

**City Council Ordinance No. 2026-2349**  
**Exhibit A**

# Annexation ANX 25-07

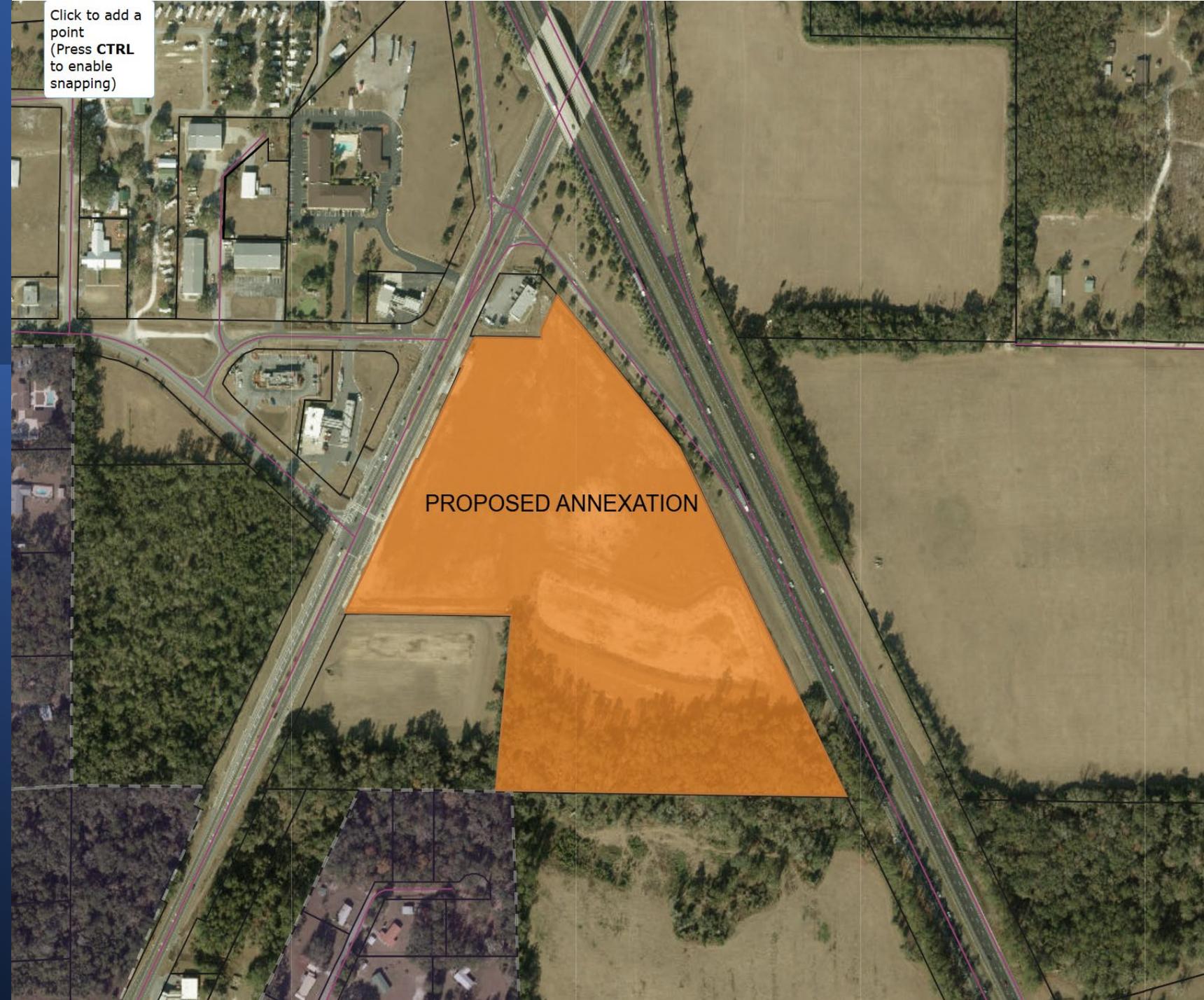
PRESENTED BY  
ROBERT ANGELO



# Introduction

- Applicant has requested to annex parcel 08881-000 into the City.
- This parcel is located within the Joint Planning Area and Municipal Service Area, commonly known as Cornerstone Planning Area.

