

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

October 13, 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 August 10, 2026
- [ii.](#) Meeting Minutes September 08, 2026

OLD BUSINESS

- [iii.](#) **RESOLUTION NO. PZ/LPA CPA 26-08S-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 BARRY WILCOX, DIRECTOR OF PLANNING FOR STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A., AS AGENT FOR AJAY U. MHATRE, ANJALI U. MHATRE, SHILPA U. MHATRE, UMESH M. MHATRE, ANITA MHATRE MIHALCIK AND THE MHATRE IRREVOCABLE FAMILY TRUST (DATED DECEMBER 27, 1990), 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 -

COMMERCIAL 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

- iv. RESOLUTION NO. PZ/LPA Z 26-06L-** 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, Z 26-06L, BY BARRY WILCOX, DIRECTOR OF PLANNING FOR STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A., AS AGENT FOR AJAY U. MHATRE, ANJALI U. MHATRE, SHILPA U. MHATRE, UMESH M. MHATRE, ANITA MHATRE MIHALCIK AND THE MHATRE IRREVOCABLE FAMILY TRUST (DATED DECEMBER 27, 1990), 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) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

NEW BUSINESS

- v. RESOLUTION NO. PZ/LPA CPA 26-09S-** 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 RMC 47 & 242A LLC, THE PROPERTY OWNER 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 - COMMERCIAL 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
- vi. RESOLUTION NO. PZ/LPA Z 26-07L-** 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, Z 26-

07L, BY RMC 47 & 242A LLC THE PROPERTY OWNER 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) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WORKSHOP

vii. WORKSHOP- DISCUSSION/POSSIBLE ACTION TO ELECT CHAIR AND VICE CHAIR FOR THE PLANNING AND ZONING BOARD.

viii. WORKSHOP- DISCUSSION ON CYBER SECURITY TRAINING FOR BOARD MEMBERS.

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 August 10, 2026



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: August 10, 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. Jones

- Mr. Lydick

- Mr. Carlucci

- City Attorney: Mr. Martin

Members Absent:

- Mrs. McKellum

- Mrs. Johnson

- Mrs. Wilson

Staff Present:

- Robert Angelo

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of July 14, 2026

Motion to approve: Mr. Carlucci

Second: Mr. Lydick

4. APPROVAL OF MEETING AGENDA

Motion to approve: Mr. Lydick

Seconded by: Mr. Carlucci.

Approved by hand vote.

5. EXPARTE COMMUNICATION

- Mrs. Douglas- None
- Mrs. McKellum- Absent
- Mrs. Wilson- Absent
- Mrs. Johnson- Absent
- Mr. Carlucci-None
- Mrs. Jones- None
- Mr. Lydick - None

6. PUBLIC HEARINGS / OLD BUSINESS

None.

7. PUBLIC HEARINGS / NEW BUSINESS

None.

8. WORKSHOP ITEMS

Robert presented a text amendment on Duplex Design Standards.

9. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mr. Lydick

Meeting adjourned at 18:15.

Recording Secretary: _____

Name: Robert Angelo

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas

File Attachments for Item:

ii. Meeting Minutes September 08, 2026



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: September 08, 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
- Mr. Lydick
- Mr. Carlucci
- City Attorney: Mr. Martin

Members Absent:

- Mrs. McKellum
- Mrs. Johnson
- Mrs. Wilson
- Mrs. Jones

Staff Present:

- Robert Angelo
- Gracie Walker

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of July 14, 2026 (Minutes not approved due to lack of a quorum).

4. APPROVAL OF MEETING AGENDA

No quorum.

5. EXPARTE COMMUNICATION

No quorum.

6. PUBLIC HEARINGS / OLD BUSINESS

No quorum.

7. PUBLIC HEARINGS / NEW BUSINESS

No quorum.

8. WORKSHOP ITEMS

No quorum.

9. ADJOURNMENT

No quorum.

Recording Secretary: _____

Name: Gracie Walker

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas

File Attachments for Item:

iii. RESOLUTION NO. PZ/LPA CPA 26-08S-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 BARRY WILCOX, DIRECTOR OF PLANNING FOR STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A., AS AGENT FOR AJAY U. MHATRE, ANJALI U. MHATRE, SHILPA U. MHATRE, UMESH M. MHATRE, ANITA MHATRE MIHALCIK AND THE MHATRE IRREVOCABLE FAMILY TRUST (DATED DECEMBER 27, 1990), 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 - COMMERCIAL 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



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: Cannon Creek Travel Center
2. Address of Subject Property: n/a
3. Parcel ID Number(s): 30-4S-17-08895-000
4. Existing Future Land Use Map Designation: County Commercial, General
5. Proposed Future Land Use Map Designation: City Commercial, General
6. Zoning Designation: County Commercial, Intensive
7. Acreage: +/- 12.81 Acres
8. Existing Use of Property: Vacant Commercial
9. Proposed use of Property: Gas Station and Travel Center

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner ☒ Agent
2. Name of Applicant(s): Barry Wilcox Title: Dir. of Planning
Company name (if applicable): Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Mailing Address: 106 E. College Avenue, Suite 700
City: Tallahassee State: Florida Zip: 32301
Telephone: (850) 580-7200 Fax: () Email: [REDACTED]

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): Anjali U. Mhatre, Anita Mhatre Mihalcik, Ajay U. Mhatre, et al. See full list on owners' affidavit.
Mailing Address: 213 SW Brothers Lane
City: Lake City State: Florida 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?

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. _____

*Petition for Annexation, FLU Amendment and Rezoning pursuant as part of the Interlocal Service Boundary Agreement for the Cornerstone

Joint Planning Area

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.

Barry Wilcox

Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

6/17/2026
Date

STATE OF FLORIDA
COUNTY OF lecn

The foregoing instrument was acknowledged before me this 17th day of June 2026 by (name of person acknowledging).

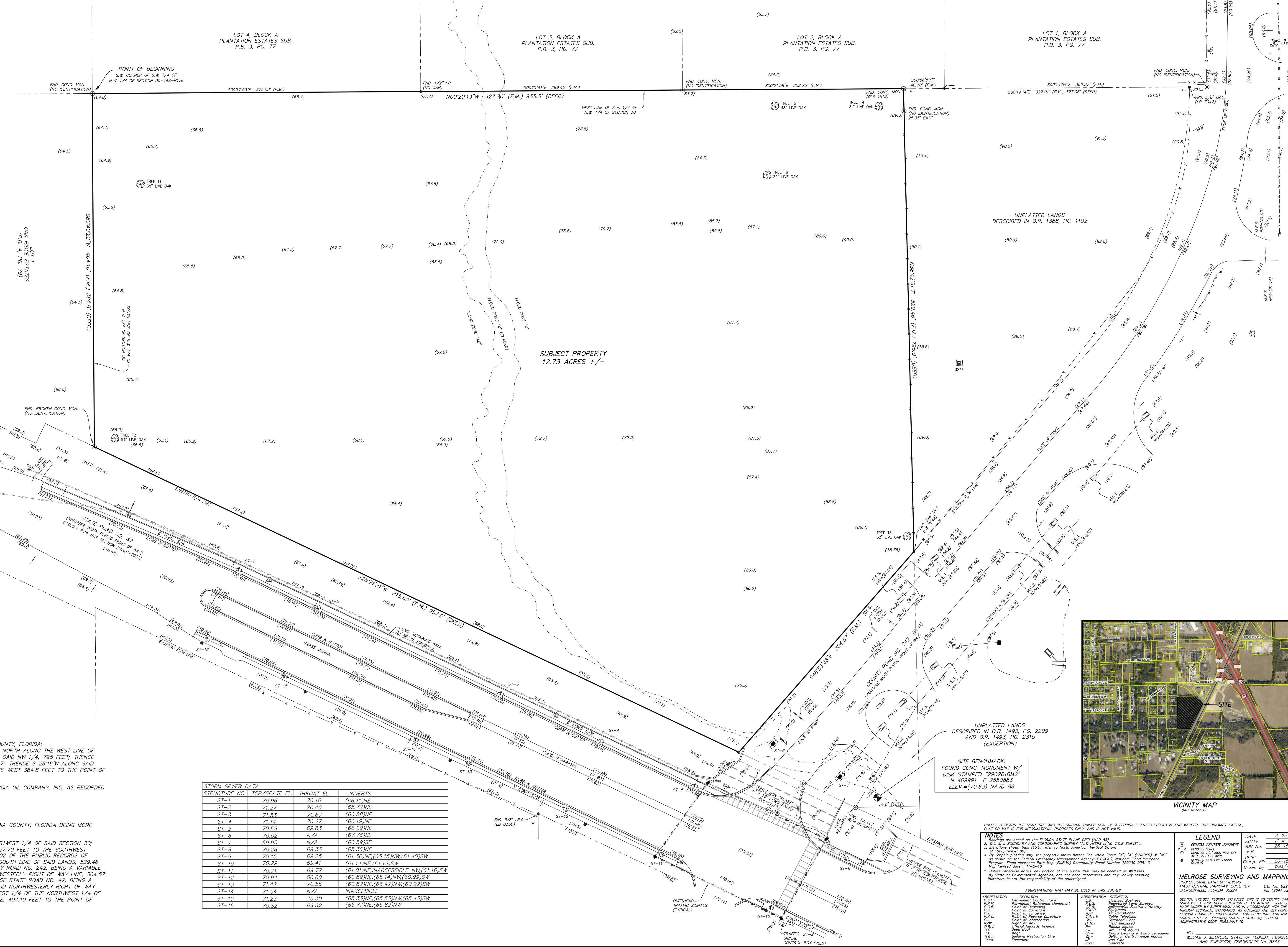



Signature of Notary

Rebecca J Emerson
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



STORM SEWER DATA			
STRUCTURE NO.	TOP/GRATE EL.	THROAT EL.	INVERTS
ST-1	70.96	70.10	(66.11)NE
ST-2	71.27	70.40	(65.72)NE
ST-3	71.53	70.67	(66.88)NE
ST-4	71.14	70.27	(66.19)NE
ST-5	70.69	69.83	(65.09)NE
ST-6	70.02	N/A	(67.76)SE
ST-7	69.95	N/A	(66.59)SE
ST-8	70.26	69.33	(65.36)NE
ST-9	70.15	69.25	(61.30)NE, (65.15)NW, (61.40)SW
ST-10	70.29	69.41	(61.14)NE, (61.19)SW
ST-11	70.71	69.77	(61.01)NE, INACCESSIBLE NW, (61.16)SW
ST-12	70.94	00.00	(60.89)NE, (65.14)NW, (60.95)SW
ST-13	71.42	70.55	(60.82)NE, (65.47)NW, (60.92)SW
ST-14	71.54	N/A	INACCESSIBLE
ST-15	71.23	70.30	(65.33)NE, (65.53)NW, (65.43)SW
ST-16	70.82	69.62	(65.77)NE, (65.82)NW

AS-SURVEYED DESCRIPTION.

