



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

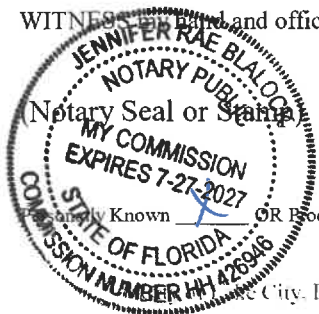
(Owner) Signature

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

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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 3: Empty. Row 4: Empty. Row 5: Empty.

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.

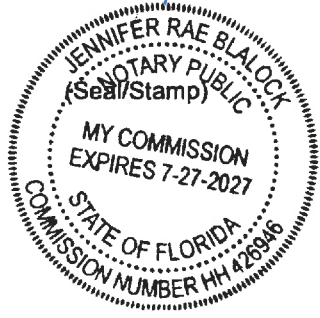
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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



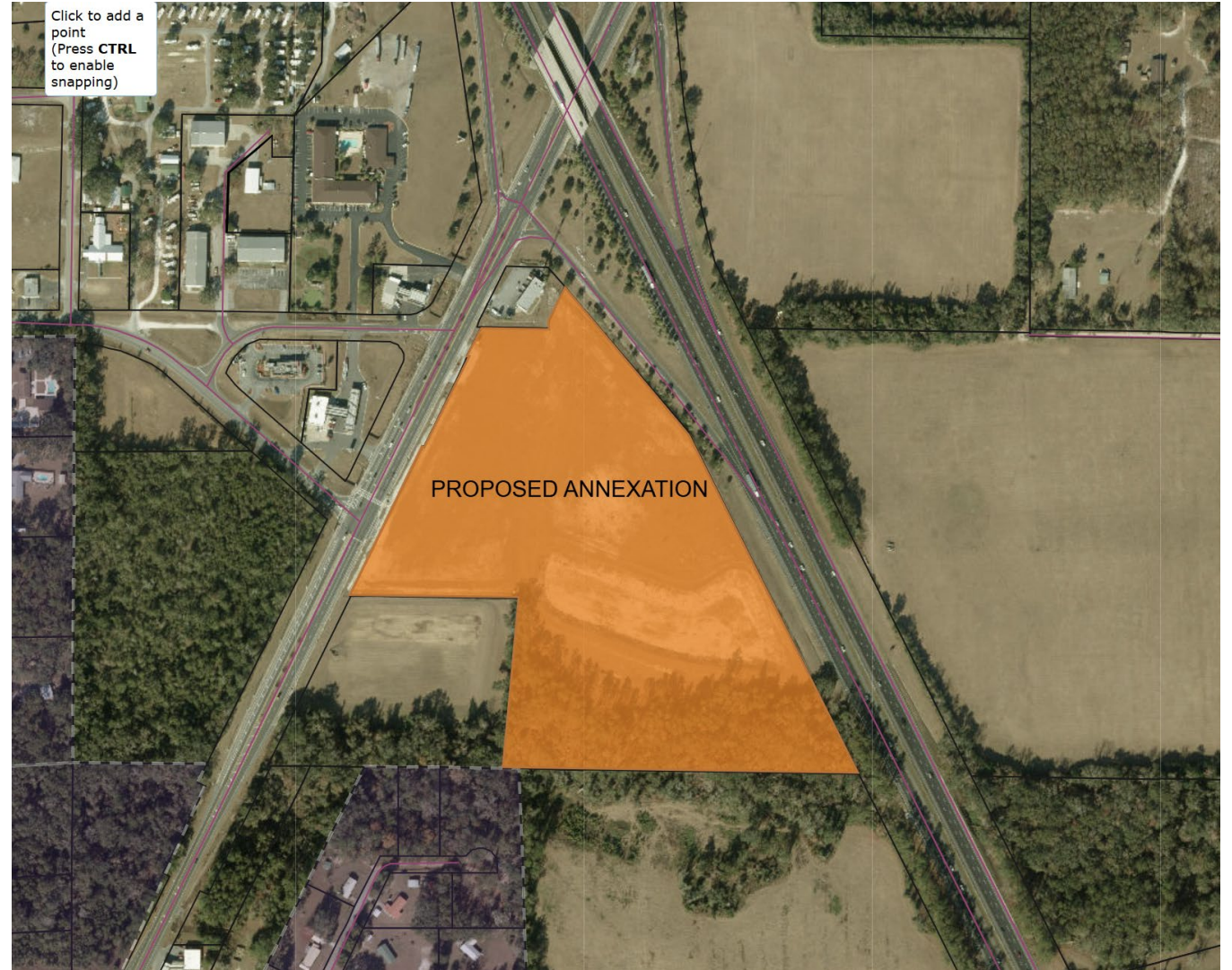
ORDINANCE 2026-2357

ANX 26-02

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 15th, 2025, by Ordinance 2025-2345.
- Columbia County adopted the Interlocal Service Boundary Agreement/Joint Planning Area with Columbia County on December 18th, 2025, by Ordinance 2025-23.