# Location



# Cornerstone Planning Area Adoption

- The City of Lake City adopted the Interlocal Service Boundary Agreement/Joint Planning Area with Columbia County on December 15<sup>th</sup>, 2025, by Ordinance 2025-2345.
- Columbia County adopted the Interlocal Service Boundary Agreement/Joint Planning Area with Columbia County on December 18<sup>th</sup>, 2025, by Ordinance 2025-23.

# Staff Recommendation

- Staff's recommendation is to approve Ordinance 2025-2349.

QUESTIONS?





DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue
Lake City, FL 32055
Telephone: (386) 752-2031
growthmanagement@lcfla.com

PETITION OF OWNER TO VOLUNTARILY ANNEX REAL PROPERTY TO THE CITY OF LAKE CITY, FLORIDA

Petitioner(s): Scott D. Stewart, as Manager of Lake City 47, LLC

Whose mailing address is: 426 SW Commerce Street, Suite 130, Lake City, FL 32025

Parcel Number: 30-4S-17-08881-000

Hereby partition the City Council of the City of Lake City, Florida, to voluntarily annex the real property of petitioner(s) to the City of Lake City, Florida ("City"), pursuant to and in accordance with the provisions of Chapter 171.044, Florida Statutes, and state(s):

- 1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property", as evidenced by a deed or other document recorded in Official Record Book 1462, Pages 993 - 994, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Highway Interchange use and is zoned Commercial Intensive Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 752-2031

growthmanagement@lcfla.com

WHEREFORE, petitioner(s) request(s) that the City immediately take action to approve this petition and annex the Real Property into the City.

DATED this 8th day of December, 2025

Signed, sealed and delivered in the presence of:

\*Note: Name must appear as on deed. Attach corporate seal if required\*

Jim Zuber (Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

Scott D. Stewart (Owner) Printed Name

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

STATE OF Florida

COUNTY OF Columbia

I HEREBY CERTIFY that on this day, 12/09/2025, personally appeared before me, by means of Physical presence or N/A online notarization, who is personally known to me or who has produced N/A as identification, who is person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESSED and official seal, this 09 day of December, 2025



Signature of Notary Public, State of Florida

Type of Identification Produced



**DEPARTMENT OF GROWTH MANAGEMENT**

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 752-2031

*growthmanagement@lcfla.com*

**ITEMS NEEDED FOR ANNEXATION**

1. Application (completely filled out, signed and notarized)
2. Copy of Warranty Deed
3. If Warranty Deed is in a Corporate, Trust or Business name, then a copy of the Charter or documentation showing a list of eligible member(s) must be provided.
4. Three (3) copies of Boundary Survey.
5. Legal Description electronically provided or on a CD in Word Format.



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

AGENT AUTHORIZATION FORM

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

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

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Row 1: Tori Humphries. Row 2: Justin Tabor. Row 2 includes a digital signature stamp for Justin Tabor, AICP, CFM.

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

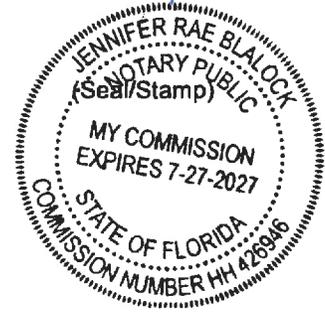
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Owner Signature (Notarized) [Signature] Date 12.09.2025

NOTARY INFORMATION: STATE OF: Florida COUNTY OF: Columbia

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

NOTARY'S SIGNATURE [Signature]