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 0°20'13" WEST ALONG THE WEST LINE OF SAID SECTION, 927.70 FEET TO THE SOUTHWEST CORNER OF THE LAKE COUNTY ROAD 2000 ACRES TRACT, BEING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 36 NORTH, RANGE 18 EAST, COUNTY OF LAKE, STATE OF FLORIDA; THENCE NORTH 88°42'51" EAST ALONG THE SOUTH LINE OF SAID LANDS, 529.46 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 242, BEING A VARIABLE WIDTH RIGHT OF WAY; THENCE SOUTH 84°53'46" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 304.5 FEET TO THE SOUTHWEST CORNER OF THE LAKE COUNTY ROAD 2000 ACRES TRACT, BEING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°40'22" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 816.60 FEET TO THE SOUTH LINE OF THE AFORESAIDED SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°40'22" WEST ALONG SAID SOUTH LINE, 404.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 12.73 ACRES, MORE OR LESS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH

NOTES		LEGEND		DATE 3-25-2006	
Notes are based on the FLORIDA STATE PLANC GRID (NAS 83). This is a boundary and TOPOGRAPHIC SURVEY (ALTA/PLANS and TITLE SURVEY). 3. Direction shown with TRUE line to North (Magnetic North) is based on the 1983 (NAS) 1983.		(O) DENOTES CORNER MOVEMENT (C) DENOTES CORNER (P) DENOTES PIPE (R) DENOTES RAIL PIPE (S) DENOTES SURFACE (W) DENOTES WIRE (M) DENOTES MOUND		SCALE 1" = 50' 1" = 100' 1" = 150' 1" = 200' 1" = 250' 1" = 300' 1" = 350' 1" = 400' 1" = 450' 1" = 500' 1" = 550' 1" = 600' 1" = 650' 1" = 700' 1" = 750' 1" = 800' 1" = 850' 1" = 900' 1" = 950' 1" = 1000' 1" = 1050' 1" = 1100' 1" = 1150' 1" = 1200' 1" = 1250' 1" = 1300' 1" = 1350' 1" = 1400' 1" = 1450' 1" = 1500' 1" = 1550' 1" = 1600' 1" = 1650' 1" = 1700' 1" = 1750' 1" = 1800' 1" = 1850' 1" = 1900' 1" = 1950' 1" = 2000' 1" = 2050' 1" = 2100' 1" = 2150' 1" = 2200' 1" = 2250' 1" = 2300' 1" = 2350' 1" = 2400' 1" = 2450' 1" = 2500' 1" = 2550' 1" = 2600' 1" = 2650' 1" = 2700' 1" = 2750' 1" = 2800' 1" = 2850' 1" = 2900' 1" = 2950' 1" = 3000' 1" = 3050' 1" = 3100' 1" = 3150' 1" = 3200' 1" = 3250' 1" = 3300' 1" = 3350' 1" = 3400' 1" = 3450' 1" = 3500' 1" = 3550' 1" = 3600' 1" = 3650' 1" = 3700' 1" = 3750' 1" = 3800' 1" = 3850' 1" = 3900' 1" = 3950' 1" = 4000' 1" = 4050' 1" = 4100' 1" = 4150' 1" = 4200' 1" = 4250' 1" = 4300' 1" = 4350' 1" = 4400' 1" = 4450' 1" = 4500' 1" = 4550' 1" = 4600' 1" = 4650' 1" = 4700' 1" = 4750' 1" = 4800' 1" = 4850' 1" = 4900' 1" = 4950' 1" = 5000' 1" = 5050' 1" = 5100' 1" = 5150' 1" = 5200' 1" = 5250' 1" = 5300' 1" = 5350' 1" = 5400' 1" = 5450' 1" = 5500' 1" = 5550' 1" = 5600' 1" = 5650' 1" = 5700' 1" = 5750' 1" = 5800' 1" = 5850' 1" = 5900' 1" = 5950' 1" = 6000' 1" = 6050' 1" = 6100' 1" = 6150' 1" = 6200' 1" = 6250' 1" = 6300' 1" = 6350' 1" = 6400' 1" = 6450' 1" = 6500' 1" = 6550' 1" = 6600' 1" = 6650' 1" = 6700' 1" = 6750' 1" = 6800' 1" = 6850' 1" = 6900' 1" = 6950' 1" = 7000' 1" = 7050' 1" = 7100' 1" = 7150' 1" = 7200' 1" = 7250' 1" = 7300' 1" = 7350' 1" = 7400' 1" = 7450' 1" = 7500' 1" = 7550' 1" = 7600' 1" = 7650' 1" = 7700' 1" = 7750' 1" = 7800' 1" = 7850' 1" = 7900' 1" = 7950' 1" = 8000' 1" = 8050' 1" = 8100' 1" = 8150' 1" = 8200' 1" = 8250' 1" = 8300' 1" = 8350' 1" = 8400' 1" = 8450' 1" = 8500' 1" = 8550' 1" = 8600' 1" = 8650' 1" = 8700' 1" = 8750' 1" = 8800' 1" = 8850' 1" = 8900' 1" = 8950' 1" = 9000' 1" = 9050' 1" = 9100' 1" = 9150' 1" = 9200' 1" = 9250' 1" = 9300' 1" = 9350' 1" = 9400' 1" = 9450' 1" = 9500' 1" = 9550' 1" = 9600' 1" = 9650' 1" = 9700' 1" = 9750' 1" = 9800' 1" = 9850' 1" = 9900' 1" = 9950' 1" = 10000' 1" = 10050' 1" = 10100' 1" = 10150' 1" = 10200' 1" = 10250' 1" = 10300' 1" = 10350' 1" = 10400' 1" = 10450' 1" = 10500' 1" = 10550' 1" = 10600' 1" = 10650' 1" = 10700' 1" = 10750' 1" = 10800' 1" = 10850' 1" = 10900' 1" = 10950' 1" = 11000' 1" = 11050' 1" = 11100' 1" = 11150' 1" = 11200' 1" = 11250' 1" = 11300' 1" = 11350' 1" = 11400' 1" = 11450' 1" = 11500' 1" = 11550' 1" = 11600' 1" = 11650' 1" = 11700' 1" = 11750' 1" = 11800' 1" = 11850' 1" = 11900' 1" = 11950' 1" = 12000' 1" = 12050' 1" = 12100' 1" = 12150' 1" = 12200' 1" = 12250' 1" = 12300' 1" = 12350' 1" = 12400' 1" = 12450' 1" = 12500' 1" = 12550' 1" = 12600' 1" = 12650' 1" = 12700' 1" = 12750' 1" = 12800' 1" = 12850' 1" = 12900' 1" = 12950' 1" = 13000' 1" = 13050' 1" = 13100' 1" = 13150' 1" = 13200' 1" = 13250' 1" = 13300' 1" = 13350' 1" = 13400' 1"	

LEGEND	DATE	3-25-26
• DENOTES CONCRETE MONUMENT	SCALE	1" = 50'
• DENOTES FENCE	JOB NO.	26-15128
• DENOTES 1/2" IRON PIPE SET	F.B.	-
• WITH CAP, L.B. BODIES	page	-
• DENOTES IRON PIPE FOUND (NOTED)	Comp. File	26-15128.dwg
	Drawn by	WJM/WJM

ROSE SURVEYING AND MAPPING, INC.	
REGIONAL LAND SURVEYORS	
CENTRAL FLORIDA, SUITE 107	L.B. NO. 8295
CONVILLE, FLORIDA 32224	TEL (904) 721-1226

ROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
CENTRAL PARKWAY, SUITE 107
DAVENPORT, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721-1226

IN 472.022, FLORIDA STATUTES. THIS IS TO CERTIFY THAT THIS Y IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN RULE 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO

LIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

COLUMBIA COUNTY Property Appraiser

Parcel 30-4S-17-08895-000

<https://search.ccpafl.com/parcel/08895000174S30>

Owners

MHATRE ANJALI U
MHATRE IRREVOCABLE FAMILY TRUST
MIHALCIK ANITA MHATRE
MHATRE AJAY U
MHATRE UMESH M
MHATRE SHILPA U
213 SW BROTHERS LN
LAKE CITY, FL 32025

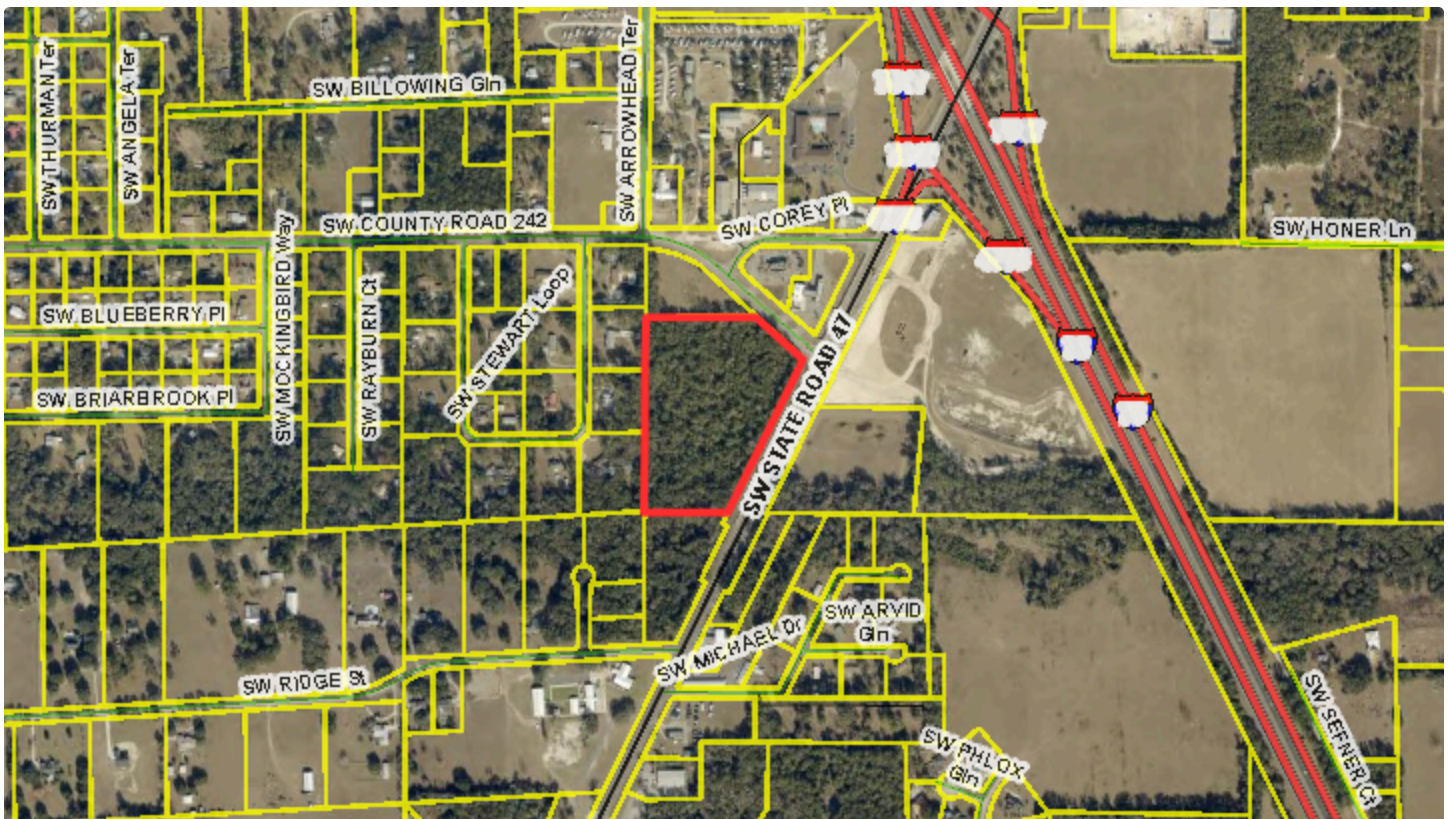
Legal Description

BEG SW COR OF SW1/4 OF NW1/4, N 935.3 FT, E 795 FT, S 74 FT TO W R/W SR-47, SW ALONG RD 957.9 FT, W 384.8 FT TO POB & EX .13 AC DESC IN TD 1493-2299.