Staff
Recommendation

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

QUESTIONS

COMP PLAN AMENDMENT

ORDINANCE 2026-2353 for CPA 26-01S

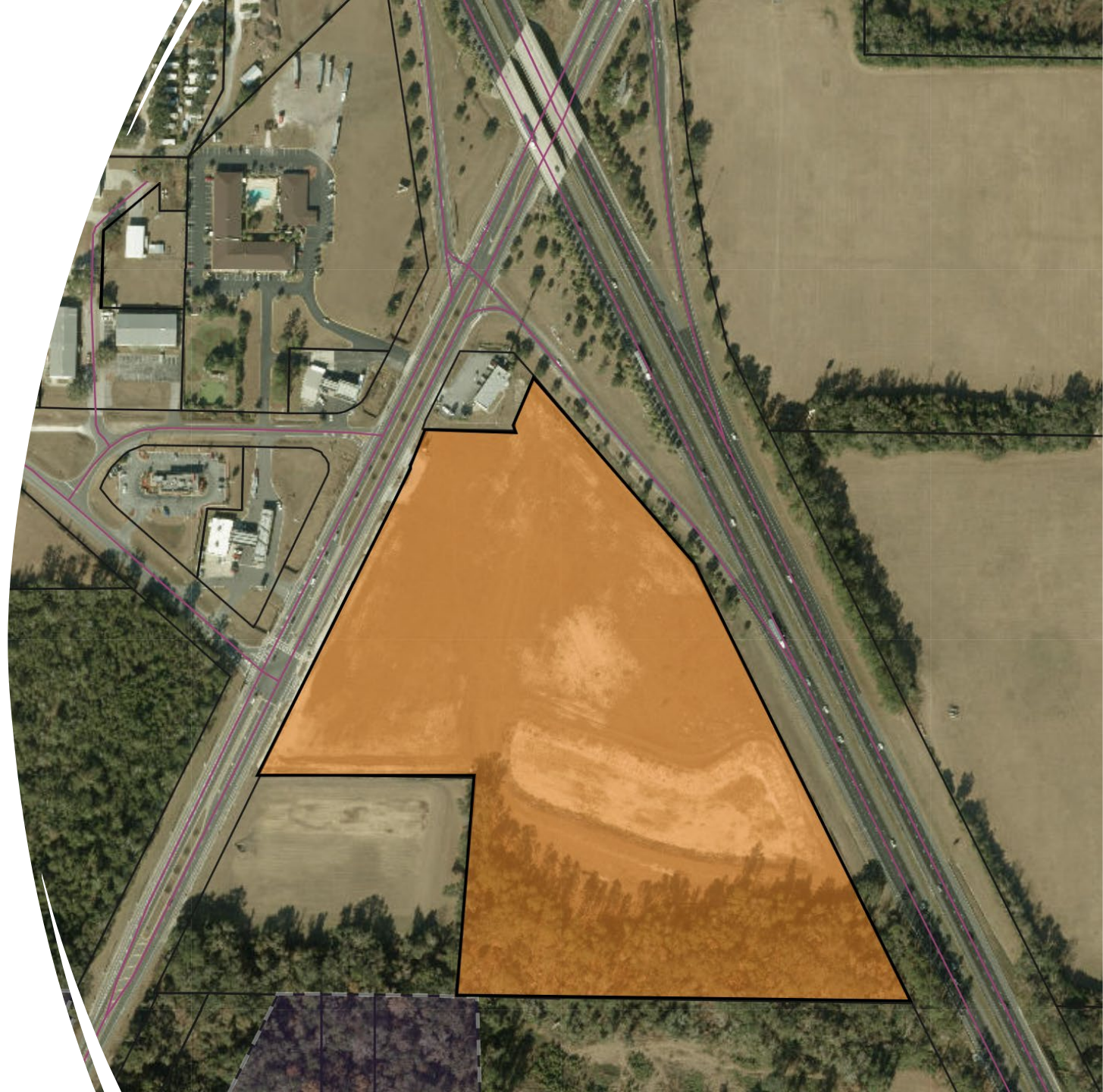
Introduction

- Parcel 08891-000 has a current Future Land Use designation of Highway Interchange County. Parcel 08881-000 has a Future Land Use designation of Commercial County;
- Petition CPA 26-01S is a request to change the Future Land Use on parcel 08891-000 from Highway Interchange County to Commercial City and change the Future Land Use on parcel 08881-000 from Commercial County to Commercial City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Highway Interchange County
 - East- Commercial County
 - South- Environmentally Sensitive
 - West- Highway Interchange County and Commercial County

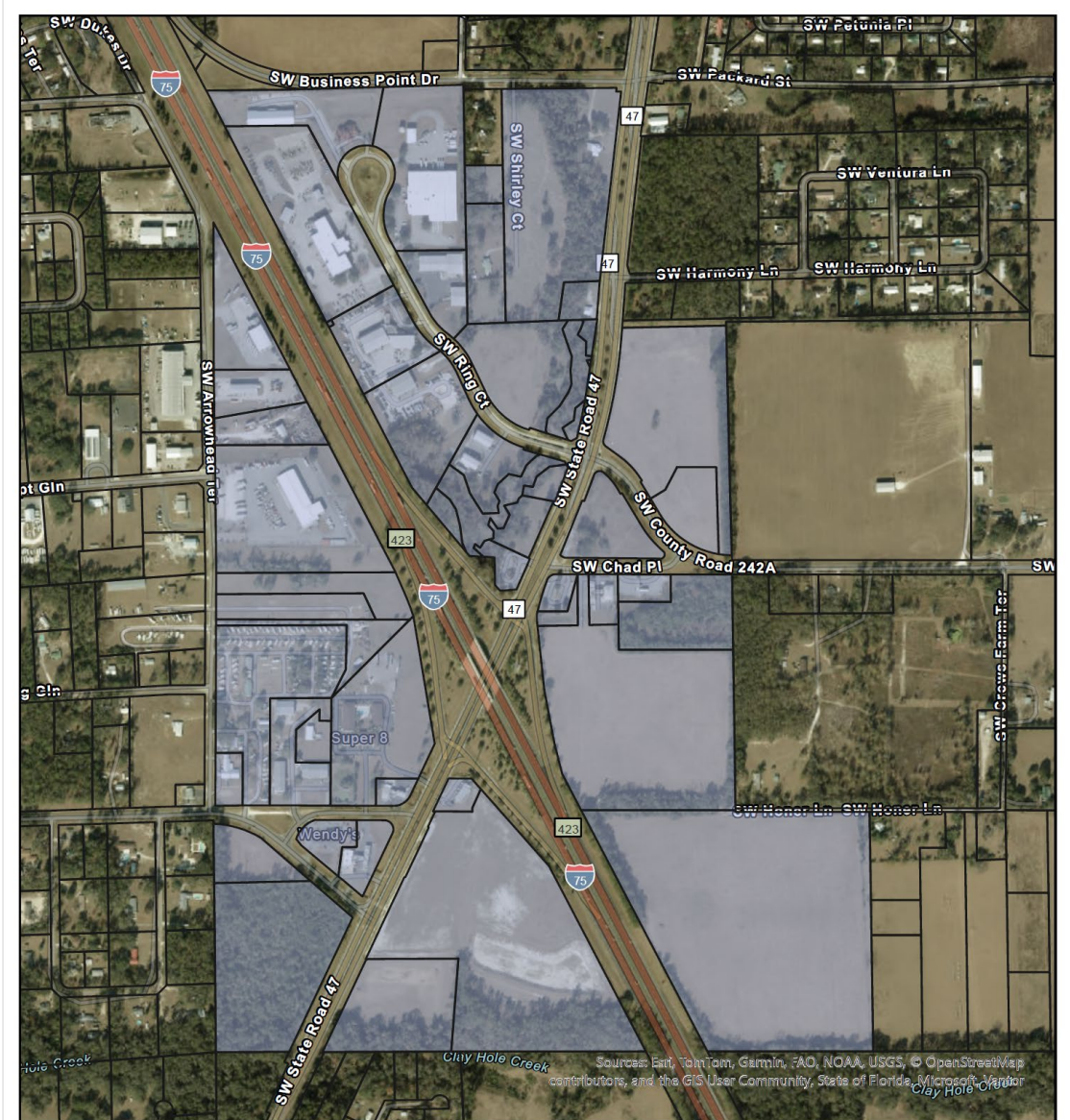
Location of Parcel 08891-000



Location of Parcel 08881-000



Joint Planning Area



Joint Planning Area Columbia County



■ Planning Area

This product is for informational purposes only and may not have been prepared for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of displayed information. It is not to be used in place of locates.