**City Council Ordinance No. 2025-2350**  
**Exhibit B**

# Annexation ANX 25-08

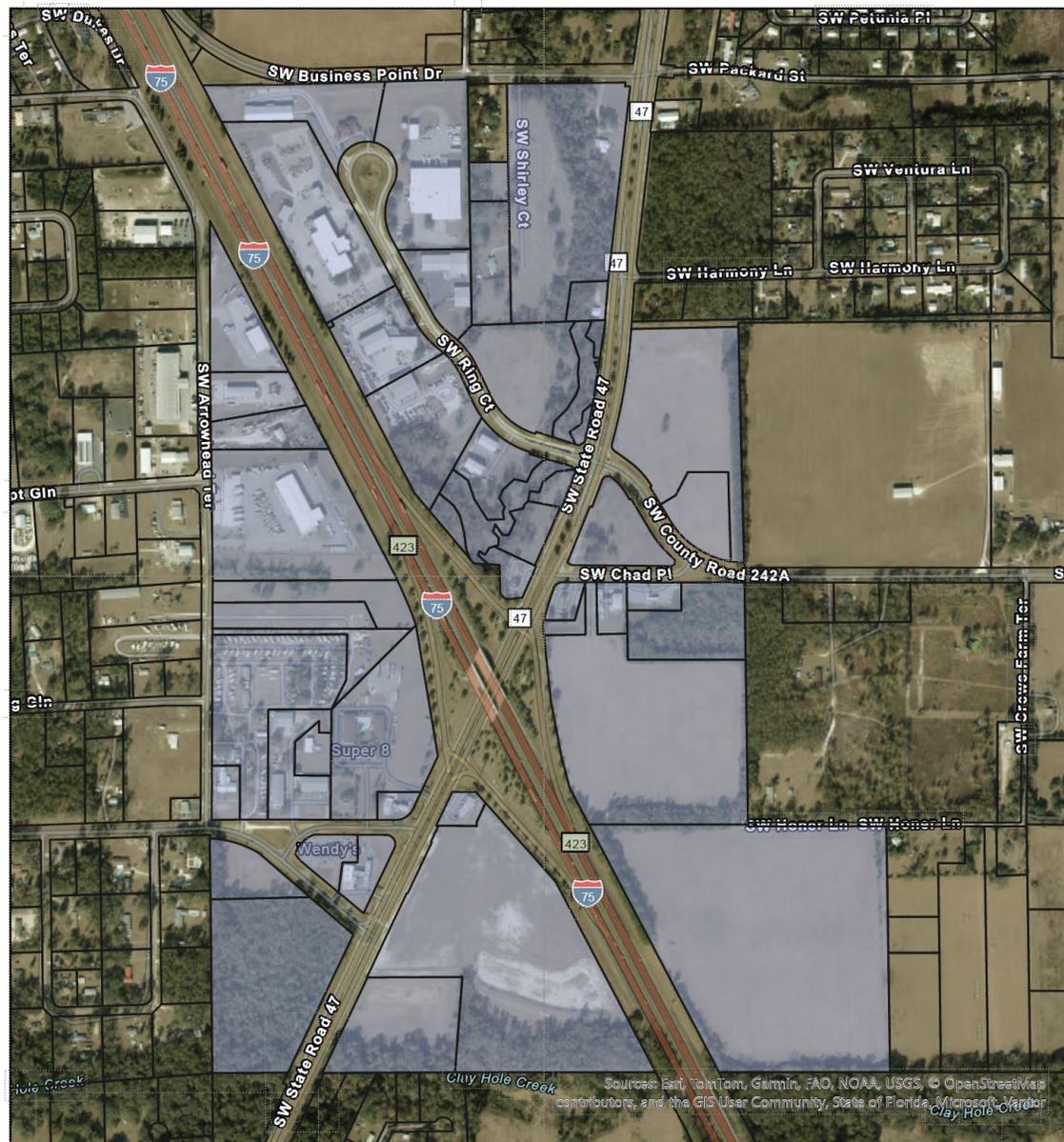
PRESENTED BY  
ROBERT ANGELO



# Introduction

- Applicant has requested to annex parcel 08891-000 into the City.
- This parcel is located within the Joint Planning Area and Municipal Service Area, commonly known as Cornerstone Planning Area.

