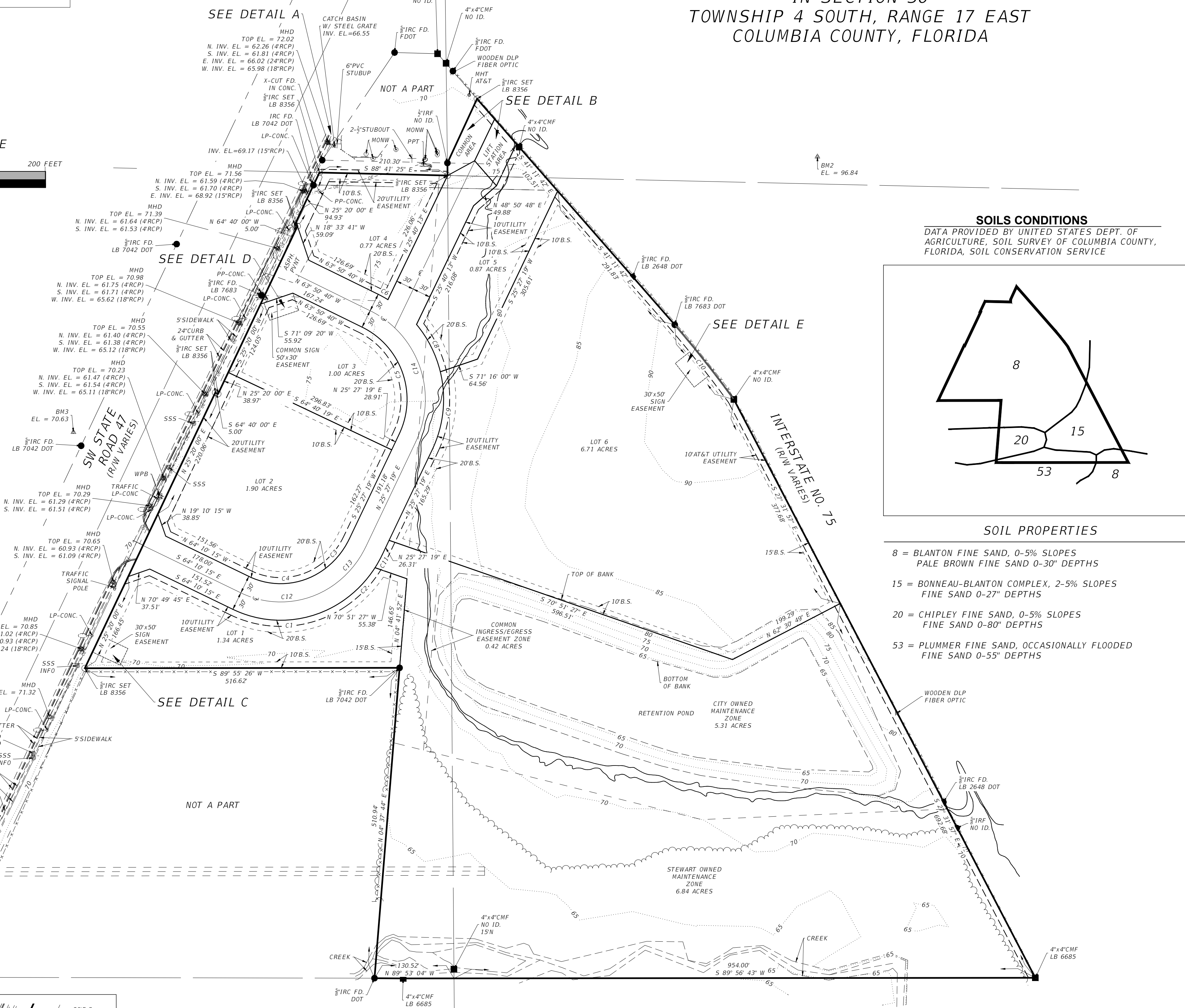
Boundary Sketch / Survey

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



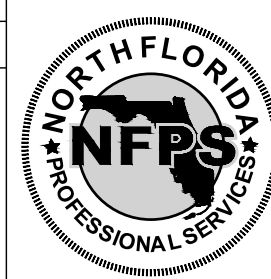
SECTION
PLS=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
R.W.=RIGHT-OF-WAY
C=CENTER LINE
R=PROPERTY LINE
LB=LICENSED BUSINESS
P.B.=POINT OF BEGINNING
C.D.=DELTA ANGLE, CENTRAL ANGLE
I.R.C.=IRON REBAR & CAP
CMF=CONCRETE MONUMENT FOUND
DE=OVERHEAD ELECTRIC
PP=POWER POLE
TPD=TELEPHONE PEDESTAL
R=RADIUS OF CURVE
FD=FOOTING
L=LENGTH OF CURVE
NO ID=NO IDENTIFICATION
CB=CHORD BEARING
CD=CHORD DISTANCE
F=FIELD MEASUREMENT
(P)=PLAT MEASUREMENT
DD=DEED MEASUREMENT
DOT=FLORIDA DEPARTMENT OF TRANSPORTATION
MHT=MANHOLE, TELEPHONE
IRF=IRON REBAR FOUND
SSS=SINGLE SUPPORT SIGN
CP=CONC=CONCRETE
LHD=LIGHT POLE, CONCRETE
IMD=MANHOLE, DRAINAGE
EL=ELEVATION
D.S.T.=
IN=INVERT
WPB=WIRE PULL BOX
BM=BENCHMARK
CR=ROUND CORRUGATED PIPE
PP=CONC=POWER POLE, CONCRETE
NONW=NONWATERING WELL
PVC=POLYVINYL CHLORIDE
ORB=OFFICIAL RECORDS BOOK
L&E=LESS AND EXCEPT
ASPH. PAVT=ASPHALT PAVEMENT
B.=BUILDING SETBACK
C=SURFACE DATA

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



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

R E V I S I O N S			
DATE	DESCRIPTION	DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.

P.O. BOX 3823	2551 BLAIRSTONE PINES DR.
LAKE CITY, FL 32056	TALLAHASSEE, FL 32301
PH. 386-752-4675	WWW.NFPS.NET
LIC NO. LB8356	

JOB NO. L250113COR
CA# 29011

CORNERSTONE PARTNERS LP, SD

SHEET
NO.

2



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 2

Aerial Photo

**Please see attached
Justification Report**



Attachment 3

Concurrency Impact Analysis

Please see attached Justification Report



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 4

Analysis of Compliance with Land Development Regulations

Please see attached Justification Report



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 5

Legal Description

DESCRIPTION:

(ORB 1370, PG. 513)

PARCEL ONE

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

AND

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

AND

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

AND

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

All lying and being in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.

PARCEL TWO

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

AND

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

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

LESS AND EXCEPT (ORB 1516, PG. 2417)

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