...

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



COMPREHENSIVE PLAN AMENDMENT NARRATIVE

CITY OF LAKE CITY, FLORIDA

FOR RACETRAC, INC.

PARCEL ID NO. 30-42-17-08895-000



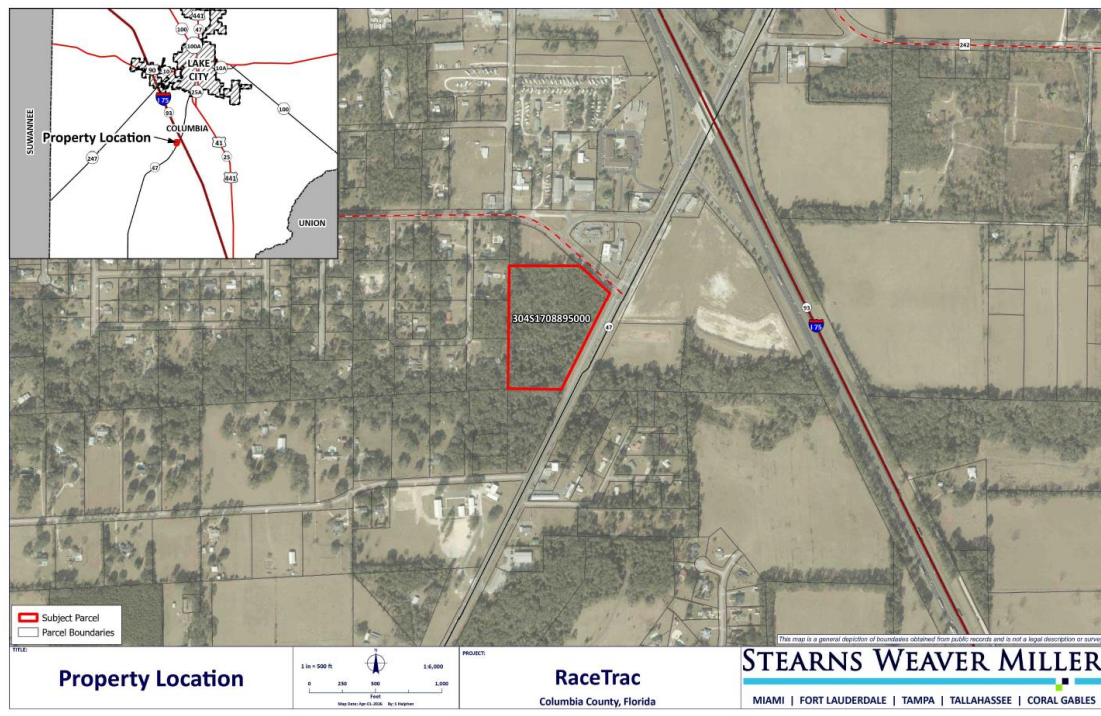
Submitted by:

Emily Pepin Bouza, Esq.
Barry Wilcox, AICP, CPM
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
106 E. College Avenue, Suite 700
Tallahassee, Florida 32301
(850)580-7200

I. Introduction

RaceTrac, Inc. (the “**Applicant**”) submits this petition for a small-scale amendment to the City of Lake City’s (“**City**”) comprehensive plan future land use map (“**FLUM**”) for approximately 12.81 acres of real property located at the corner of FL SR 47 and CR 242, Parcel ID No. 30-42-17-08895-000 (See **Attachment A – Legal Description**) (“**Property**”) in unincorporated Columbia County, Florida (“**County**”). As required by Comprehensive Plan Policy VII.8.10, the request is in conjunction with Applicant’s petition for annexation into the municipal boundaries of the City, as well as a corresponding amendment to the City’s Official Zoning Atlas to implement the FLUM amendment.

Location Map

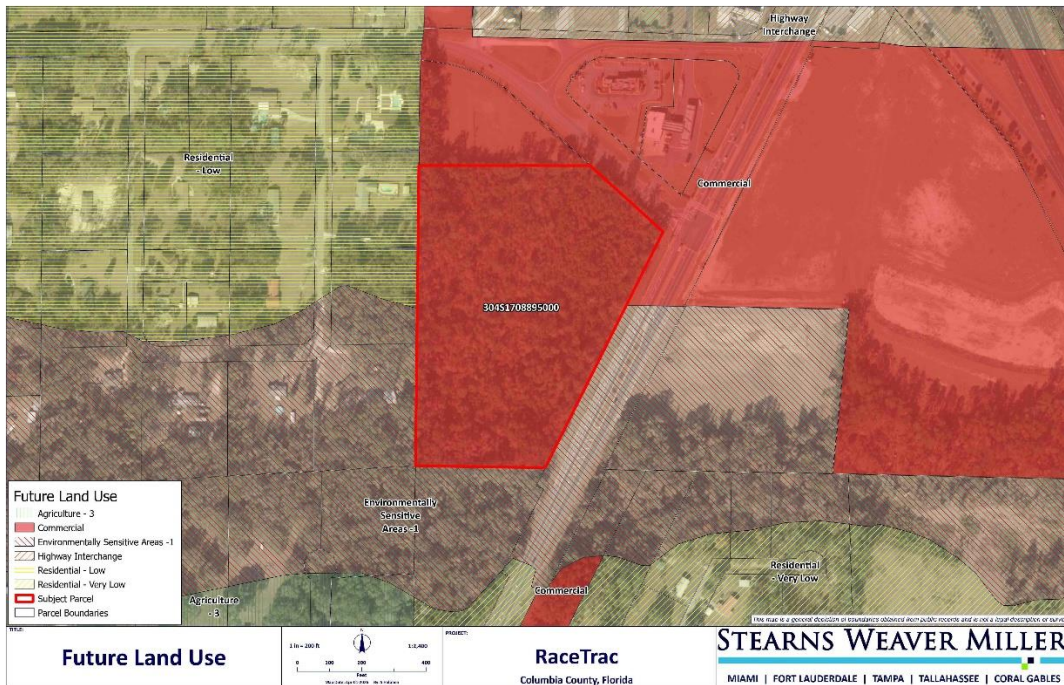


The Property is currently owned by Umesh Mhatre, Shilpa Mhatre, Anjali U. Mhatre, Anita Mhatre Mihalcik, Ajay U. Mhatre, and the Mhatre Irrevocable Family Trust. Copies of the deeds and breakdown of ownership interest have been provided as part of this application. Applicant is under contract for the purchase of the Property. The current use of the property is Vacant Commercial. The current future land use is County Commercial, General. Upon successful annexation, comprehensive plan amendment and rezoning, the Applicant desires to develop the Property as a travel center with convenience store and fuel pumps.

II. Future Land Use Map Amendment

This application seeks a small-scale amendment to the FLUM from the County’s Commercial, General to the City Commercial, General category. Pursuant to section 163.3187(1)(a), Fla. Stat., amendments involving 50 acres or fewer qualify as a small-scale

amendment. The Property is only 12.81 acres, and satisfies the small-scale amendment criteria and, therefore, requires only one (1) public adoption hearing before the governing board.



III. Consistency with the Lake City Comprehensive Plan

This application is supported by the Goals, Objectives, and Policies in the City's Comprehensive Plan. The Commercial FLU classification provides:

COMMERCIAL

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.

The Property has historically been designated for commercial purposes, is located along a major commercial corridor, SR 47, and is approximately .20 miles from the I-10 Interchange. The

Property is bordered on its northern boundary with existing commercial uses. Moreover, the Property is located within the Cornerstone joint planning area identified by the City and County as appropriate for annexation and development with urban services pursuant to the Interlocal Services Boundary Agreement adopted by City Ordinance 2025-2345 and County Ordinance 2025-23 (“**Cornerstone Planning Area**”).

Pursuant to Comprehensive Plan Policies VII.8.10 and 11, following annexation, assignment of a City FLU category and zoning district is required, and until such time the current County designation applies.

Policy VII.8.10	Following the annexation of any land into the City, the City shall begin the process of amending the Comprehensive Plan Future Land Use Map to designate a City future land use category and amending the Official Zoning Atlas to designate a City zoning district for the annexed land.
Policy VII.8.11	In the interim period between annexation and amendment of the Comprehensive Plan Future Land Use Map and Official Zoning Atlas, the City shall implement the County’s adopted Comprehensive Plan and Land Development Regulations for the annexed land.

The Property is located on SR 47, which has a functional classification of Minor Arterial and is maintained by the Florida Department of Transportation, and CR 242, which has a functional classification of Major Collector and is maintained by the County. This location supports the locational standards for commercial development as provided in Policy I.1.1.

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.
--------------	--

This request is consistent with Policy I.1.3, as the Property is located within the Cornerstone Planning Area which the City and County have identified as suitable for public facilities to serve the commercial use. Upon successful annexation, the Property will be served by City facilities.

Policy I.1.3	The City shall continue to allocate amounts and types 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).
--------------	---

IV. Concurrency Impact Analysis

Applicant has provided for a concurrency impact analysis as required by the City. The concurrency impact analysis calculates the anticipated demand on transportation, potable water, sanitary sewer and solid waste services by the proposed development. The development is commercial; therefore, the analysis does not include impacts to schools. (See **Attachment B – Concurrency Impact Analysis**).

V. Conclusion

In conclusion, this application is consistent with the applicable provisions of the Comprehensive Plan, and continued commercial development is compatible with the surrounding area. As such, Applicant respectfully requests that the City approve the Comprehensive Plan Map Amendment as proposed herein.