Cornerstone Planning Area Adoption

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



Staff Review

Suwannee River Water Management-

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



Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2353.
- 

QUESTIONS



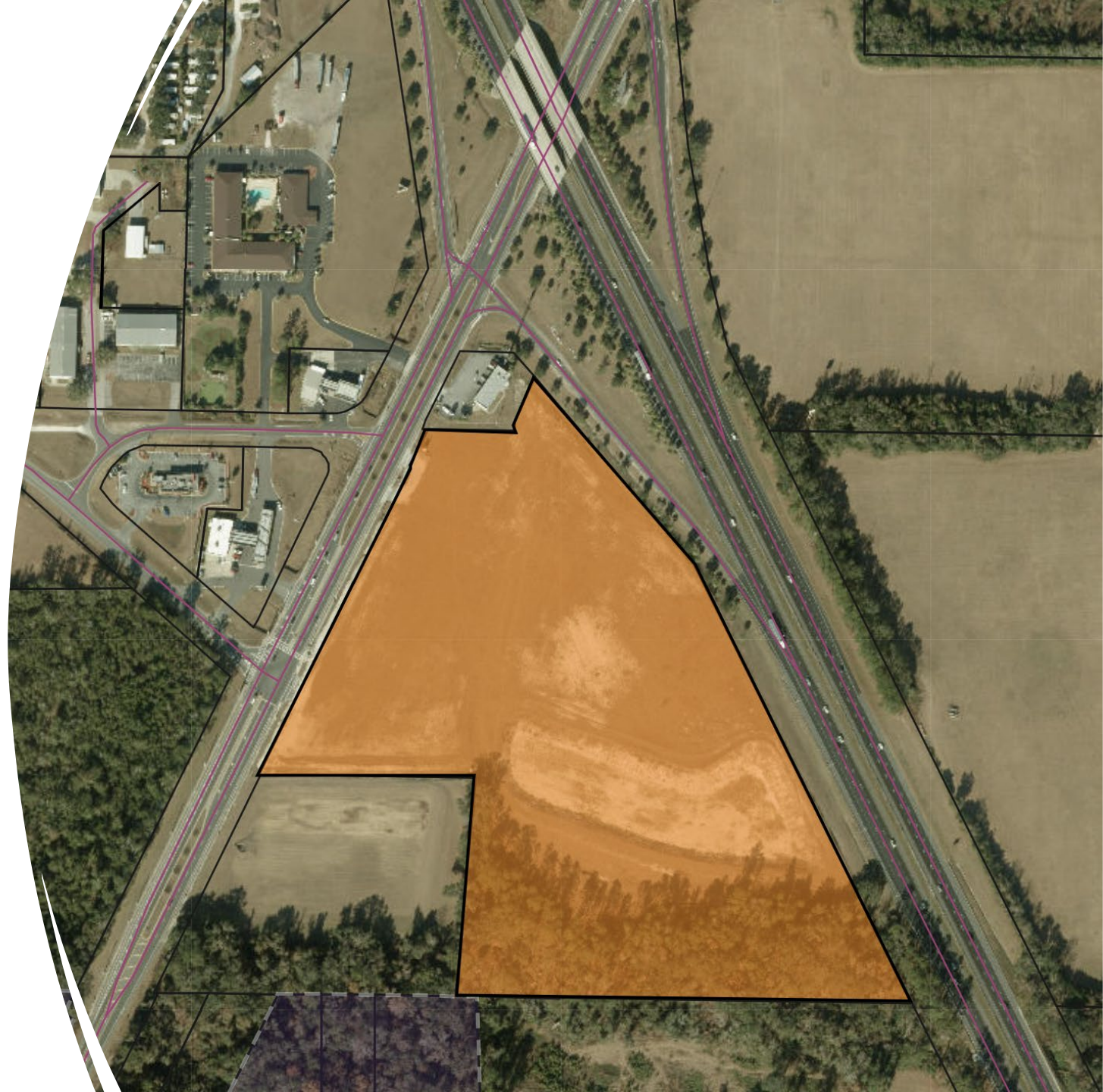
REZONING

ORDINANCE 2026-2354 for Z 26-01L

Introduction

- Parcel 08891-000 is currently zoned Commercial Highway Interchange County and Parcel 08881-000 is currently zoned Commercial Intensive County;
- Petition Z 26-01L is a request to change the Zoning on parcel 08891-000 from Commercial Highway Interchange County to Commercial Intensive City and change the Zoning on parcel 08881-000 from Commercial Intensive County to Commercial Intensive City;
- The parcel is surrounded by the following Zoning designations;
 - North- Commercial Highway Interchange County
 - East- Commercial Intensive County
 - South- Environmentally Sensitive Area 2
 - West- Commercial Highway Interchange County and Commercial Intensive County

Location of Parcel 08881-000



Location of Parcel 08891-000



Staff Review

Suwannee River Water Management-

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



Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2354.
- 

QUESTIONS



COMP PLAN AMENDMENT

ORDINANCE 2026-2362 CPA 26-04S

Introduction

- Parcels 02712-101, 102, 103, 104, 105, 106, and 107, or commonly known as C&W Business Park Sub-Division has a Future Land Use of Residential Medium/High County and Commercial County;
- Petition CPA 26-04S is a request to change the Future Land Use from Residential Medium/High County and Commercial County to Commercial City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Medium/High County
 - East- Commercial County
 - South- Commercial County
 - West- Commercial County and Residential Medium/High County

Location of C&W Business Park Sub-Division



Staff Review

Suwannee River Water Management-

These parcels are within a permitted master system (ERP-023-207040-1).

Application shall be submitted to verify conformance with master system.

Construction cannot commence until SRWMD ERP has been issued.



Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2362.
- 

QUESTIONS



REZONING

ORDINANCE 2026-2363 for Z 26-02S

Introduction

- Parcels 02712-101, 102, 103, 104, 105, 106, and 107, or commonly known as C&W Business Park Sub-Division is currently zoned Residential Multi-Family 1 County and Commercial Intensive County;
- Petition Z 26-02S is a request to change the Zoning from Residential Multi-Family 1 County and Commercial Intensive County to Commercial Intensive City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Multi-Family 1 County
 - East- Commercial Intensive County
 - South- Commercial Intensive County
 - West- Commercial Intensive County and Residential Multi-Family 1 County

Location of C&W Business Park Sub-Division



Staff Review

Suwannee River Water Management-

These parcels are within a permitted master system (ERP-023-207040-1).

Application shall be submitted to verify conformance with master system.

Construction cannot commence until SRWMD ERP has been issued.



Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2363.
- 

QUESTIONS



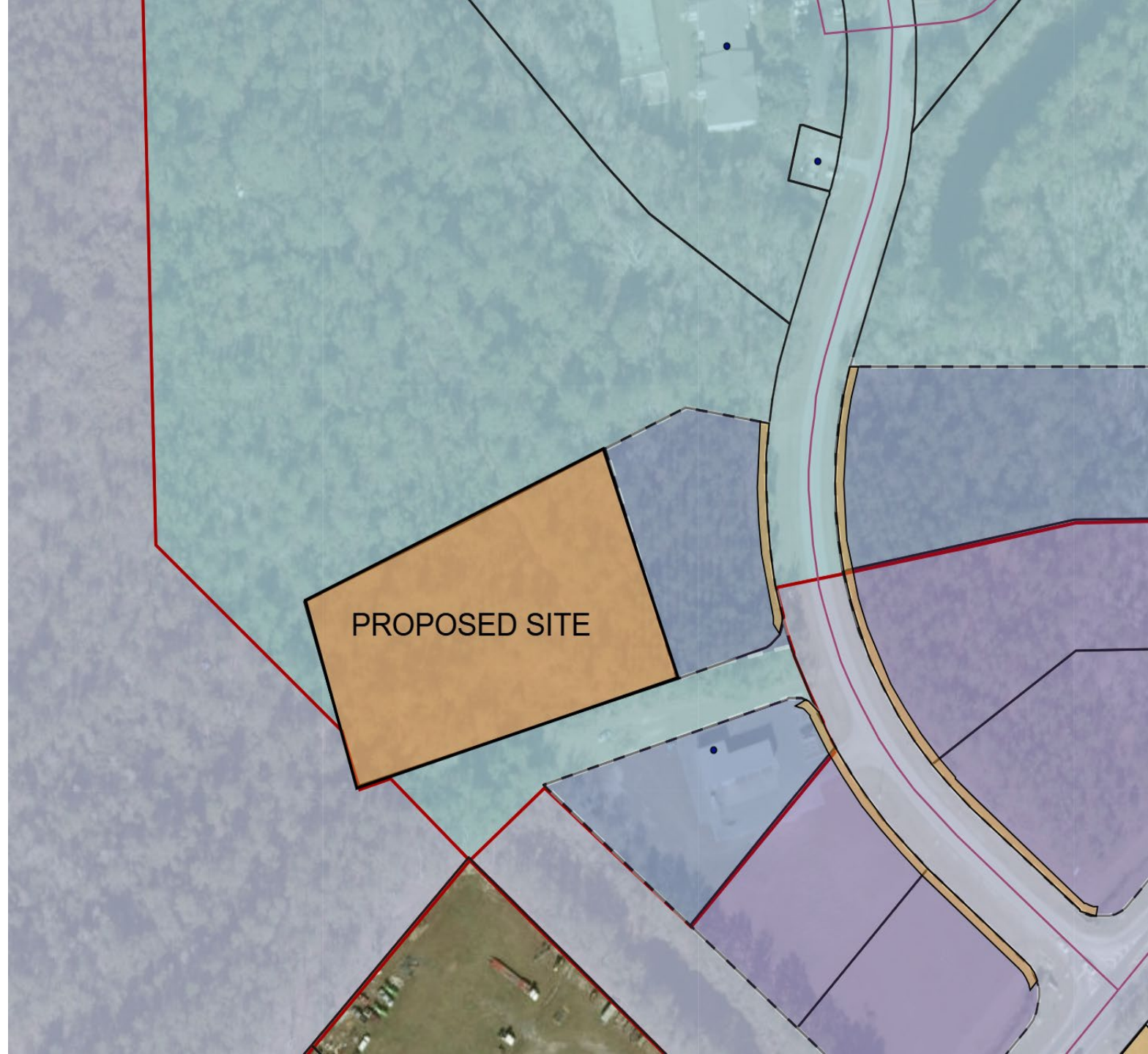
COMP PLAN AMENDMENT

ORDINANCE 2026-2364 for CPA 26-05S

Introduction

- Parcel 02712-009 has a current Future Land Use designation of Residential Medium/High County;
- Petition CPA 26-05S is a request to change the Future Land Use on parcel 02712-009 from Residential Medium/High County to Commercial City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Medium/High County
 - East- Residential Medium/High County
 - South- Residential Medium/High County and Commercial County
 - West- Commercial County


Location of Parcel 02712-009





Staff Review

Suwannee River Water Management-
Project is within mapped permit boundary of ERP-023-207040-1. Application will need to be submitted to SRWMD to verify compliance with the master system prior to development of the lot.





Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2364.
- 

QUESTIONS



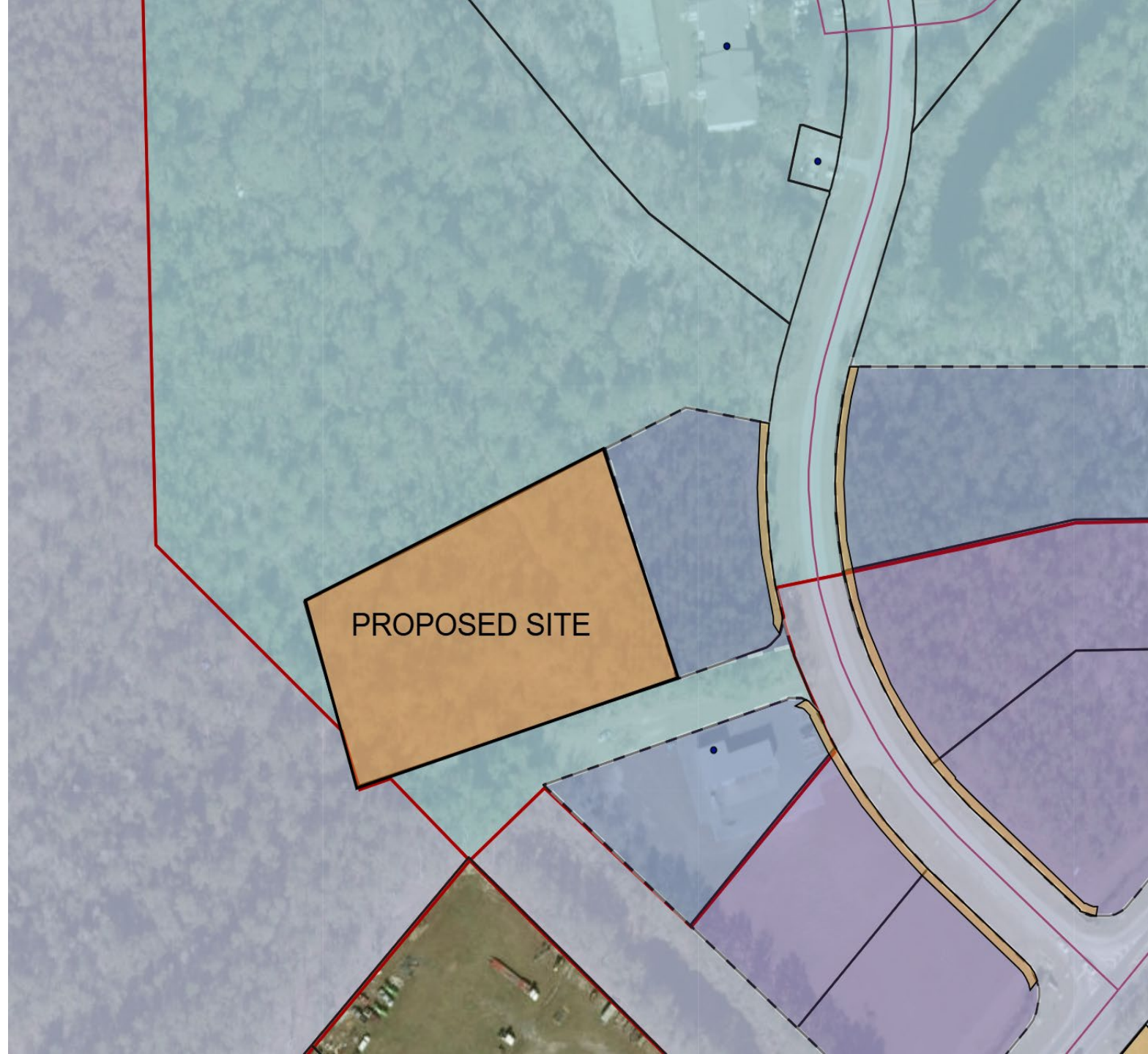
REZONING

ORDINANCE 2026-2365 for Z 26-03S

Introduction

- Parcels 02712-009, has a currently zoned Residential Multi-Family 1 County;
- Petition Z 26-03S is a request to change the Zoning on parcel 02712-009 from Residential Multi-Family 1 County to Commercial Intensive City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Multi-Family 1 County
 - East- Residential Multi-Family 1 County
 - South- Residential Multi-Family 1 County and Commercial Intensive County
 - West- Commercial Intensive County

Location of Parcel 02712-009



Staff Review

Suwannee River Water Management-
Project is within mapped permit boundary of ERP-023-207040-1. Application will need to be submitted to SRWMD to verify compliance with the master system prior to development of the lot.



Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2365.
- 

QUESTIONS





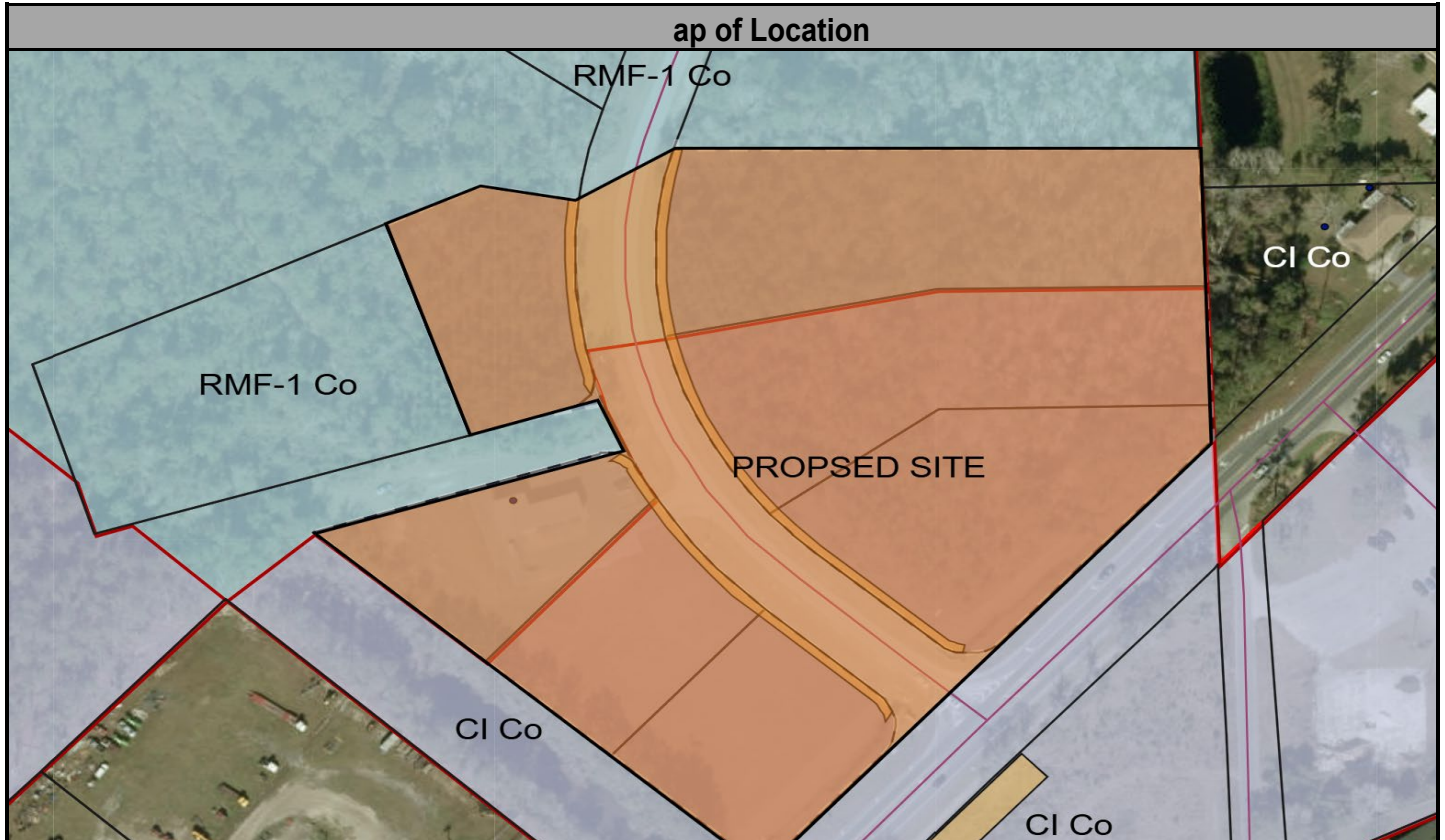
STAFF ANALYSIS REPORT

| Project Information | |
|------------------------------|--|
| Project Name and Case No. | C&W Business Park Z 26-02S and CPA 26-04S |
| Applicant | Daniel Crapps, agent |
| Owner | C&W Land Trust, East Park LLC, Premiere Investments, Chad Strait |
| Requested Action | <ul style="list-style-type: none"> • Change the FLU from Residential Medium/High County and Commercial County to Commercial City. • Change the Zoning from Residential Multi-Family-1 County and Commercial Intensive County to Commercial Intensive City. |
| Hearing Date | 03-10-2026 |
| Staff Analysis/Determination | Sufficient for Review |
| Prepared By | Robert Angelo, Planner II |

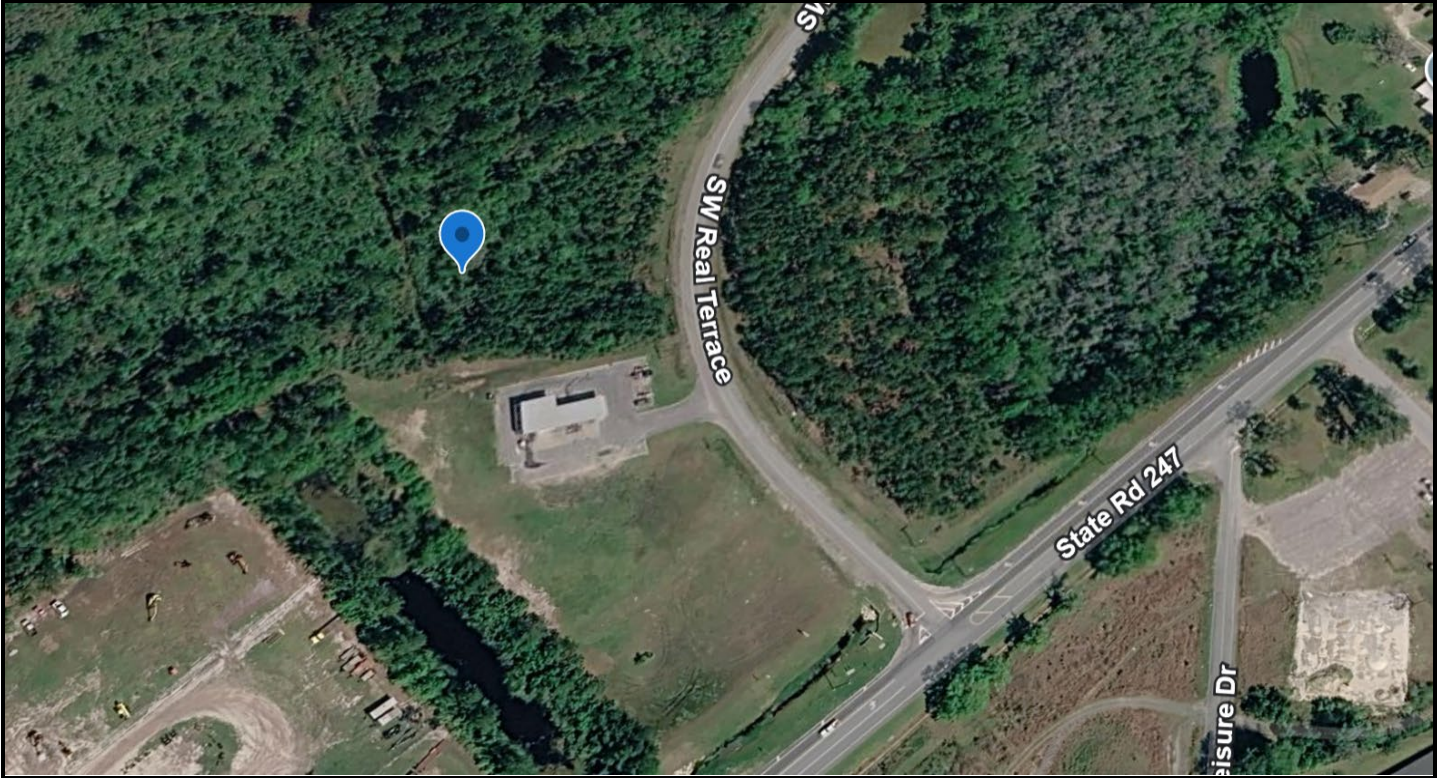
| Subject Property Information | |
|-------------------------------------|---|
| Size | +/- 9.46 Acres |
| Location | TBD |
| Parcel Number | 02712-101, 102, 103, 104, 105, 106, and 107 |
| Future Land Use | Residential Medium/High County and Commercial County |
| Proposed Future Land Use | Commercial City |
| Current Zoning District | Residential Multi-Family 1 County and Commercial Intensive County |
| Proposed Zoning | Commercial Intensive City |
| Flood Zone-BFE | Flood Zone X and A Base Flood Elevation-N/A |

| Land Use Table | | | | |
|-----------------------|--|----------------------------|---------------------|-----------------|
| Direction | Future Land Use | Zoning | Existing Use | Comments |
| North | Residential Medium/High County | RMF-1 County | Vacant | |
| East | Commercial County | CI County | Office | |
| South | Commercial County | CI County | Vacant | |
| West | Commercial County and Residential Medium/High County | CI County And RMF-1 County | Vacant | |

| Zoning Review | | |
|---|--|--|
| Zoning Requirements | Current Zoning | Proposed Zoning |
| Minimum lot requirements. | 6,000 SQFT. | None |
| Minimum yard requirements (setbacks) Front-Each Side-Rear. | Front-20, Side-10, Rear-15 | Front-20, Side-0, Rear-15. |
| Are any structure within 35 feet of a wetland? | 35-foot buffer to wetland | 35-foot buffer to wetland. |
| Max height of signs. | 18-foot | 35-foot |
| Max square footage of signs. | 1.5 times lot frontage. | 1.5 times lot frontage. |
| Lot coverage of all buildings. | 35% and 40% depending on the use. | F.A.R. 1.0 |
| Minimum landscape requirements. | 10 or 15 foot if abutting a residential district or none if not. Depending on the use. | 10 foot if abutting a residential district or none if not. |
| Minimum number of parking spaces. | NA | NA |
| Minimum number of ADA parking spaces. | NA | NA |
| Parking space size requirement. | 10' x 20' | 10' x 20 |
| 'ADA parking space size. | 12'x20' with 5'x20' access aisle. | 12'x20' with 5'x20' access aisle. |