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

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

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

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

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

PARCEL 102A

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

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

PARCEL 102B

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

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

PARCEL 103

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

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

ALTOGETHER Containing 27.19 acres, more or less.

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

PARCEL ONE

(ORB 1241, PG. 1559)

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

AND ALSO:

PARCEL 2

(COLUMBIA COUNTY RESOLUTION NO. 2016 R-8)

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

AND ALSO:

PARCEL 3

(ORB 1475, PG. 147)

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

ALTOGETHER Containing 0.81 acres, more or less.



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 6

Proof of Ownership

Prepared by and return to:

Rob Stewart

Lake City Title

426 SW Commerce Drive, Ste 145

Lake City, FL 32025

(386) 758-1880

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

(Space Above This Line For Recording Data)

Special Warranty Deed

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

WITNESSETH:

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

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

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

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

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

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

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

Holly Key
WITNESS

PRINT NAME: Holly Key

Megan Cady
WITNESS

PRINT NAME: Megan Cady

Cornerstone Partners, LP, SD

By: Scott Stewart

Scott Stewart, Partner

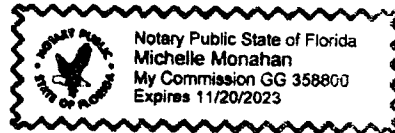
By: Pam Stewart

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:

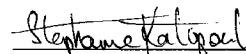
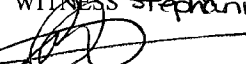
"Exhibit A" attached

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

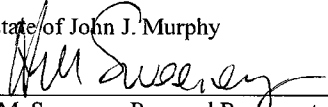
Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:



WITNESS Stephanie Katapoulos

WITNESS Richard Stevens

The Estate of John J. Murphy

By: 
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.