Attachments:

Attachment A – Legal Description

Attachment B – Concurrency Impact Statement

ATTACHMENT A
LEGAL DESCRIPTION OF THE PROPERTY

Part of Section 30, Township 4 South, Range 17 East, Columbia County, Florida:

Begin at the Southwest corner of the SW 1/4 of NW 1/4 and run North along the West line of said NW 1/4, 935.3 feet; thence East parallel to the South line of said NW 1/4, 795 feet; thence South 74 feet to the Westerly right-of-way of State Road No. 47; thence S 26°16' W along said right-of-way, 957.9 feet to the South line of said NW 1/4; thence West 384.8 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any part or parcel conveyed to Southwest Georgia Oil Company, Inc., a Georgia corporation in Trustees Deed recorded June 29, 2023 in Official Records Book 1493, Page 2299 and Warranty Deed recorded June 29, 2023 in Official Records Book 1493, Page 2315, of the Public Records of Columbia County, Florida.

Tax ID No. 30-42-17-08895-000

ATTACHMENT B

CONCURRENCY IMPACT STATEMENT

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	PM Peak Rate	Fueling Stations	Sub-total PM Peak	Total PM Peak
950	Truck Stop	15	8	123	608
945	Convenience/Gas	27	18	484	

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Gallons Per Day (GPD) Per Water Closet	Total Water Closets	Total (Gallons Per Day)
Service Station	325	14	4,550

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Gallons Per Day (GPD) Per Water Closet	Total Water Closets	Total (Gallons Per Day)
Service Station	325	14	4,550

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area	Total (Lbs Per Day)
Service Station	6	8,100	45

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	PM Peak Rate	Fueling Stations	Sub-total PM Peak	Total PM Peak
950	Truck Stop	15	8	123	608
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Service Station	6	8,100	45



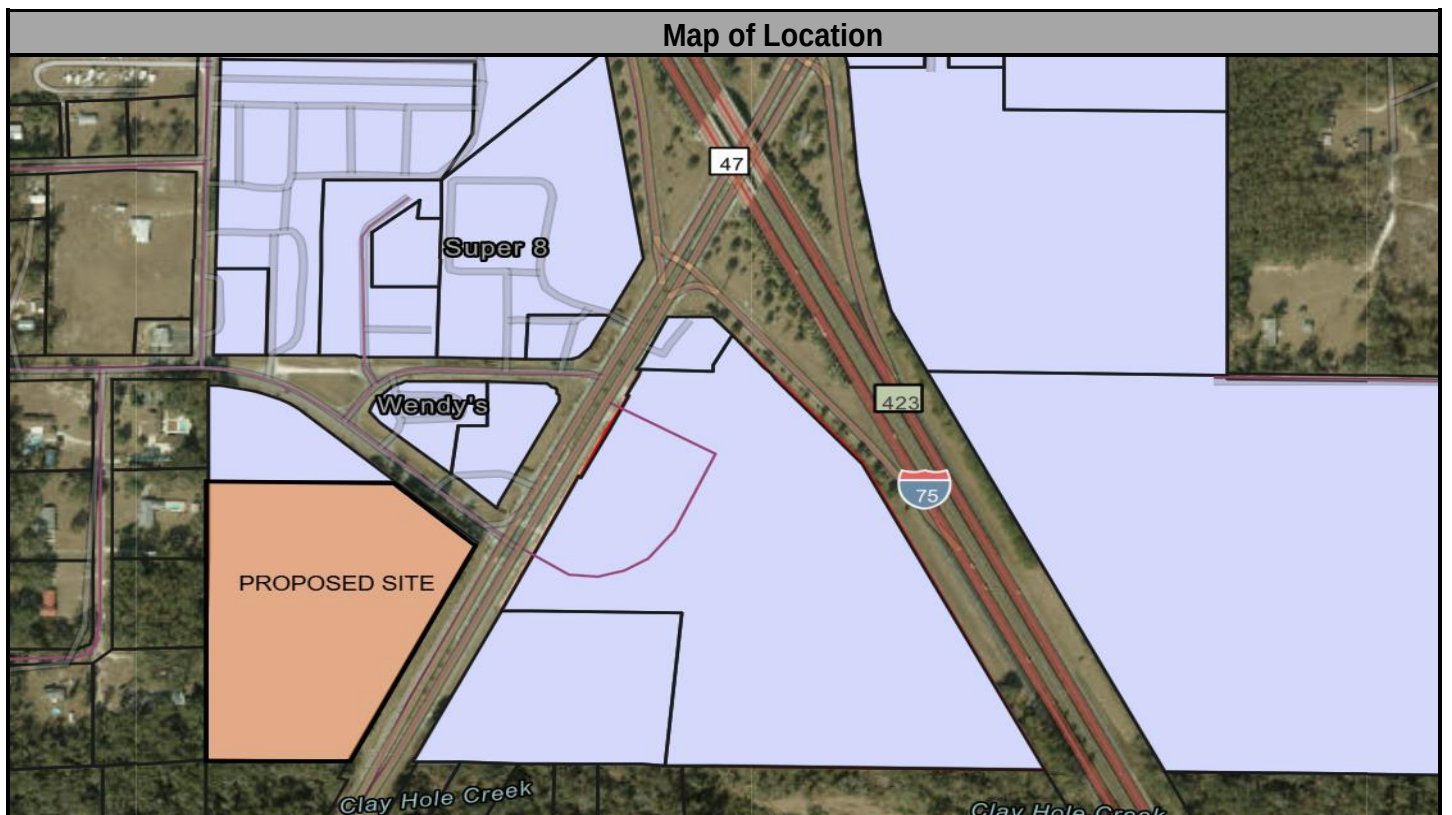
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Mhatre Z 26-06L and CPA 26-08S
Applicant	Barry Wilcox, agent
Owner	Mhatre
Requested Action	- Change the FLU from Commercial County to Commercial City. - Change the Zoning from Commercial Intensive County to Commercial Intensive City.
Hearing Date	TBD
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 12.81 Acres
Location	TBD
Parcel Number	08895-000
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X, AE, AE FW Base Flood Elevation-70.4

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial County	CI County	Commercial	
East	Residential Low County	RSF-2 County and ESA 1	Vacant	
South	Environmentally Sensitive County	ESA 1	Vacant	
West	Residential Low County	RSF-2 County and ESA-1	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-0, 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.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	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.



EFFECTIVE FLOOD INFORMATION REPORT

Location Information

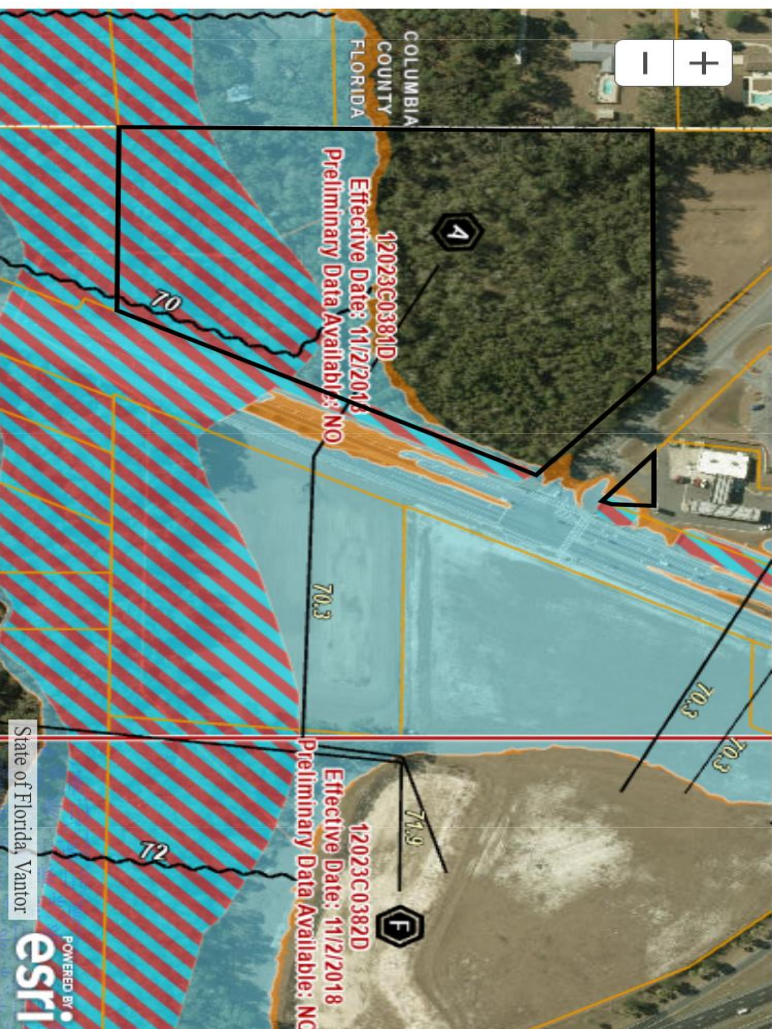
County: **COLUMBIA**
 Parcel: **304S1708895000**
 Flood Zone: **AE, AE FW, X-**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **70.4 (feet)**

10% Annual Chance Flood Elev* **Not Available**

50% Annual Chance Flood Elev* **Not Available**

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

Supplemental Information

Watershed: **Map Effective Date: 11/2/2018** Special Flood Hazard Area: **Yes**

FIRM Panel(s): **12023C0381D**



www.srwmdfloodreport.com

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

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 Intensive County zoning district requires the following setbacks, front- 20 feet, side- 0, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 0 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 to the west and the east Residential Low County and on the north by Commercial County and on the south by environmentally sensitive.

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, AE, and AE FW per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

iv. RESOLUTION NO. PZ/LPA Z 26-06L- 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, Z 26-06L, BY BARRY WILCOX, DIRECTOR OF PLANNING FOR STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A., AS AGENT FOR AJAY U. MHATRE, ANJALI U. MHATRE, SHILPA U. MHATRE, UMESH M. MHATRE, ANITA MHATRE MIHALCIK AND THE MHATRE IRREVOCABLE FAMILY TRUST (DATED DECEMBER 27, 1990), 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) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



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: Cannon Creek Travel Center
2. Address of Subject Property: n/a
3. Parcel ID Number(s): 30-42-17-08895-000
4. Future Land Use Map Designation: County Commercial, General
5. Existing Zoning Designation: County Commercial, Intensive
6. Proposed Zoning Designation: City Commercial, Intensive
7. Acreage: +/- 12.81 ac.
8. Existing Use of Property: Vacant Commercial
9. Proposed use of Property: travel center, convenience store, and fuel pumps

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Barry Wilcox Title: Dir. of Planning
Company name (if applicable): Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Mailing Address: 106 E. College Avenue, Suite 700
City: Tallahassee State: Florida Zip: 32301
Telephone: (850) 580-7200 Fax: () Email: [REDACTED]

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): Anjali U. Mhatre, Anita Mhatre Mihalcik, and Ajay U. Mhatre; et al. See owners' affidavit.
Mailing Address: 213 SW Brothers Lane
City: Lake City State: Florida 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?
If yes, list the names of all parties involved: Yes, RaceTrac, Inc. [get exact information].
- 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.

