



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
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REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 01/12/2026

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

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

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

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

Project Address: TBD

Project Parcel Number: 08881-000 and 08891-000

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

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

Owner Contact Information: Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Agent Name: Justin Tabor, AICP, CFM

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

Owner Agent Contact Information: Telephone: 352-316-7798 Email: \_\_\_\_\_

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

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

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

No comments at this time

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

No comments at this time.

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

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

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

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

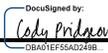
**Permitting: Reviewed by:** Signed by: Wry Stockstill ... **Date:** 1/26/2026

No comments at this time

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

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

No comments at this time

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

No comments at this time

**Gas Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

no comment at this time

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

No comment at this time

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Fire Department: Reviewed by:** Signed by: Ret Tompkins \_\_\_\_\_ **Date:** 1/26/2026  
P7031F1180E849F

Nothing to comment at this time.

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

No concerns at this time

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

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

**FDOT: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

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

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

No concerns at this time

**County Engineer: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

No comment