# Joint Planning Area



2026

## Joint Planning Area



■ Planning Area

# Location



# Cornerstone Planning Area Adoption

- The City of Lake City adopted the Interlocal Service Boundary Agreement/Joint Planning Area with Columbia County on December 15<sup>th</sup>, 2025, by Ordinance 2025-2345.
- Columbia County adopted the Interlocal Service Boundary Agreement/Joint Planning Area with Columbia County on December 18<sup>th</sup>, 2025, by Ordinance 2025-23.

# Staff Recommendation

- Staff's recommendation is to approve Ordinance 2026-2350.

QUESTIONS?





DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue
Lake City, FL 32055
Telephone: (386) 752-2031
growthmanagement@lcfla.com

PETITION OF OWNER TO VOLUNTARILY ANNEX REAL PROPERTY TO THE CITY OF LAKE CITY, FLORIDA

Petitioner(s): Scott D. Stewart and Pam Stewart

Whose mailing address is: 426 SW Commerce Street, Suite 130, Lake City, FL 32025

Parcel Number: 30-4S-17-08891-000

Hereby partition the City Council of the City of Lake City, Florida, to voluntarily annex the real property of petitioner(s) to the City of Lake City, Florida ("City"), pursuant to and in accordance with the provisions of Chapter 171.044, Florida Statutes, and state(s):

- 1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto...
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations...
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City...
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Highway Interchange use and is zoned Commercial Intensive...
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines...



DEPARTMENT OF GROWTH MANAGEMENT

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Lake City, FL 32055
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WHEREFORE, petitioner(s) request(s) that the City immediately take action to approve this petition and annex the Real Property into the City.

DATED this 8th day of December, 2025

Signed, sealed and delivered in the presence of:

\*Note: Name must appear as on deed. Attach corporate seal if required\*

Jim Zuber (Witness) Printed Name

(Witness) Signature

Jim Zuber (Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

Scott D. Stewart (Owner) Printed Name

(Owner) Signature

Pam Stewart (Owner) Printed Name

(Owner) Signature

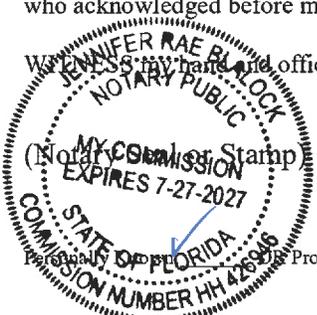
(Owner) Printed Name

(Owner) Signature

STATE OF Florida
COUNTY OF Columbia

I HEREBY CERTIFY that on this day, Scott Stewart, personally appeared before me, by means of Physical presence or online notarization, who is personally known to me or who has produced as identification, who is person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 10th day of December, 2025



Signature of Jennifer Rae Blalock
Notary Public, State of Florida

Personally Produced Identification Type of Identification Produced



**DEPARTMENT OF GROWTH MANAGEMENT**

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 752-2031

*growthmanagement@lcfla.com*

**ITEMS NEEDED FOR ANNEXATION**

1. Application (completely filled out, signed and notarized)
2. Copy of Warranty Deed
3. If Warranty Deed is in a Corporate, Trust or Business name, then a copy of the Charter or documentation showing a list of eligible member(s) must be provided.
4. Three (3) copies of Boundary Survey.
5. Legal Description electronically provided or on a CD in Word Format.



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

AGENT AUTHORIZATION FORM

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

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

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

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Rows 1-5 with names: 1. Tori Humphries, 2. Justin Tabor, 3., 4., 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) [Signature] Date 8/10/25

NOTARY INFORMATION: STATE OF: Florida COUNTY OF: Columbia

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

[Signature] NOTARY'S SIGNATURE