*Petition for Annexation, FLU Amendment and Rezoning pursuant as part of the Interlocal Service Boundary Agreement for the Cornerstone Joint Planning Area.

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.

Barry Wilcox

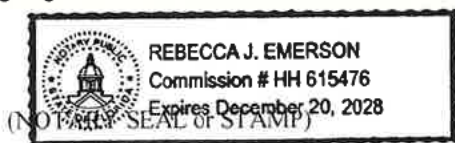
Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

6/17/2026
Date

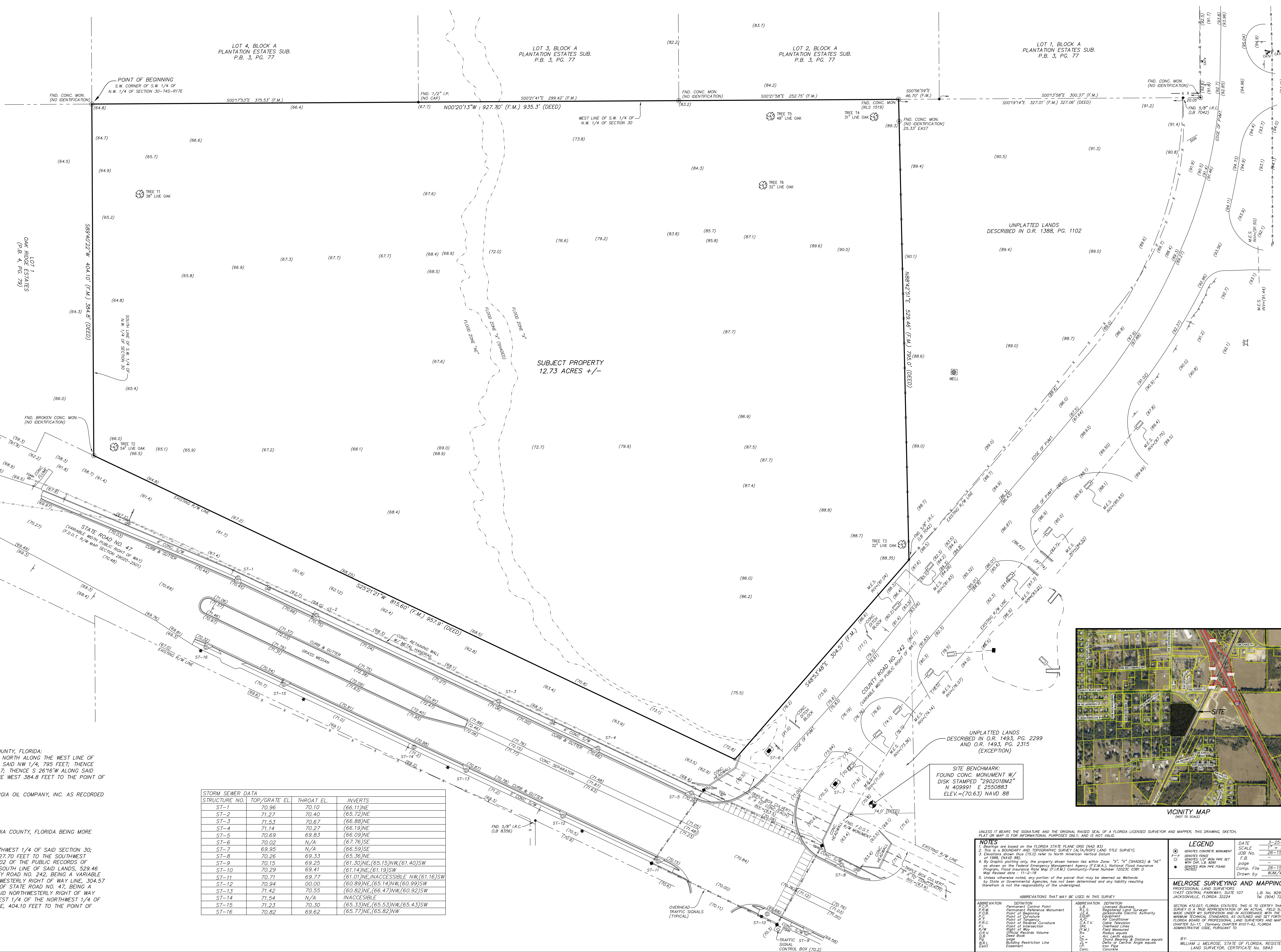
STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 17th day of June, 2026 by (name of person acknowledging).




Signature of Notary
Rebecca J Emerson
Printed Name of Notary

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



STORM SEWER DATA			
STRUCTURE NO.	TOP/GRATE EL.	THROAT EL.	INVERTS
ST-1	70.96	70.10	(66.11)NE
ST-2	71.27	70.40	(65.72)NE
ST-3	71.53	70.67	(66.88)NE
ST-4	71.14	70.27	(66.19)NE
ST-5	70.69	69.83	(65.09)NE
ST-6	70.02	N/A	(67.76)SE
ST-7	69.95	N/A	(66.59)SE
ST-8	70.26	69.33	(65.36)NE
ST-9	70.15	69.25	(61.30)NE,(65.15)NW,(61.40)SW
ST-10	70.29	69.41	(61.14)NE,(61.19)SW
ST-11	70.71	69.77	(61.01)NE,INACCESSIBLE NW,(61.16)SW
ST-12	70.94	00.00	(60.89)NE,(65.14)NW,(60.95)SW
ST-13	71.42	70.55	(60.82)NE,(65.47)NW,(60.92)SW
ST-14	71.54	N/A	INACCESSIBLE
ST-15	71.23	70.30	(65.33)NE,(65.53)NW,(65.43)SW
ST-16	70.82	69.62	(65.77)NE,(65.82)NW

AS-SURVEYED DESCRIPTION.

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 0°20'13" WEST ALONG THE WEST LINE OF SAID SECTION, 927.70 FEET TO THE SOUTHWEST CORNER OF THE LAKE COUNTY ROAD 6845346E EAST ALONG SAID SOUTH-WESTERLY RIGHT OF WAY LINE, 304.5 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°42'51" EAST ALONG THE SOUTH LINE OF SAID LANDS, 529.46 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 242, BEING A VARIABLE WIDTH R/W OF WAY; THENCE SOUTH 84°53'46"E EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 304.5 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°42'51" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 516.60 FEET TO THE SOUTH LINE OF THE AFORMENTIONED SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°40'22" WEST ALONG SAID SOUTH LINE, 404.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 12.73 ACRES, MORE OR LESS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH

[illegible]

LEGEND	DATE	3-25-26
DENOTES CONCRETE MONUMENT	SCALE	1" = 50'
DENOTES FENCE	JOB No.	26-15128
DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295	F.B.	-
DENOTES IRON PIPE FOUND (NOTED)	page	-
	Comp. File	26-15128.dwg
	Drawn by	WJM/WJM/V

DATE	3-25-26
SCALE	1" = 50'
JOB No.	26-15128
F.B.	-
page	-
Comp. File	26-15128.dwg
Drawn by	WJM/WJM/V

ROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
CENTRAL PARKWAY, SUITE 107
DAVENPORT, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721-1226

IN 472.022, FLORIDA STATUTES, THIS IS TO CERTIFY THAT THIS
Y IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY,
UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE
NM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE
A BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN
ER SJ-17, (formerly CHAPTER 61G17-6), FLORIDA
STRATIVE CODE, PURSUANT TO

WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

COLUMBIA COUNTY Property Appraiser

Parcel 30-4S-17-08895-000

<https://search.ccpafl.com/parcel/08895000174S30>

Owners

MHATRE ANJALI U
MHATRE IRREVOCABLE FAMILY TRUST
MIHALCIK ANITA MHATRE
MHATRE AJAY U
MHATRE UMESH M
MHATRE SHILPA U
213 SW BROTHERS LN
LAKE CITY, FL 32025

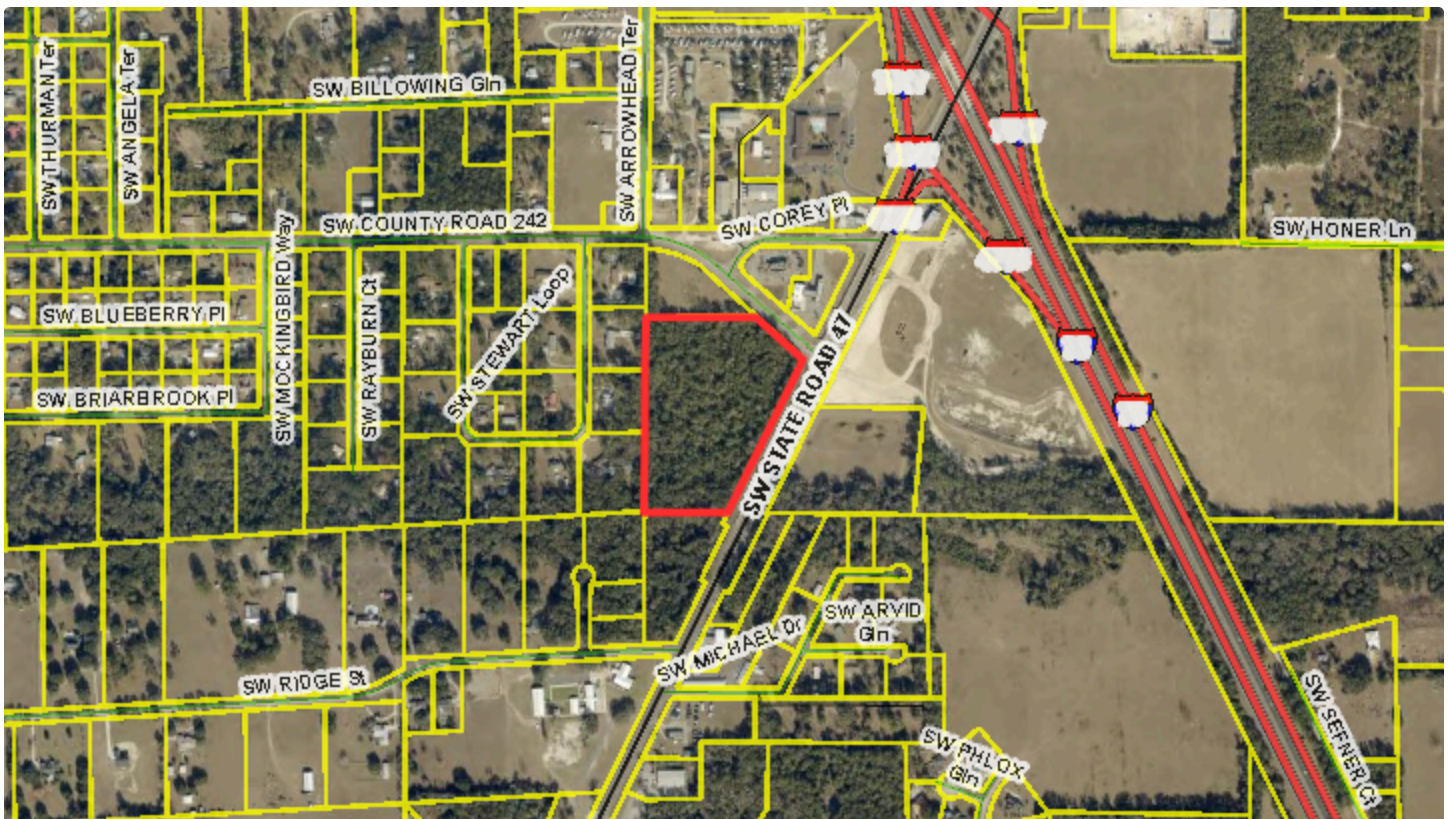
Legal Description

BEG SW COR OF SW1/4 OF NW1/4, N 935.3 FT, E 795 FT, S 74 FT TO W R/W SR-47, SW ALONG RD 957.9 FT, W 384.8 FT TO POB & EX .13 AC DESC IN TD 1493-2299.