Map of Location



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **024S1602712000**
 Flood Zone: **A, X**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- | | | | |
|--|----------------------------|-------------------|----------|
| 1% Flood -Floodway (High Risk) | Area Not Included | CrossSections | Wetlands |
| 1% Flood - Zone AE (High Risk) | SFHA Decrease | County Boundaries | |
| 1% Flood - Zone A (HighRisk) | SFHA Increase | FIRM Panel Index | |
| 1% Flood - Zone VE (HighRisk) | Depressions | Parcels | |
| 0.2% Flood-Shaded Zone X (Moderate Risk) | BaseFlood Elevations (BFE) | River Marks | |

Supplemental Information

| Watershed | Map Effective Date | 11/2/2018 | Special Flood Hazard Area | Yes |
|---------------|--------------------|-----------|---------------------------|-----|
| FIRM Panel(s) | 12023C0291D | | | |

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the information. Users of the data should refer to the [District's full Disclaimer](#).

The [Federal Emergency Management Agency \(FEMA\) Flood Map Service Center](#) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis

Parking

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

Setbacks

Current Zoning

The Residential Multi-Family 1 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

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

Landscaping

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

Land Use

The property is surrounded on the north by Residential Multi-Family 1 County zoning and on the west, east and south by Commercial Intensive County zoning and Residential Multi-Family 1 County. The property to the east is currently used for office space. The property to the north, south, and west is vacant.

Lot Coverage of All Building

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

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X and A per Suwannee River Water Management Flood Mapping.



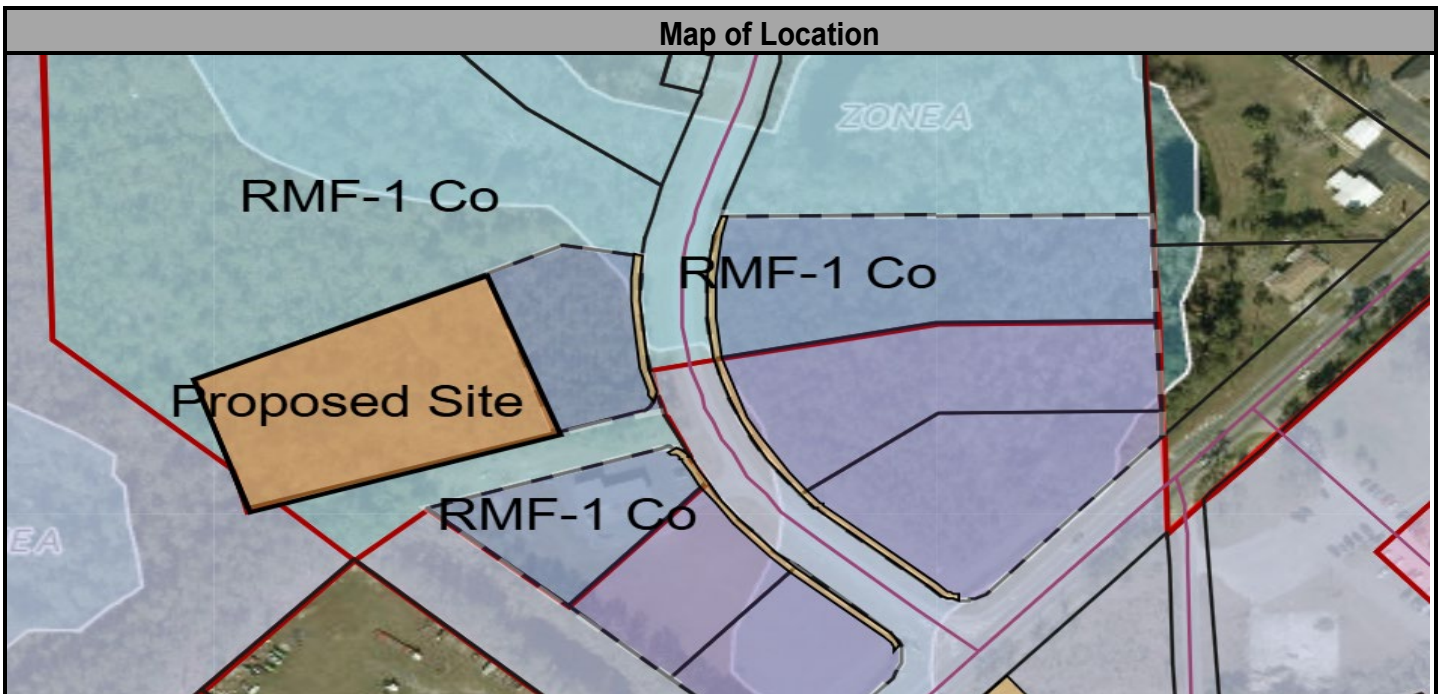
STAFF ANALYSIS REPORT

| Project Information | |
|------------------------------|--|
| Project Name and Case No. | East Park LLC Z 26-03S and CPA 26-05S |
| Applicant | Brian Pitman P.E., agent |
| Owner | East Park LLC |
| Requested Action | <ul style="list-style-type: none"> • Change the FLU from Residential Medium/High County to Commercial City. • Change the Zoning from Residential Multi-Family-1 County to Commercial Intensive City. |
| Hearing Date | 03-10-2026 |
| Staff Analysis/Determination | Sufficient for Review |
| Prepared By | Robert Angelo, Planner II |