Signature of Notary Public
Print, Type/Stamp Name of Notary

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

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

"Exhibit A"

DESCRIPTION:

PARCEL ONE

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

AND

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN THENCE S 00°53' E, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, 1323.71 FEET TO THE 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:lm
2185.22-12-056
9/11/12

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

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

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

TAX PARCEL # R08891-000

WARRANTY DEED

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

WITNESSETH:

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"


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


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

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

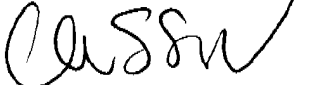
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered
in the presence of:


Witness
Brad Neal
(Print or Type Name)


Witness
RICHARD E. STADLER
(Print or Type Name)

WESTFIELD INVESTMENT GROUP, LLLP


By: 
Charles S. Sparks, General Partner

By: 
Scott D. Stewart, General Partner

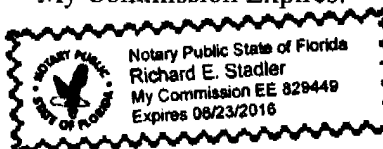
STATE OF FLORIDA
COUNTY OF COLUMBIA

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

(NOTARIAL
SEAL)


Notary Public, State of Florida
RICHARD E. STADLER
(Print or Type Name)

My Commission Expires:



Schedule A

Agent's File No.:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

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

Prepared by and return to:

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

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

[Space Above This Line For Recording Data]

WARRANTY DEED

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

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

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and
other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is
hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns
forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

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

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

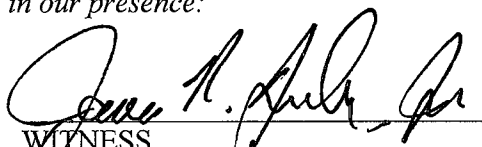
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions,
easements, reservations and limitations of record, if any.

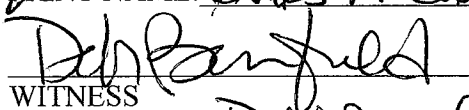
TO HAVE AND TO HOLD the same in fee simple forever.

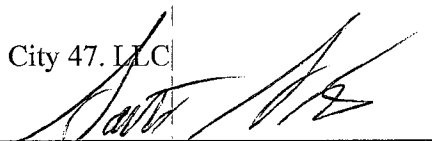
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee
simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor
hereby fully warrant the title to said land and will defend the same against the lawful claims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

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

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: JAMES R. ZUBER JR.

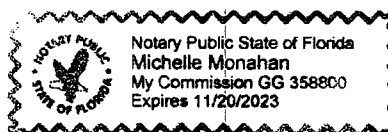

WITNESS
PRINT NAME: Debi Bennetfeld

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

Attachment 7

Agent Authorization



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 8

Proof of Payment of Taxes

PARCEL NUMBER	ESCROW CD	Millage Code
R08881-000		2

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

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,

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

NON AD VALOREM ASSESSMENTS	3.94
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COMBINED TAXES AND ASSESSMENTS	19,430.05	See reverse side for important information
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Paid In Full	Taxes 19,430.05	Discount / Interest -777.20	Fees 0.00	Payments 18,652.85	Amount Due 0.00
--------------	--------------------	--------------------------------	--------------	-----------------------	--------------------

Kyle Keen, CFC

2025 Real Estate

28399.0000

Columbia County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R08881-000		2

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

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,

DO NOT WRITE BELOW THIS PORTION

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

Paid In Full	Taxes 19,430.05	Discount / Interest -777.20	Fees 0.00	Payments 18,652.85	Amount Due 0.00
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Receipt(s) 2025-15366 on 11/25/25 for \$18,652.85 by CORNERSTONE MAIL

PARCEL NUMBER	ESCROW CD	Millage Code
R08891-000		2

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

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

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

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 2,937.24	Discount / Interest -117.49	Fees 0.00	Payments 2,819.75	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R08891-000		2

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

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

DO NOT WRITE BELOW THIS PORTION

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

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

Attachment 9

Fee

Under Separate Cover



NFPS



PO BOX 3823
LAKE CITY, FL 32056



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



www.nfps.net

Attachment 10

List of Owners within 300 Feet of Subject Property

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

BAKER KWANIS

BAKER DEJHAN

PO BOX 245

LAKE CITY, FL 32056

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

KITCHENS JENNIFER ANN BOUDREAU

378 SW MICHAEL DR

LAKE CITY, FL 32024

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

THE STEPHEN GLENN REVOCABLE TRUST

185 SW ARROWHEAD TER

LAKE CITY, FL 32024

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

STATE OF FLORIDA D O T

P O BOX 1089

LAKE CITY, FL 32056

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

MHATRE ANJALI U

MHATRE IRREVOCABLE FAMILY TRUST

213 SW BROTHERS LN

LAKE CITY, FL 32025

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

SOUTHWEST GEORGIA OIL COMPANY INC

P O BOX 1510

BAINBRIDGE, GA 39818

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

RIMA OF LAKE CITY INC

115 SW ENCHANTED CT

LAKE CITY, FL 32024

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

MANHATTAN LOAN COMPANY

1872 MONTREAL RD

TUCKER, GA 30084

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

TICE ANISE E TRUST DATED JANUARY 3, 1995

125 SE PASTURE WAY

LAKE CITY, FL 32025

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

WILDFLOWER FARMS LLC

1606 SW TUSTENUGGEE AVE

LAKE CITY, FL 32025



NFPS



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LAKE CITY, FL 32056



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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)