...

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	PM Peak Rate	Fueling Stations	Sub-total PM Peak	Total PM Peak
950	Truck Stop	15	8	123	608
945	Convenience/Gas	27	18	484	

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Gallons Per Day (GPD) Per Water Closet	Total Water Closets	Total (Gallons Per Day)
Service Station	325	14	4,550

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Gallons Per Day (GPD) Per Water Closet	Total Water Closets	Total (Gallons Per Day)
Service Station	325	14	4,550

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area	Total (Lbs Per Day)
Service Station	6	8,100	45

REZONING NARRATIVE
CITY OF LAKE CITY, FLORIDA

FOR RACETRAC, INC.

PARCEL ID NO. 30-42-17-08895-000



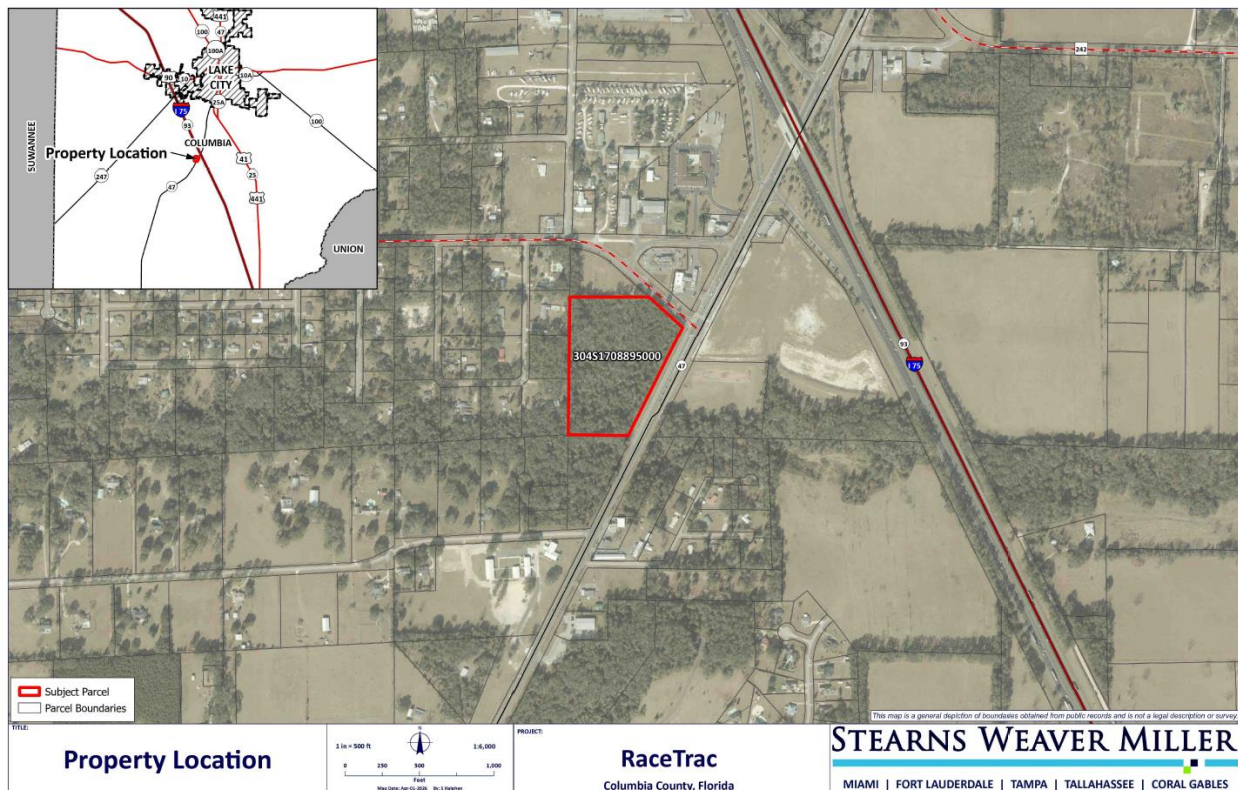
Submitted by:

Emily Pepin Bouza, Esq.
Barry Wilcox, AICP, CPM
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
106 E. College Avenue, Suite 700
Tallahassee, Florida 32301
(850)580-7200

I. Introduction

Racetrac, Inc. (“**Applicant**”) submits this application to the City of Lake City (“**City**”) to amend the Official Zoning Atlas for 12.81 acres of real property located at the corner of FL SR 47 and CR 242, Parcel ID No. 30-42-17-08895-000 (See **Attachment A – Legal Description**) (“**Property**”) in unincorporated Columbia County, Florida (“**County**”). As required by Comprehensive Plan Policy VII.8.10, this request is submitted in conjunction with Applicant’s petition for annexation into the municipal boundaries of the City, as well as a corresponding amendment to the Future Land Use Map (“**FLUM**”) category from County Commercial to City Commercial. The proposed zoning district herein will implement the new Future Land Use category.

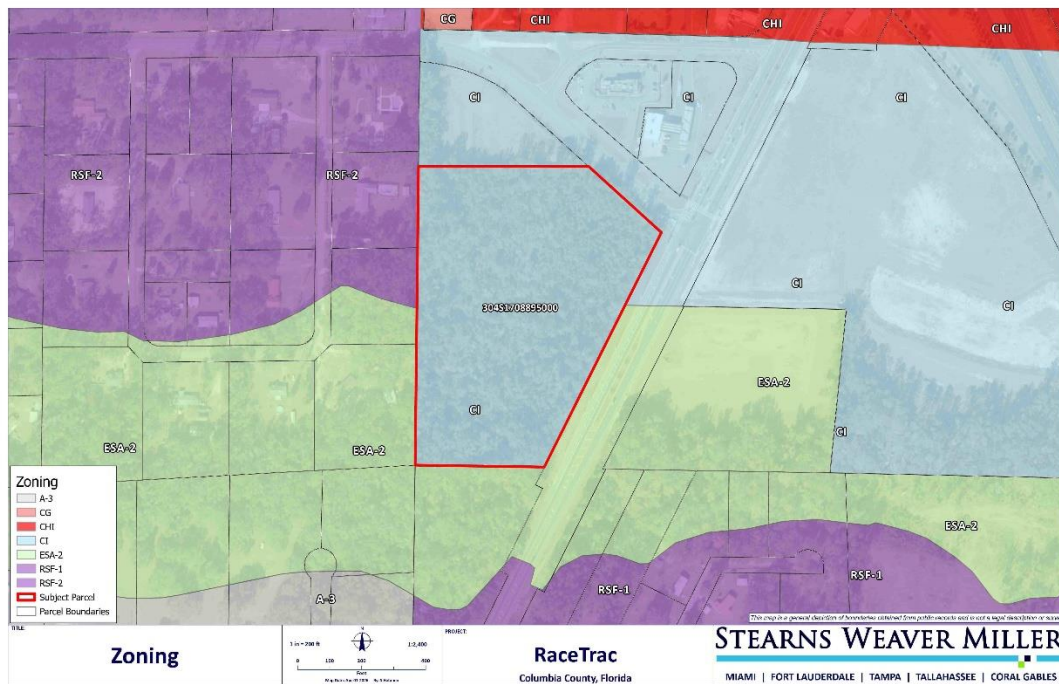
Location Map



The Property is currently owned by Umesh Mhatre, Shilpa Mhatre, Anjali U. Mhatre, Anita Mhatre Mihalcik, Ajay U. Mhatre, and the Mhatre Irrevocable Family Trust. Copies of the deeds and breakdown of ownership interest have been provided as part of this application. Applicant is under contract for the purchase of the Property. The current use of the property is Vacant Commercial. Upon successful annexation, comprehensive plan amendment and rezoning, the Applicant desires to develop the Property as a travel center with convenience store and fuel pumps.

II. Rezoning Request

The current future land use category is County Commercial. The Property is currently zoned Commercial, Intensive. Upon successful annexation of the Property, the Applicant has requested an amendment to the FLUM category of City Commercial. Accordingly, the Applicant herein is seeking to rezone the Property from County Commercial, Intensive to City Commercial, Intensive.



III. Consistency with the Lake City Comprehensive Plan

This application is supported by the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Property has historically been designated and zoned for commercial purposes, is located along a major commercial corridor, SR 47, and is approximately .20 miles from the I-10 Interchange. The Property is bordered on its northern boundary with property zoned for and developed as existing commercial uses. Moreover, the Property is located within the Cornerstone joint planning area ("**Cornerstone Planning Area**") identified by the City and County as appropriate for annexation and development with urban services pursuant to the Interlocal Services Boundary Agreement ("**ISBA**") adopted by City Ordinance 2025-2345 and County Ordinance 2025-23.

Pursuant to the Comprehensive Plan Policies VII.8.10 and 11, following annexation, assignment of a City FLU category and zoning district is required, and until such time the current County designation and zoning district apply.

Policy VII.8.10	Following the annexation of any land into the City, the City shall begin the process of amending the Comprehensive Plan Future Land Use Map to designate a City future land use category and amending the Official Zoning Atlas to designate a City zoning district for the annexed land.
Policy VII.8.11	In the interim period between annexation and amendment of the Comprehensive Plan Future Land Use Map and Official Zoning Atlas, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations for the annexed land.

The Property is located on SR 47, which has a functional classification of Minor Arterial and is maintained by the Florida Department of Transportation, and CR 242, which has a functional classification of Major Collector and is maintained by the County. This location supports the locational standards for commercial development as provided in Policy I.1.1.

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.
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This request is consistent with Policy I.1.3, as the Property is located within the Cornerstone Planning Area which the City and County have identified as suitable for public facilities to serve the commercial use. Upon successful annexation, the Property will be served by City facilities.

Policy I.1.3	The City shall continue to allocate amounts and types 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).
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IV. Concurrency Impact Analysis

Applicant has provided for a concurrency impact analysis as required by the City. The analysis calculates the anticipated demand on transportation, potable water, sanitary sewer, and solid waste services. (See **Attachment B – Concurrency Impact Analysis**). The proposed development is not residential; therefore, no school concurrency was conducted.

