



**GROWTH MANAGEMENT**  
 205 North Marion Ave.  
 Lake City, FL 32055  
 Telephone: (386) 719-5750  
 E-mail: growthmanagement@locfla.com

**R PLANNING USE ONLY**

Application # \_\_\_\_\_  
 Application Fee \$ 1750.00  
 Receipt No. 2026-00052315  
 Filing Date 4/21/26  
 Completeness Date 4/24/26

**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: Winsberg Apartments
2. Address of Subject Property: NW Early Street
3. Parcel ID Number(s): 00-00-00-11602-002
4. Existing Future Land Use Map Designation: Residential - Medium Density
5. Proposed Future Land Use Map Designation: Residential - High Density
6. Zoning Designation: RMF-1
7. Acreage: 2.65 Acres
8. Existing Use of Property: Vacant
9. Proposed use of Property: Apartment Buildings

**B. APPLICANT INFORMATION**

1. Applicant Status  Owner  Agent
2. Name of Applicant(s): David M. Winsberg Title: \_\_\_\_\_  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: PO Box 2815  
 City: Lake City State: FL Zip: 32056  
 Telephone: (386) 755-7449 Fax: ( ) Email: david@winsberginc.com

**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): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 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?

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.

**David M. Winsberg**

Applicant/Agent Name (Type or Print)

*David Winsberg*

Applicant/Agent Signature

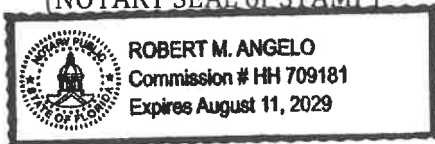
**April 19, 2026**

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 24 day of April, 2026, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



*[Signature]*

Signature of Notary

Robert Angelo

Printed Name of Notary

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

City of Lake City - Growth Management Department  
205 North Marion Ave, Lake City, FL 32055

**Columbia County Property Appraiser**  
Jeff Hampton

**2026 Working Values**  
updated: 4/9/2026

Parcel: 30-3S-17-11642-000 (40171)

Aerial Viewer Pictometry Google Maps  
2023 2022 2019 2016 2013 Sales

**Owner & Property Info**

Owner	WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY, FL 32056		
Site			
Description	NW DIV: E1/2 OF E1/2 OF SW1/4 OF NE1/4, EX BLOCK 70 & EX RD R/W. ORB 810-515, POA 1089-2792, 2797, WD 1089-2788, WD 1243-1218, SWD 1315-513,		
Area	5.3 AC	S/T/R	30-3S-17
Use Code*	VACANT (0000)	Tax District	1

\*The description above is not to be used as the legal description for the parcel in any legal transaction.  
\*\*The parcels are the FL Dept. of Revenue's responsibility and not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for accurate zoning information.

**Property & Assessment Values**

2025 Certified Values		2026 Working Values	
Mkt Land	\$7,288	Mkt Land	\$7,288
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$7,288	Just	\$7,288
Class	\$0	Class	\$0
Appraised	\$7,288	Appraised	\$7,288
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$7,288	Assessed	\$7,288
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$7,288 city:\$7,288 other:\$0 school:\$7,288	Total Taxable	county:\$7,288 city:\$7,288 other:\$0 school:\$7,288

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Code)	RCode
5/16/2016	\$10,000	1316 / 513	WD	V	U	12
10/19/2012	\$167,800	1243 / 1218	WD	V	U	12
7/3/2006	\$222,000	1089 / 2788	WD	V	Q	
8/31/1995	\$11,200	810 / 515	WD	V	U	13

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
NONE					

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	5.300 AC	1.0000/1.0000 1.0000/.2500000 /	\$1,375 /AC	\$7,288

Search Result: 2 of 2

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GreenLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/9/2026 and may not reflect the data currently on file at our office.

current R SF-3  
proposed R MF-7

**Columbia County Property Appraiser**  
Jeff Hampton

**2025 Working Values**  
updated: 4/9/2026

Parcel: **00-00-00-11602-002 (40114)**

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

**Owner & Property Info**

Result: 1 of 2

Owner	WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY, FL 32056		
Site			
Description	NW DIV: BEG AT NW COR OF W1/2 OF BLK O, RUN E 238.90 FT, S 331.85 FT, W 214.94 FT, N 336.23 FT TO POB. ALSO, COMM AT NW COR OF W1/2 OF BLOCK O, RUN E 288.94 FT FOR POB, CONT E 109.89 FT, S 356.89 FT, W 110 FT, N 359.16 FT TO POB, EX COMM AT SE COR OF W1/2		
Area	2.65 AC	S/T/R	30-3S-17
Use Code*	VACANT (0000)	Tax District	1