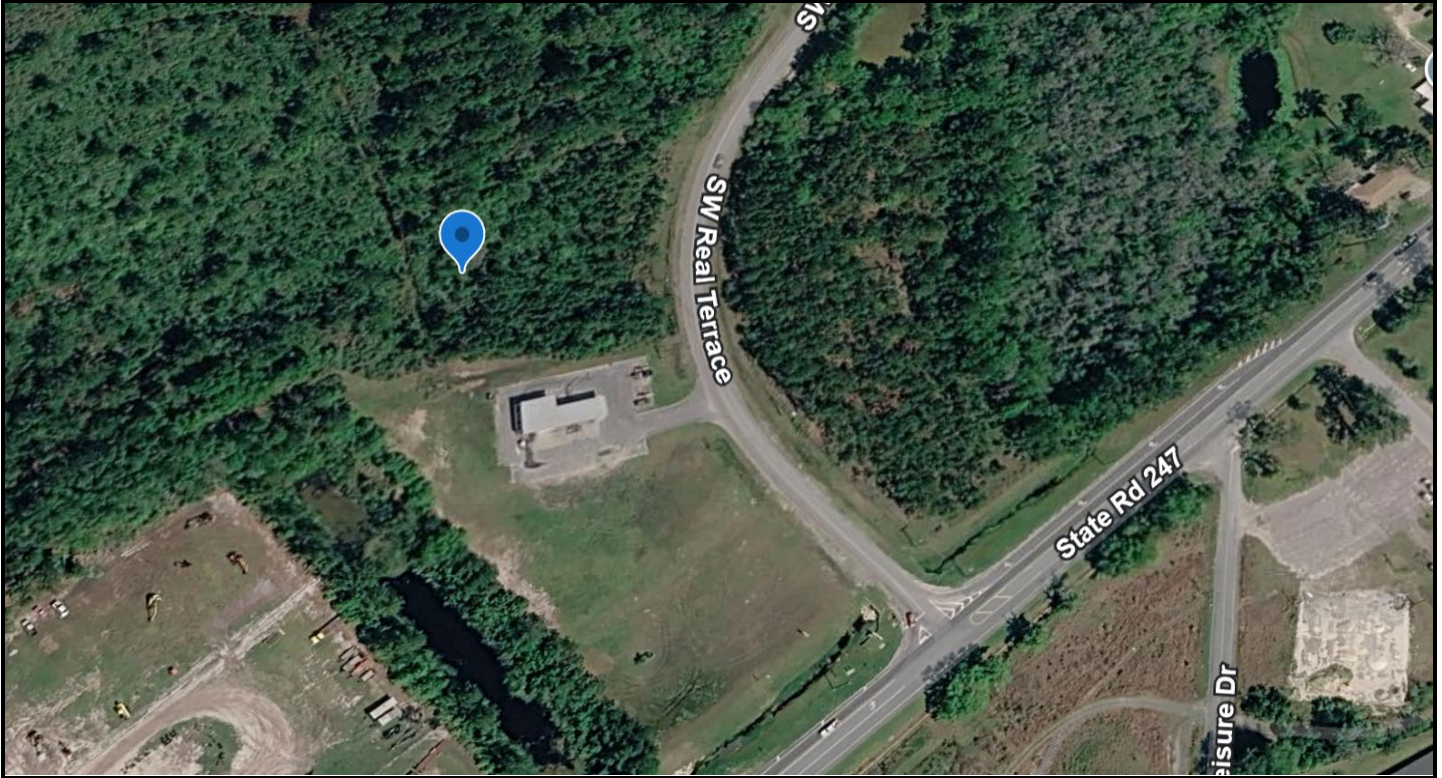
| Subject Property Information | |
|------------------------------|--|
| Size | +/- 2.04 Acres |
| Location | TBD |
| Parcel Number | 02712-009 |
| Future Land Use | Residential Medium/High County |
| Proposed Future Land Use | Commercial City |
| Current Zoning District | Residential Multi-Family 1 County |
| Proposed Zoning | Commercial Intensive City |
| Flood Zone-BFE | Flood Zone X Base Flood Elevation-N/A |

| Land Use Table | | | | |
|----------------|--------------------------------|--------------|--------------|----------|
| Direction | Future Land Use | Zoning | Existing Use | Comments |
| North | Residential Medium/High County | RMF-1 County | Vacant | |
| East | Residential Medium/High County | RMF-1 County | Vacant | |
| South | Residential Medium/High County | RMF-1 County | Car Wash | |
| West | Commercial County | CI County | Vacant | |

| Zoning Review | | |
|---|--|--|
| Zoning Requirements | Current Zoning | Proposed Zoning |
| Minimum lot requirements. | 6,000 SQFT. | None |
| Minimum yard requirements (setbacks) Front-Each Side-Rear. | Front-20, Side-10, Rear-15 | Front-20, Side-0, Rear-15. |
| Are any structure within 35 feet of a wetland? | 35-foot buffer to wetland | 35-foot buffer to wetland. |
| Max height of signs. | 18-foot | 35-foot |
| Max square footage of signs. | 1.5 times lot frontage. | 1.5 times lot frontage. |
| Lot coverage of all buildings. | 35% and 40% depending on the use. | F.A.R. 1.0 |
| Minimum landscape requirements. | 10 or 15 foot if abutting a residential district or none if not. Depending on the use. | 10 foot if abutting a residential district or none if not. |
| Minimum number of parking spaces. | NA | NA |
| Minimum number of ADA parking spaces. | NA | NA |
| Parking space size requirement. | 10' x 20' | 10' x 20 |
| 'ADA parking space size. | 12'x20' with 5'x20' access aisle. | 12'x20' with 5'x20' access aisle. |



Map of Location



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **024S1602712000**
 Flood Zone: **A, X**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- | | | | |
|--|----------------------------|-------------------|----------|
| 1% Flood -Floodway (High Risk) | Area Not Included | CrossSections | Wetlands |
| 1% Flood - Zone AE (High Risk) | SFHA Decrease | County Boundaries | |
| 1% Flood - Zone A (HighRisk) | SFHA Increase | FIRM Panel Index | |
| 1% Flood - Zone VE (HighRisk) | Depressions | Parcels | |
| 0.2% Flood-Shaded Zone X (Moderate Risk) | BaseFlood Elevations (BFE) | River Marks | |

Supplemental Information

| Watershed | Map Effective Date | 11/2/2018 | Special Flood Hazard Area | Yes |
|---------------|--------------------|-----------|---------------------------|-----|
| FIRM Panel(s) | 12023C0291D | | | |

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Summary of Staff Analysis

Parking

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

Setbacks

Current Zoning

The Residential Multi-Family 1 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

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

Landscaping

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

Land Use

The property is surrounded on the east, south and north by Residential Multi-Family 1 zoning and on the west by Commercial Intensive County zoning. The property to the south is currently used as a car wash facility. The property to the north, east, and west is vacant.

Lot Coverage of All Building

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

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.