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LAKE CITY, FL 32056



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FAX (386) 752-4674



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

Figure 1. Vicinity Map

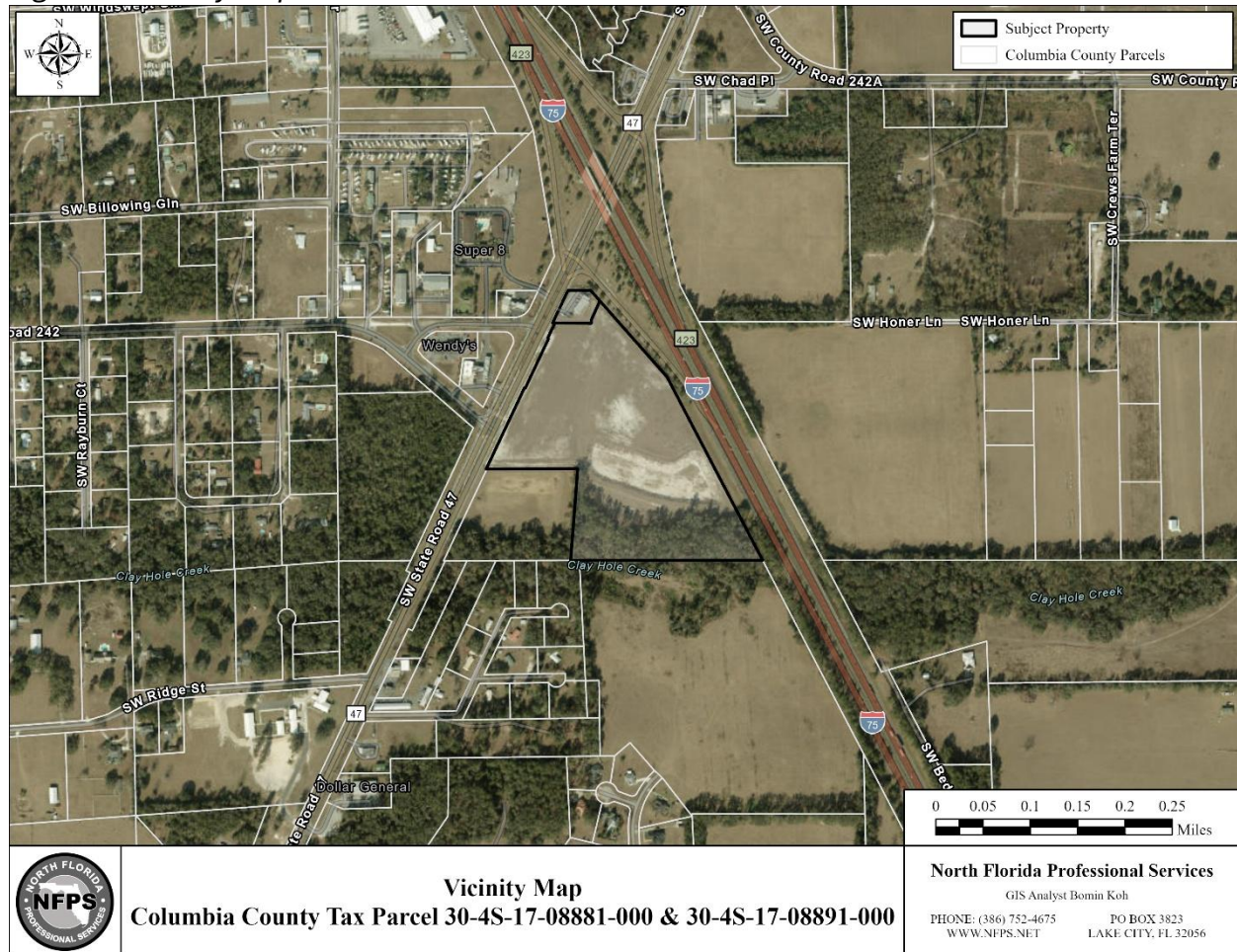


Figure 2. Existing FLUM

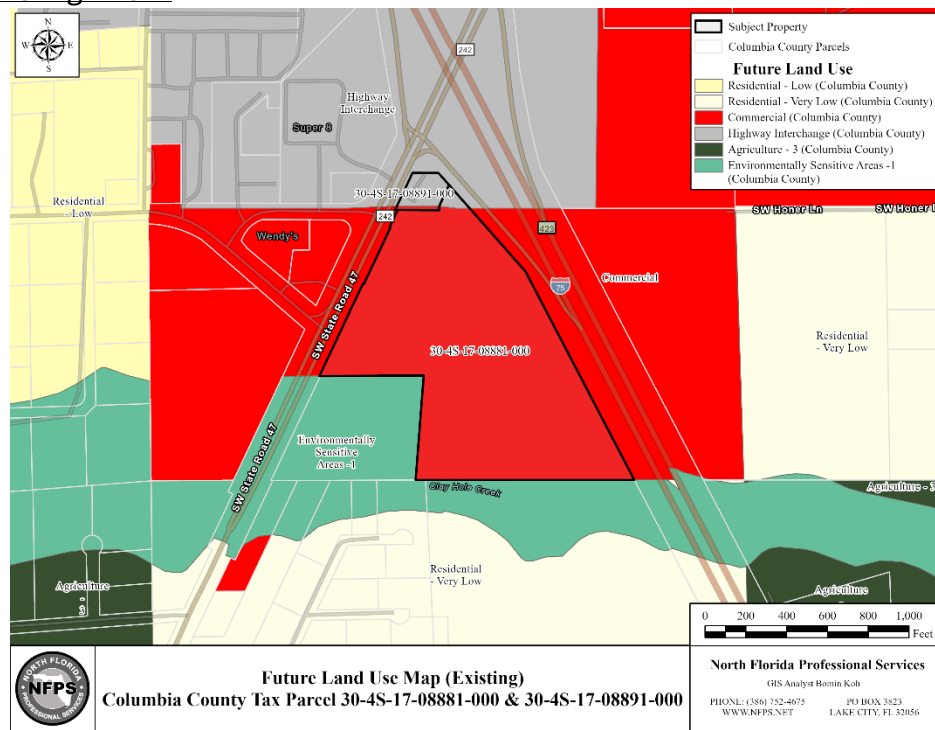