V. Analysis of Rezoning Requirements

Once annexed into the City, Applicant wishes to develop the site as a travel center with a convenience store and fuel stations. The Property is currently zoned County Commercial, Intensive (“**County CI**”). In its current zoning, the County CI district intent provides:

This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county's comprehensive plan. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire county.

Sec. 4.14.1 of the County's Land Development Code.

The County CI zoning district allows "truck stops and automotive service stations" as a special exception. *See* § 4.14.5 of the County's Land Development Code. However, Applicant has sought to annex the property into the City to avail itself of the City's water and sewer services. As required by the Comprehensive Plan Policy I.8.10, Applicant must apply for a change to a City Future Land Use designation and accompanying zoning district.

To develop this use in the City, Applicant is seeking to be rezoned to City Commercial Intensive ("City CI") whose intent is nearly identical to the County CI district:

4.13.1 DISTRICTS AND INTENT

The "CI" Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.

Likewise, the City CI allows for "truck stops and automotive services stations" as a special exception. As such, the proposed zoning district is fundamentally identical to the Property's existing entitlements under the current zoning district, other than the availability of City water and sewer services. *See* § 4.13.5(4) of the City's Land Development Regulations ("LDRs").

Pursuant to Sec. 15.2.2 of the City's LDRs, the Applicant provides the following analysis for consideration by the Planning and Zoning Board and the City Council:

1. Whether the proposed change would be in conformance with the Comprehensive Plan and effects upon the Comprehensive Plan.

As outlined above, the proposed change is consistent with Comprehensive Plan Policies I.1.1 and I.1.3. and the proposed change is required by Comprehensive Plan Policy VII.8.10 upon its annexation. The proposed change will have no effect upon the Comprehensive Plan because the change is to a zoning district fundamentally identical to the entitlements provided in its current

zoning district County CI. As such the proposed change is consistent with the Comprehensive Plan.

2. The existing land use pattern.

The Property was identified by the County and the City as part of the Cornerstone Planning Area and determined to be appropriate for annexation into the City and development with urban uses. The property is currently zoned County CI which authorizes similar development patterns as City CI. In early 2026, the City approved a similar annexation, FLU amendment and Official Zoning Atlas amendment across SR 47 from and north of the Property pursuant to the ISBA. The properties directly north of the Property are zoned CI and developed with commercial uses. The properties across SR 47 to the east are zoned CI and Environmental Sensitive Area 2 (“ESA-2”), and are currently vacant. The CI-zoned properties to the north and west of the Property are located within the Cornerstone Planning Area. The property is bordered on its west side by ESA-2 and Residential, Single Family -2 (“RSF-2”) zoning and developed with single family homes. The property directly south of the Property is zoned ESA-2. The ESA-2 zoning identifies that property as environmentally sensitive due to the existence of a floodplain and uses are restricted to less intense residential, recreational and agricultural uses. Regardless of surrounding zoning, the proposed City CI authorizes similar allowable uses as the current zoning district in the County and, therefore, is virtually no change from existing conditions.

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

The proposed zoning district is not creating an isolated district unrelated to adjacent and 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.

The property is proposed to be developed with a commercial use and will have no impact on population density patterns or school capacity. A concurrency impact analysis has been provided herein as **Attachment B** for transportation, potable water, sanitary sewer, and solid waste.

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

The property is currently vacant, but is currently zoned for commercial uses under the County’s Zoning Atlas as are the other properties north of the property located within the Cornerstone Planning Area. Upon annexation, the property will need to be rezoned to the City CI zoning district which allows for similar uses as the County CI. Therefore, the property is no—and will continue to be—appropriate for commercial development.

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

The property was recently identified by the City and County as part of the ISBA establishing the Cornerstone Planning Area. This area identifies property appropriate for annexation into the City and development with urban uses. An annexation request has been submitted pursuant to the ISBA.

A FLUM Amendment and Zoning Atlas amendment are required by Policy I.8.10 to convert the property to a City FLU category and zoning district upon annexation.

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

The proposed change will have no impact to the living conditions in the neighborhood as the current zoning district of County CI allows for similar uses. The development will comply with all buffering and mitigation requirements required by the land development regulations during site plan review.

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

The proposed change will have no impact to traffic as the current zoning district of County CI allows for similar uses. The development will comply with all land development regulations accounting for traffic during site plan review.

9. The impact of the proposed change upon drainage.

The proposed change will have no impact to drainage as the current zoning district of County CI allows for similar uses. The development will comply with all land development regulations accounting for drainage during site plan review.

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

The proposed change will have no impact to light and air to adjacent areas as the current zoning district of County CI allows for similar uses. The development will comply with all mitigation as to light and air impact during site plan review.

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

The proposed change will have no impact to property values in the adjacent area as the current zoning district of County CI allows for similar uses.

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

The proposed change will have no impact to the development of adjacent property as the current zoning district of County CI allows for similar uses.

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

This proposed change is not granting any special privilege to an individual owner as the property already has similar zoning and has been identified by the City and County for annexation into the City.

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

The Property cannot be used in accordance with existing zoning because Policy I.8.10 requires the Property to be rezoned to a City zoning district upon annexation.

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

The proposed change will have no impact with regard to the scale of needs of the neighborhood or the City. The current zoning district of County CI allows for similar uses and both it and the proposed district are intended to be located near roads with high volumes of traffic. The Property is located at the intersection of a Minor Arterial road and Major Collector road approximately .20 miles from the I-10 interchange. This location is in compliance with the locational standards for commercial zoning.

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

The Property is located within the Cornerstone Planning Area and is currently zoned for County CI which already authorizes the same uses in the proposed City CI zoning district. The Property is located .20 miles from the I-10 interchange. There are very few properties within the City with such credentials and the Property is uniquely appropriate for this zoning district. Moreover, upon annexation, the rezoning to a City zoning district is compelled by the City's Comprehensive Code.

VI. Conclusion

As evidenced herein, this application for rezoning is consistent with the City's Comprehensive Plan and LDR criteria. The Property is already zoned by the County for similar, if not identical, commercial uses, has been identified by the ISBA as appropriate for annexation and urban development, and meets the locational standards required for commercial development. Moreover, this rezoning is required by the City's Comprehensive Plan upon annexation of the Property into the City's municipal boundaries. As such, Applicant respectfully requests the City approve the rezoning of the Property from County CI to City CI.

Attachments:

Attachment A – Legal Description

Attachment B – Concurrency Impact Analysis

ATTACHMENT A
LEGAL DESCRIPTION OF PROPERTY

Part of Section 30, Township 4 South, Range 17 East, Columbia County, Florida:

Begin at the Southwest corner of the SW 1/4 of NW 1/4 and run North along the West line of said NW 1/4, 935.3 feet; thence East parallel to the South line of said NW 1/4, 795 feet; thence South 74 feet to the Westerly right-of-way of State Road No. 47; thence S 26°16' W along said right-of-way, 957.9 feet to the South line of said NW 1/4; thence West 384.8 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any part or parcel conveyed to Southwest Georgia Oil Company, Inc., a Georgia corporation in Trustees Deed recorded June 29, 2023 in Official Records Book 1493, Page 2299 and Warranty Deed recorded June 29, 2023 in Official Records Book 1493, Page 2315, of the Public Records of Columbia County, Florida.

Tax ID No. 30-42-17-08895-000

ATTACHMENT B

CONCURRENCY IMPACT ANALYSIS

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	PM Peak Rate	Fueling Stations	Sub-total PM Peak	Total PM Peak
950	Truck Stop	15	8	123	608
945	Convenience/Gas	27	18	484	

Potable Water Analysis

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Service Station	325	14	4,550

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Gallons Per Day (GPD) Per Water Closet	Total Water Closets	Total (Gallons Per Day)
Service Station	325	14	4,550

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area	Total (Lbs Per Day)
Service Station	6	8,100	45



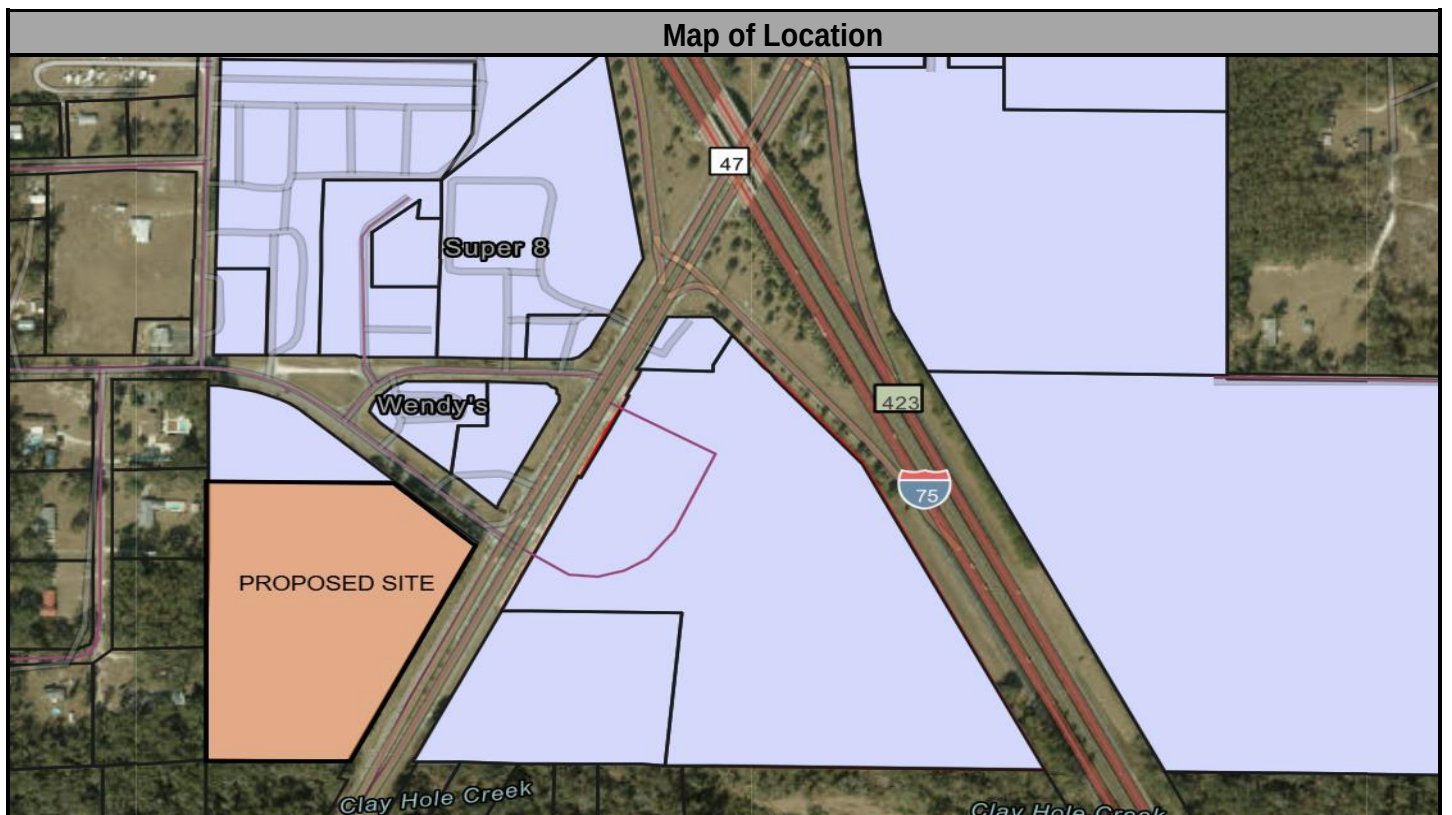
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Mhatre Z 26-06L and CPA 26-08S
Applicant	Barry Wilcox, agent
Owner	Mhatre
Requested Action	- Change the FLU from Commercial County to Commercial City. - Change the Zoning from Commercial Intensive County to Commercial Intensive City.
Hearing Date	TBD
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 12.81 Acres
Location	TBD
Parcel Number	08895-000
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X, AE, AE FW Base Flood Elevation-70.4

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial County	CI County	Commercial	
East	Residential Low County	RSF-2 County and ESA 1	Vacant	
South	Environmentally Sensitive County	ESA 1	Vacant	
West	Residential Low County	RSF-2 County and ESA-1	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-0, 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.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	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.