**Property & Assessment Values**

2025 Certified Values		2026 Working Values	
Mkt Land	\$12,720	Mkt Land	\$12,720
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,720	Just	\$12,720
Class	\$0	Class	\$0
Appraised	\$12,720	Appraised	\$12,720
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$12,720	Assessed	\$12,720
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,720 city:\$12,720 other:\$0 school:\$12,720	Total Taxable	county:\$12,720 city:\$12,720 other:\$0 school:\$12,720

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Deed)	RCODE
5/18/2016	\$10,000	1315 / 513	WD	V	U	12
10/19/2012	\$167,800	1243 / 1218	WD	V	U	12
7/3/2006	\$100	1089 / 2790	WD	V	Q	03

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
NONE					

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.650 AC	1.0000/1.0000 1.0000/6000000 /	\$4,800 /AC	\$12,720

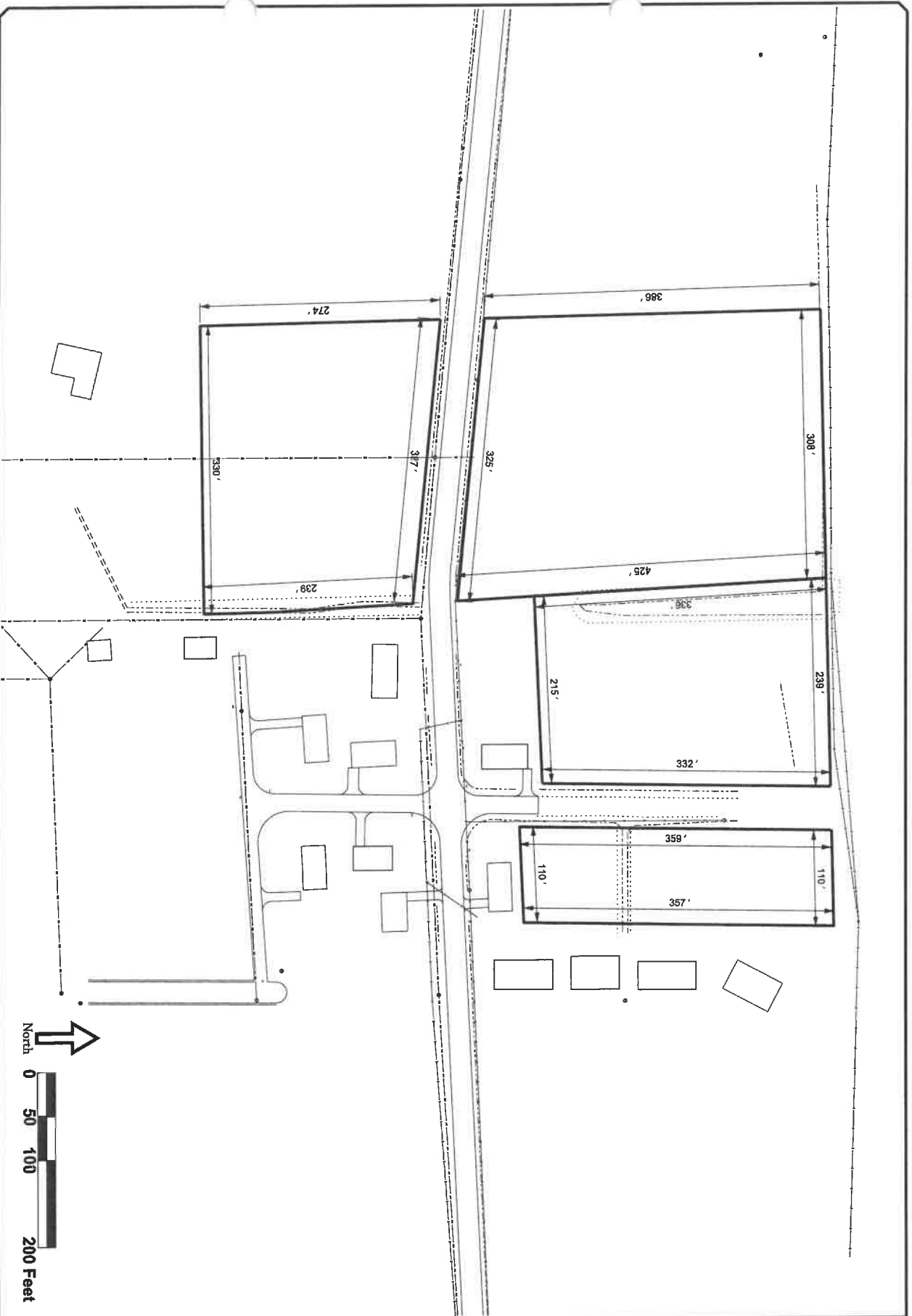
Search Result: 1 of 2

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GeoEye/3dEye

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current RMF-1  
proposed RMF-2



DATE		REVISION NOTES	

<b>WINSBERG APARTMENTS</b>	
<b>EXISTING CONDITIONS</b>	
David M. Winsberg Winsberg, Inc. P.O. Box 2815 Lake City FL, 32056 PE# 98463 - CA# 28586	
For Permitting and Review, Not Final.	
DRAWN BY <b>DW</b>	CHECKED BY <b>DW</b>
PROJECT # <b>1933</b>	SHEET



# WINSBERG APARTMENTS

## AERIAL MAP

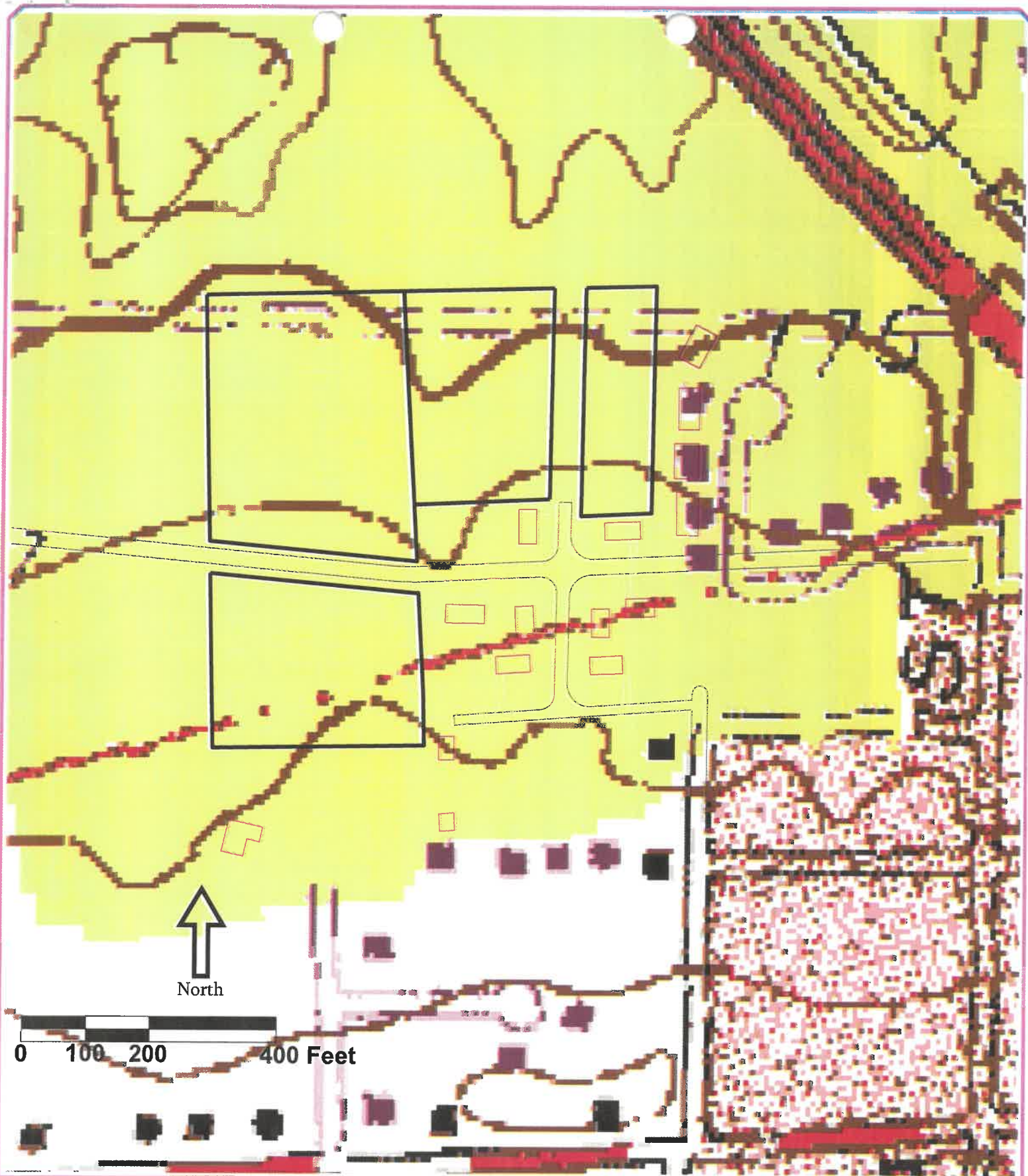
David M. Winsberg  
**Winsberg, Inc.**  
P.O. Box 2815  
Lake City FL, 32056  
PE# 68463 - CA# 29596  
For Permitting and  
Review. Not Final.