Figure 3. Proposed FLUM

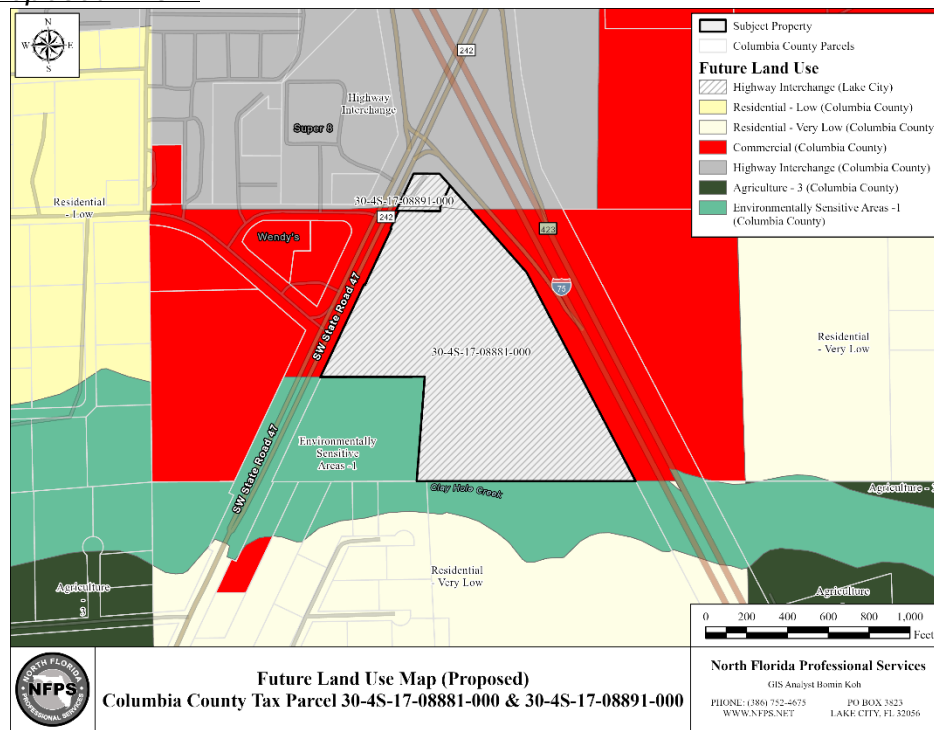


Figure 4. Existing Zoning

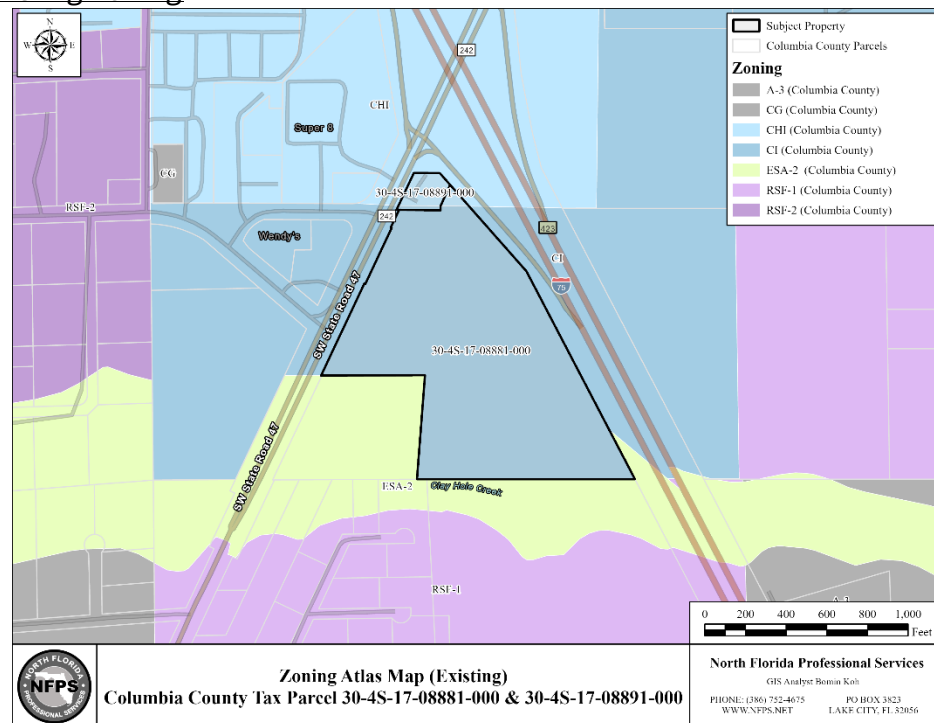
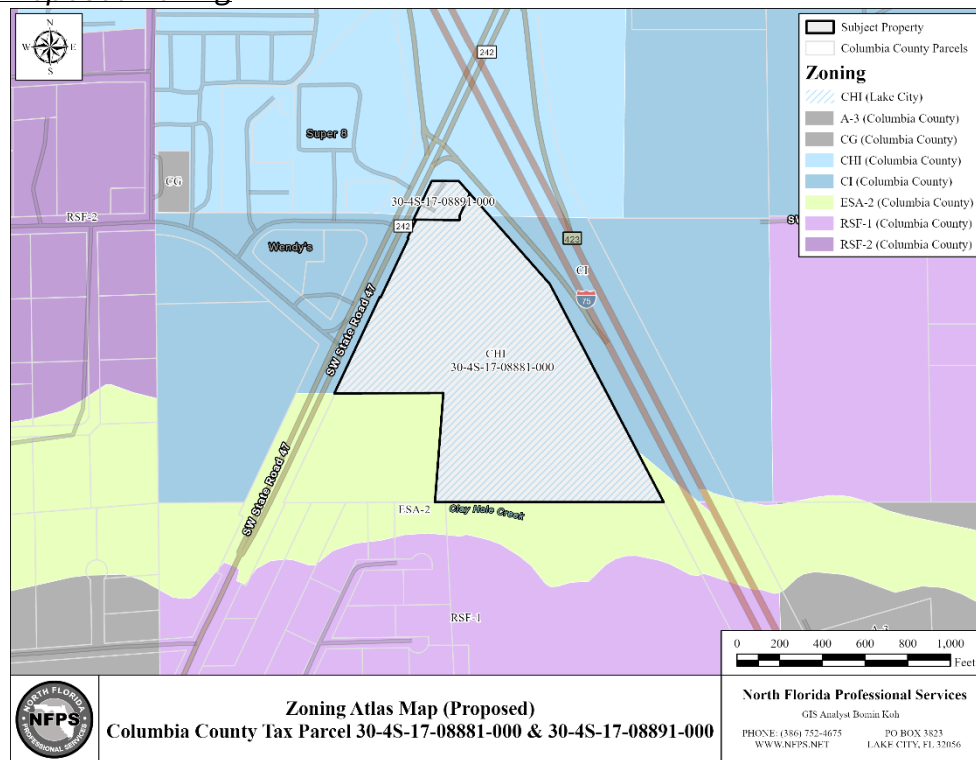