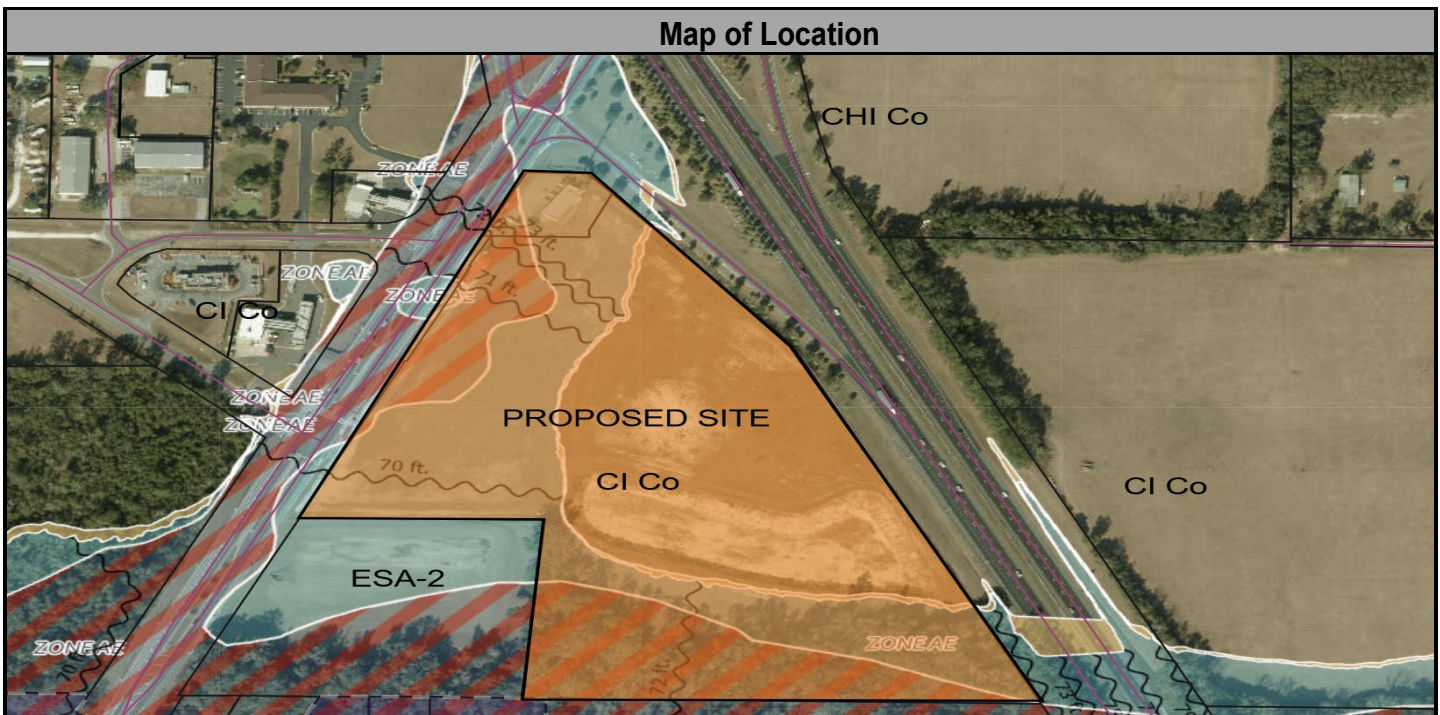
STAFF ANALYSIS REPORT

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

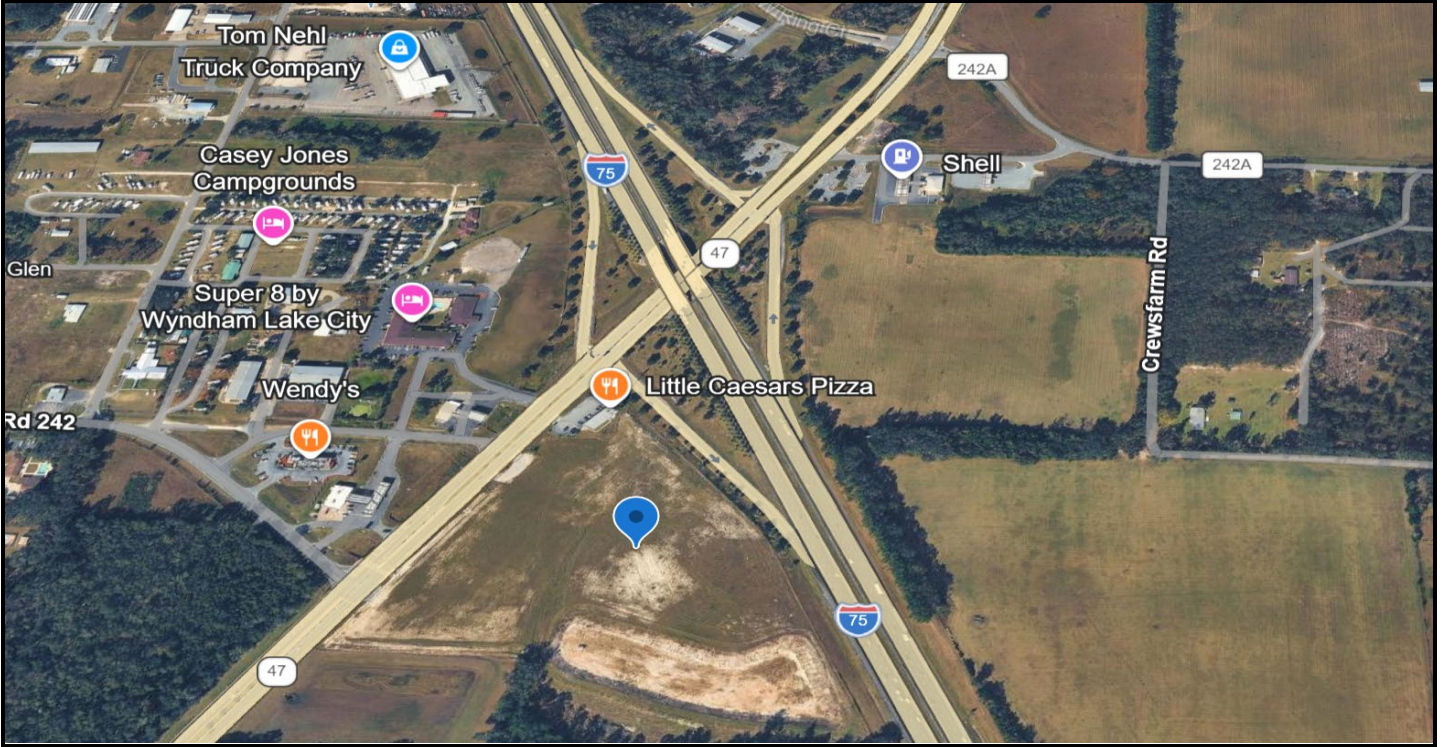
| Subject Property Information | |
|-------------------------------------|---|
| Size | +/- 27.42 Acres |
| Location | TBD |
| Parcel Number | 08881-000 and 08891-000 |
| Future Land Use | Commercial County and Highway Interchange County |
| Proposed Future Land Use | Commercial City |
| Current Zoning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

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

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

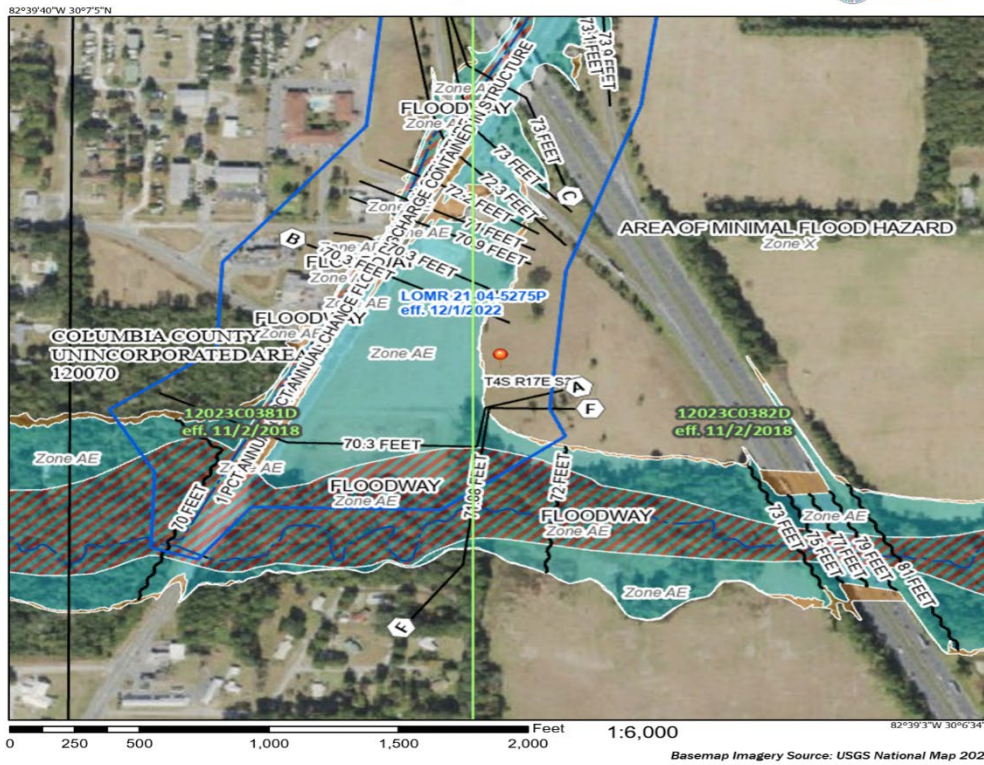


Map of Location



Flood and Wetland Map

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRMAP LAYOUT

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

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

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

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

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.