PROJECT #

**1933**

SHEET

**A1**



# WINSBERG APARTMENTS

## QUAD MAP

David M. Winsberg  
**Winsberg, Inc.**  
 P.O. Box 2815  
 Lake City FL, 32056  
 PE# 68463 - CA# 29596

For Permitting and  
 Review. Not Final.

PROJECT #

**1933**

SHEET

**Q1**

# **Winsberg Apartments**

**Parcel ID # 30-3S-17-11642-000**

## **CONCURRENCY & CONSISTENCY ANALYSIS, & ANALYSIS of the LDR's ARTICLE 15 REQUIREMENTS**

**David M. Winsberg  
PE License # 68463  
Cert. Auth. # 29596**

**Winsberg, Inc.  
PO Box 2815  
Lake City, FL 32056  
Phone (386) 755-7449  
Fax (888) 522-0030  
david@winsberginc.com**

## Water & Sewer Usage

Proposed Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is  $200 \times 40 = 8,000$  GPD.

Current Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is  $200 \times 40 = 8,000$  GPD.

Change in maximum Water & Sewer usage is:  $8,000$  GPD -  $8,000$  GPD = **0 GPD**.

## Solid Waste

Proposed Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is  $8 \times 40 = 320$  lbs/day.

Current Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is  $8 \times 40 = 320$  lbs/day.

Change in maximum Solid Waste usage is:  $320$  lbs/day -  $320$  lbs/day = **0 lbs/day**.

## Trip Generation

Proposed Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is  $6.65 \times 40 = 266$  trips/day.

Current Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is  $6.65 \times 40 = 266$  trips/day.

Change in maximum ADT is:  $266$  trips/day -  $266$  trips/day = **0 trips/day**.

Proposed Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is  $0.62 \times 40 = 24.8$  trips.

Current Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is  $0.62 \times 40 = 24.8$  trips.

Change in maximum PM peak trips is:  $24.8$  trips -  $24.8$  trips = **0 trips**.

## Analysis of the LDR's Article 15 Requirements

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.

*Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.*

b. The existing land use pattern.

*Analysis: Other parcels with this proposed zoning are located nearby.*

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

*Analysis: Other parcels with this proposed zoning are located in the area but are also isolated from sites with the same zoning.*

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

*Analysis: A concurrency analysis for increases due to utility requirements and traffic impacts has been done. For the impact on schools, additional students may be present in the district as a result of the development. However, this development will not overtax the load on public facilities.*

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

*Analysis: The zoning that we propose for this property is more suitable to existing conditions than the current zoning of the property.*

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

*Analysis: Housing is needed in the area due to the increase in people moving to the area.*

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

*Analysis: The proposed zoning change will positively affect the neighborhood's living conditions.*

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

*Analysis: The proposed zoning change will not create excessive traffic congestion and will not otherwise affect public safety.*

i. Whether the proposed change will create a drainage problem.

*Analysis: The proposed zoning change will not create any drainage problems.*

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

*Analysis: The proposed zoning change will not reduce light or air to adjacent areas.*

k. Whether the proposed change will adversely affect property values in the adjacent area.

*Analysis: The proposed zoning change will likely cause property values in the adjacent area to increase.*

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

*Analysis: The proposed zoning change may encourage the improvement and development of adjacent properties.*

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

*Analysis: The proposed zoning change will not grant special privileges to the owner.*

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

*Analysis: What the developer wants to construct is not compatible with the current zoning.*

o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.