Figure 5. Proposed Zoning



Environmental Conditions & Site Suitability Analysis

Wetlands

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

Creeks and Streams

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

Regulated Plant & Animal Species

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

Flood Potential



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



Consistency with City of Lake City Comprehensive Plan

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

Future Land Use Element

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

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

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

COMMERCIAL LAND USE

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

Conservation and Open Space Element

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

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



Urban Sprawl Analysis

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

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

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



Compliance with City of Lake City Land Development Regulations

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

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

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

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

2. The existing land use pattern.

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

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

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



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

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

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

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

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

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

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

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



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

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

9. The impact of the proposed change upon drainage.

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



Concurrency Impact Analysis

These applications pertain to requests to amend the Future Land Use Map (FLUM) Designation and zoning of a property which was recently annexed into the City of Lake City's jurisdiction. The existing FLUM Designation of the subject property is Commercial (Columbia County) and 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.



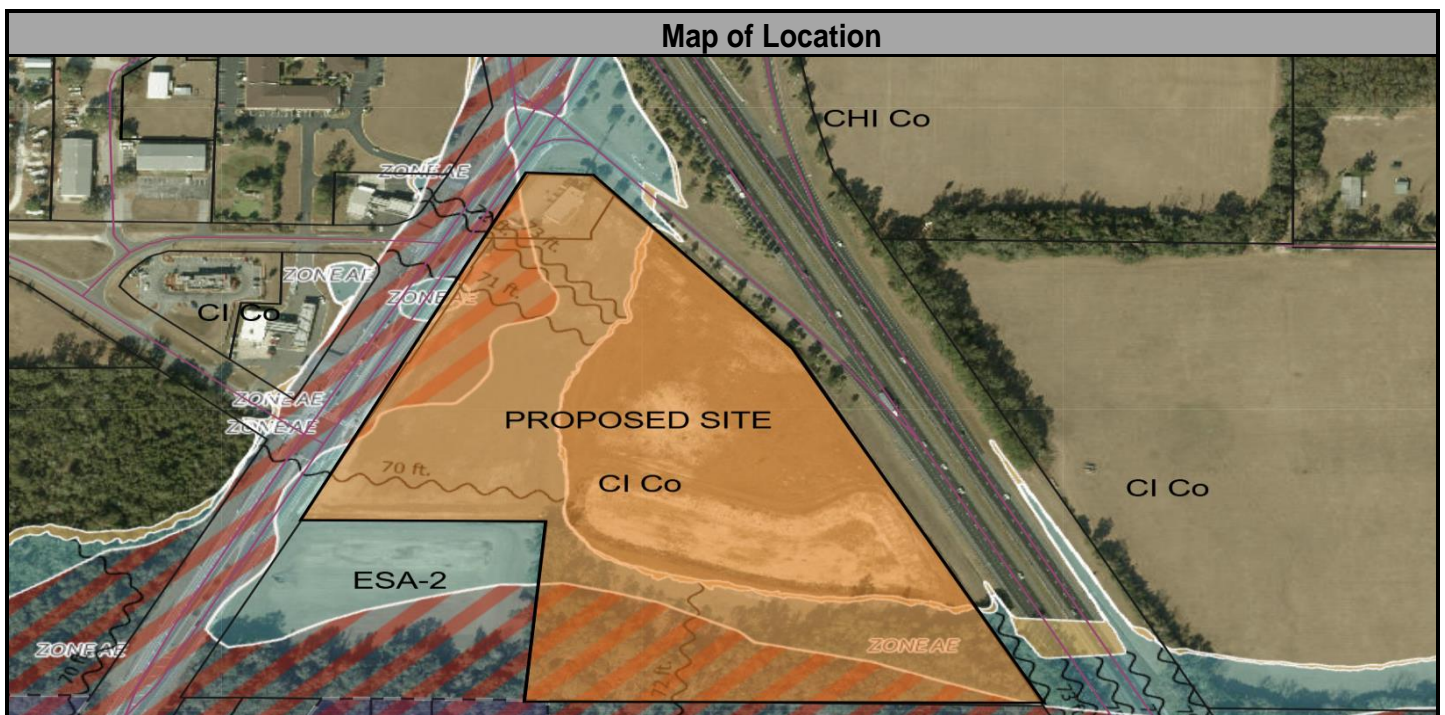
STAFF ANALYSIS REPORT

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

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

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

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



Summary of Staff Analysis

Parking

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

Setbacks

Current Zoning

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

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

Proposed Zoning

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

Signage

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

Landscaping

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

Land Use

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

Lot Coverage of All Building

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

Wetland and Flood Zone

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

File Attachments for Item:

iv. 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

An aerial photograph of a town, likely in the South, featuring a large, ornate building with a red roof and a lake in the foreground. The town is surrounded by trees and other buildings.