*Analysis: Overall, there is a need for more housing to service the growth in the neighborhood and in 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.

*Analysis: The owner has purchased this property awhile ago and would like to develop it.*

# **Winsberg Apartments**

**Parcel ID # 00-00-00-11602-002**

## **CONCURRENCY & COMPREHENSIVE PLAN CONSISTENCY ANALYSIS, & ANALYSIS of the LDR's ARTICLE 15 REQUIREMENTS**

**David M. Winsberg  
PE License # 68463  
Cert. Auth. # 29596**

**Winsberg, Inc.  
PO Box 2815  
Lake City, FL 32056  
Phone (386) 755-7449  
Fax (888) 522-0030  
david@winsberginc.com**

## Water & Sewer Usage

Proposed Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is  $200 \times 50 = 10,000$  GPD.

Current Zoning & FLUM: Water & Sewer usage is 200 GPD per dwelling unit. Thus, maximum total usage is  $200 \times 20 = 4,000$  GPD.

Change in maximum Water & Sewer usage is:  $10,000$  GPD -  $4,000$  GPD = **+6,000 GPD**.

## Solid Waste

Proposed Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is  $8 \times 50 = 400$  lbs/day.

Current Zoning & FLUM: Solid Waste is 8 lbs/day per dwelling unit. Thus, maximum total usage is  $8 \times 20 = 160$  lbs/day.

Change in maximum Solid Waste usage is:  $400$  lbs/day -  $160$  lbs/day = **+240 lbs/day**.

## Trip Generation

Proposed Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is  $6.65 \times 50 = 332.5$  trips/day.

Current Zoning & FLUM: ADT is 6.65 trips/day per dwelling unit. Thus, maximum ADT is  $6.65 \times 20 = 133$  trips/day.

Change in maximum ADT is:  $332.5$  trips/day -  $133$  trips/day = **+199.5 trips/day**.

Proposed Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is  $0.62 \times 50 = 31$  trips.

Current Zoning & FLUM: PM peak trips is 0.62 trips per dwelling unit. Thus, maximum PM peak trips is  $0.62 \times 20 = 12.4$  trips.

Change in maximum PM peak trips is:  $31$  trips -  $12.4$  trips = **+18.6 trips**.

## **Consistency with Objectives and Policies for Urban Development Areas**

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE I.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

*Consistency: The facility is located inside the Designated Urban Development Area and conforms to the requirements of the Comprehensive Plan and Land Development Regulations.*

### **Policy I.1.1**

The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

*Consistency: The facility is located along Northwest Early Street where adequate capacity for transportation, water, sanitary sewer, etc... is available to support the facility.*

### **Policy I.1.2**

The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

*Consistency: The property is being proposed to be used for activities that are consistent with usage of current surrounding properties.*

### **Policy I.1.3**

The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

*Consistency: The property owner wishes to start construction as soon as is reasonably possible. They do not intend to wait to begin construction.*

### **Policy I.1.4**

The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

***Consistency: The facility is not located in any environmentally sensitive areas. It will not be used for agricultural or forestry activities.***

Policy I.1.5

The City shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

***Consistency: The facility was designed so as to conform with the existing land topography, soil conditions, and other unique features specific to this property.***

Policy I.1.6

The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

***Consistency: The facility is not designed to exceed any density, floor area ratio, or other similar required threshold. If necessary, a variance will be requested after exhausting all other options.***

## Analysis of the LDR's Article 15 Requirements

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.

*Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.*

b. The existing land use pattern.

*Analysis: Other parcels with this proposed zoning are located nearby.*

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

*Analysis: Other parcels with this proposed zoning are located in the area but are also isolated from sites with the same zoning.*

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

*Analysis: A concurrency analysis for increases due to utility requirements and traffic impacts has been done. For the impact on schools, additional students may be present in the district as a result of the development. However, this development will not overtax the load on public facilities.*

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

*Analysis: The zoning that we propose for this property is more suitable to existing conditions than the current zoning of the property.*

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*Analysis: The proposed zoning change will not reduce light or air to adjacent areas.*

k. Whether the proposed change will adversely affect property values in the adjacent area.

*Analysis: The proposed zoning change will likely cause property values in the adjacent area to increase.*

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

*Analysis: The proposed zoning change may encourage the improvement and development of adjacent properties.*

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*Analysis: Overall, there is a need for more housing to service the growth in the neighborhood and in 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.