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



Interior Side Elevations—choose 1 (58.517(e)):

- Minimum of 10% transparency on each story below the roof line; or
- Moving the wall plane in or out by at least 2 feet according to the following requirements:
 - Must be on both floors of building.
 - Must be at least six feet long. A second is required if the building is longer than 36 feet.
 - Must meet setbacks.

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 BENEFIT

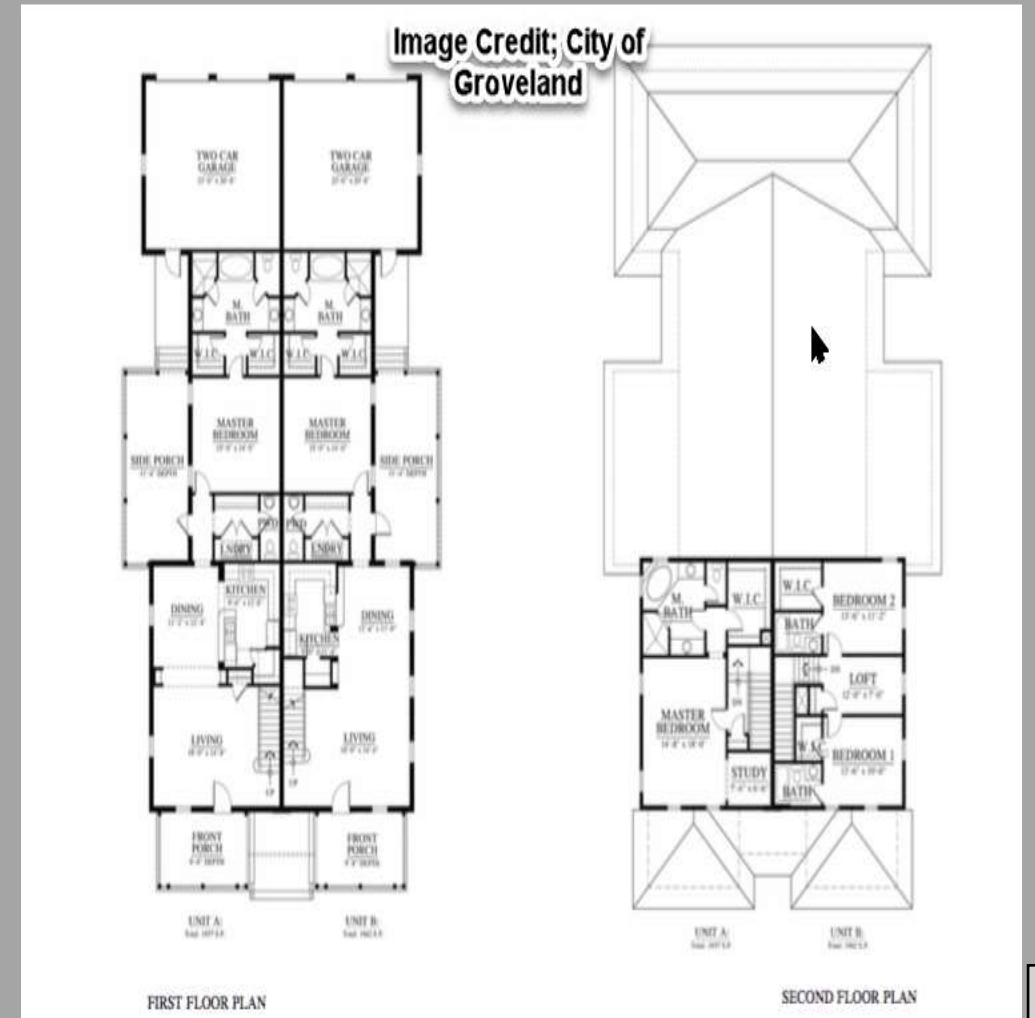
DESIGN STANDARD	BENEFITS
Shared driveway.	Less curb cuts.
Shared landscaping.	Makes duplex look like one unit.
Shared covered porch or entry way.	Makes duplex look like one unit.
Similar porch heights as other building within the neighborhood.	Helps ensures building is compatible with neighborhood.
Windows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



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 too small for two single family homes but has enough space for a duplex.

QUESTIONS