*Analysis: The owner has purchased this property awhile ago and would like to develop it.*

Parcel ID # 00-00-00-11602-002:

Parcel One:

A parcel of land particularly described as follows:

Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING.

Parcel Two:

A parcel of land particularly described as follows:

Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

Parcel ID # 30-3S-17-11642-000:

The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

Less and Except:

Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

Prepared by:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064

Inst: 201612008372 Date: 5/18/2016 Time: 12:45 PM  
Doc Stamp-Deed: 70.00  
DC, P.DeWitt Cason, Columbia County Page 1 of 3 B: 1315 P: 513

ATS# 1-38045

### Special Warranty Deed

THIS WARRANTY DEED made the 16<sup>th</sup> day of May 2016, by First Federal Bank of Florida, hereinafter called the grantor, whose address is 4705 W US 90, Lake City, Florida 32055, to David Matthew Winsberg, whose post office address is P.O. Box 2815, Lake City, Florida 32056, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 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: Tax ID# R11602-002 & 11642-000

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

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

AND the Grantor does hereby covenant with Grantee that, except as above noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of said property. The Grantees has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied made by Grantor but on their own judgment.

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

Signed, sealed and delivered in our presence:

Stacy Gambly  
Witness:

Stacy Gambly  
Printed Name:

Kathryn Baird  
Witness:

KATHRYN E. BAIRD  
Printed Name:

First Federal Bank of Florida

BY: Pam Hitt  
Pam Hitt, Senior Executive Vice President

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby certify that on this 16<sup>th</sup> day of May, 2016, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAM HITT, AS SENIOR EXECUTIVE VICE PRESIDENT OF FIRST FEDERAL BANK OF FLORIDA, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. Witness my hand and official seal in the County and State aforesaid this 16<sup>th</sup> day of May, 2016.

Notary Seal

Kathryn Baird  
Notary Public

My Commission Expires: 9-7-2019



- 10. Affiant(s) further state that they are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature, or have heard read to them, the full facts of this affidavit, and understand its context.

First Federal Bank of Florida

BY: Pam Hitt  
Pam Hitt, Senior Executive Vice President

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2016, by Pam Hitt, as Senior Executive Vice President of First Federal Bank of Florida, personally known to me or, if not personally known to me, who produced driver's licenses for identification and who did not take an oath.

(SEAL)

Kathryn E Baird  
NOTARY PUBLIC

My Commission Expires: 9-7-2019



ATS# 38045

EXHIBIT "A"

PARCEL ONE: The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT: Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

PARCEL TWO: A parcel of land particularly described as follows: Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING. PARCEL THREE: A parcel of land particularly described as follows: Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: Commence at the Southeast corner of the W 1/2 of Block "O" Northwestern Division of Lake City, Florida, and run thence South 90 degrees 25 minutes W, 235.0 feet along the South boundary line of the W 1/2 of Block "O" for a POINT OF BEGINNING; run thence South 88 degrees 25 minutes W, 33.0 feet along the South boundary line of said W 1/2 of Block "O", run thence North 01 degrees 40 minutes 40 seconds E, 417.29 feet to the North boundary line of the W 1/2 of Block "O", run thence North 88 degrees 55 minutes E, 33.0 feet along said North boundary line of the W 1/2 of Block "O", run thence South 1 degree 40 minutes 40 seconds W, 417.29 feet to the South boundary line of the W 1/2 of Block "O" and the POINT OF BEGINNING.



**Kyle Keen, CFC**  
**Columbia County Tax Collector**  
**135 NE Hernando Ave, Suite 125**  
**Lake City, FL 32055**

**Receipt**  
**2025.44845**

Receipt Number	Payment Date	Effective Date	Till	Batch	Paid By
2025 44845	3/30/2026	3/30/2026	027	3937	DAVID M WINSBERG

Item	Description	Units	Unit Charge	Amount Paid
Property Tax	Tax Year:2023, Account: R11602-002, Tax Bill: 32102.0000, EffDate: 03/30/2026			\$424.82
Property Tax	Tax Year:2023, Account: R11642-000, Tax Bill: 31381.0000, EffDate: 03/30/2026			\$297.78
<b>Total:</b>				<b>\$722.60</b>

Item	Number	Amount Tendered	Payment Made By
Cash		\$723.00	DAVID M WINSBERG
Change		(\$0.40)	DAVID M WINSBERG
Total Tendered		<b>\$722.60</b>	