EFFECTIVE FLOOD INFORMATION REPORT

Location Information

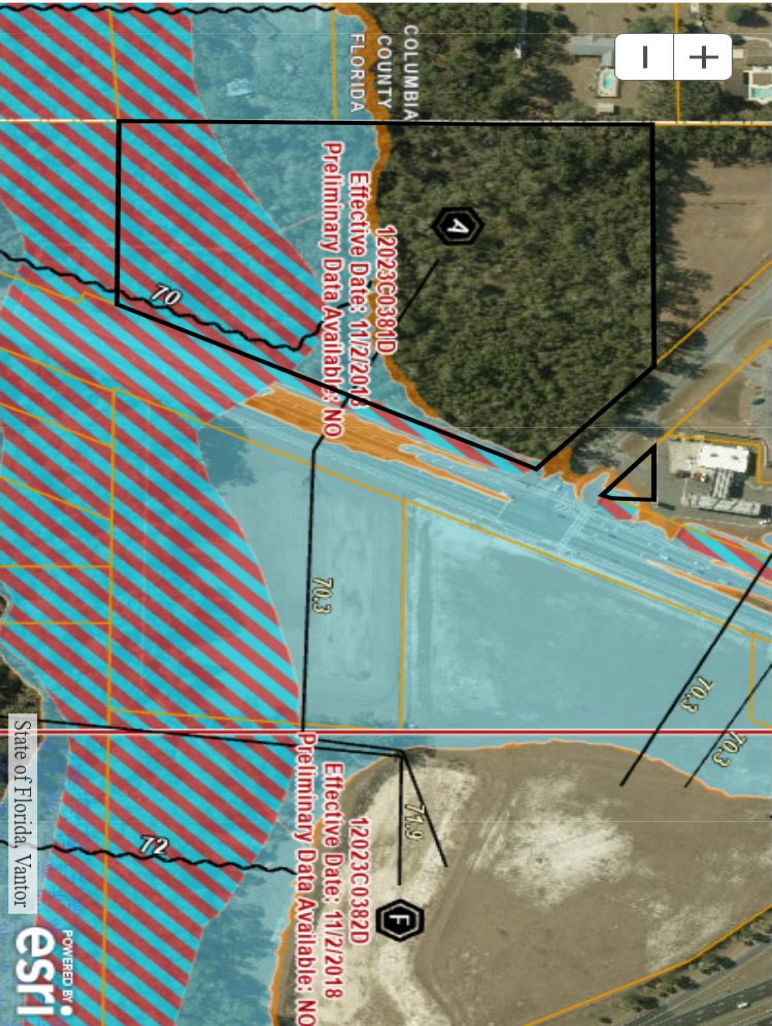
County: **COLUMBIA**
 Parcel: **304S1708895000**
 Flood Zone: **AE, AE FW, X-**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **70.4 (feet)**

10% Annual Chance Flood Elev* **Not Available**

50% Annual Chance Flood Elev* **Not Available**

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

Supplemental Information

Watershed: **Map Effective Date: 11/2/2018** Special Flood Hazard Area: **Yes**

FIRM Panel(s): **12023C0381D**



www.srwmfdloodreport.com

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

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 Intensive County zoning district requires the following setbacks, front- 20 feet, side- 0, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 0 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 to the west and the east Residential Low County and on the north by Commercial County and on the south by environmentally sensitive.

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, AE, and AE FW per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

v. RESOLUTION NO. PZ/LPA CPA 26-09S- 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 RMC 47 & 242A LLC, THE PROPERTY OWNER 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 - COMMERCIAL 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



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: _____
2. Address of Subject Property: _____
3. Parcel ID Number(s): 19-4S-17-08563-000
4. Existing Future Land Use Map Designation: Commercial - Columbia County
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: CI (Commercial Intensive)
7. Acreage: 12.59
8. Existing Use of Property: Vacant
9. Proposed use of Property: Commercial

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner ☐ Agent
2. Name of Applicant(s): _____ Title: _____
Company name (if applicable): RMC 47 & 242A, LLC
Mailing Address: 8902 N Dale Mabry Highway
City: Tampa State: FL Zip: 33614
Telephone: (813) _____ Fax: (_____) _____ Email: [REDACTED]

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.

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. ALL DOCUMENTS MUST BE SUBMITTED COMPLIANT WITH ADA REGULATIONS, WCAG 2.1 AA, WHICH IS REQUIRED BY SEC. 35.200 OF TITLE II OF THE ADA REGULATIONS.

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. The City of Lake City will never request a wire transfer for any Land Use Application fees. If you receive a suspicious invoice, please contact the Growth Management Department for the City of Lake City at 386-719-5754.

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.

Jared Stubbs

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

8/11/2026

Date

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 11th day of Aug., 2026, by (name of person acknowledging).



Brenda Michelle Rucker-Penland

Signature of Notary

Brenda Michelle Rucker-Penland

Printed Name of Notary

Personally, Known X OR Produced Identification _____
Type of Identification Produced

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

ALTA / NSPS LAND TITLE SURVEY
LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 01°31'07" EAST, FOR THE EAST BOUNDARY LINE OF PARCEL 1, SAID BEARING BEING IDENTICAL TO THE FURNISHED DESCRIPTION.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE BASED ON FURNISHED RECORD DRAWINGS.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENTS FILE NO. 422100506MS, DATED MAY 7, 2024 (REVISION NUMBER: 5/21/2024 MHS). A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.
- VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT POINT NAME 2920210BM2 WITH A PUBLISHED ELEVATION OF 70.63' (NAVD88).
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV - NODE1 LAYERS IN THE SUPPLIED DIGITAL FILE.
- NEAREST STREET INTERSECTION OF STATE ROAD 47 AND COUNTY ROAD 242A IS 0FT FROM THE SUBJECT PARCEL.
- THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON GROUND SURVEY WITH A 1 FOOT CONTOUR INTERVAL.
- PARCELS 1, A, B, 2A AND 2B ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT GAP, GORE, OR HIATUS AS SHOWN HEREON.
- PARCELS A AND B ARE SITUATED COMPLETELY INSIDE PARCEL 1 AS SHOWN HEREON.
- THE OVERALL SUBJECT PARCEL DESCRIPTION IS ONE AND THE SAME AS PARCEL 1 (LESS PARCELS A, AND B), PARCEL 2A, AND 2B.
- THIS SURVEY CONSISTS OF SIX (6) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE (1) FOR DESCRIPTIONS, SCHEDULE B-II EXCEPTIONS, FLOOD ZONE INFORMATION, LEGEND AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO (2) FOR OVERALL BOUNDARY INFORMATION. SEE SHEETS THREE (3) THROUGH SIX (6) FOR DETAILED TOPOGRAPHIC INFORMATION.

LEGEND:

- | | | | |
|--|---|------------|--------------------------------------|
| | = BENCH MARK | (C) = | CALCULATED DATA |
| | = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED) | (D3) = | DATA BASED ON PARCEL 3 DESCRIPTION |
| | = FOUND 3/4" IRON PIPE (MARKED AS NOTED) | (M) = | DATA BASED ON FIELD MEASUREMENTS |
| | = FOUND 5/8" IRON ROD (MARKED AS NOTED) | (F) = | DATA BASED ON FIELD OBSERVATIONS |
| | = FOUND 5/8" STEEL REBAR & CAP MARKED 'CHW INC LB 5075' | P.B. = | PLAT BOOK |
| | = SET 5/8" STEEL REBAR & CAP MARKED 'CHW INC LB 5075' | O.R.B. = | OFFICIAL RECORDS BOOK |
| | = GAS LINE MARKER | R.W. = | RIGHT OF WAY |
| | = GAS VALVE | IN = | INVERT |
| | = CONCRETE LIGHT POLE | RCP = | REINFORCED CONCRETE PIPE |
| | = WOOD LIGHT POLE | CM = | CONCRETE MONUMENT |
| | = CONCRETE POWER POLE | ID = | IDENTIFICATION |
| | = WOODEN POWER POLE | NRE = | NORTH RIM ELEVATION |
| | = GUY ANCHOR | SRE = | SOUTH RIM ELEVATION |
| | = TRAFFIC SIGNAL BOX | WRE = | WEST RIM ELEVATION |
| | = TRAFFIC SIGNAL HAND HOLE | ERE = | EAST RIM ELEVATION |
| | = MAST | FEMA = | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| | = TRANSFORMER | FDOT = | FLORIDA DEPARTMENT OF TRANSPORTATION |
| | = AIR CONDITIONER | NAVD = | NORTH AMERICAN VERTICAL DATUM |
| | = TELEPHONE PEDESTAL | F.I.R.M. = | FLOOD INSURANCE RATE MAP |
| | = CABLE BOX | X 82.5 = | SPOT ELEVATION (PREVIOUS SURFACE) |
| | = WELL | X 82.75 = | SPOT ELEVATION (IMPERVIOUS SURFACE) |
| | = WATER VALVE | LO = | LIVE OAK |
| | = FIRE HYDRANT | LAO = | LAUREL OAK |
| | = CLEANOUT | WO = | WATER OAK |
| | = STORM SEWER MANHOLE | MAG = | MAGNOLIA |
| | = STORM INLET | CED = | CEDAR |
| | = SIGN | BC = | BLACK CHERRY |
| | = PVC REFLECTOR | PN = | PINE |
| | = BOUNDARY LINE | HB = | HACKBERRY |
| | = ADJOINER LINE | HC = | HICKORY |
| | = EXCEPTING PARCEL LINE | PCN = | PECAN |
| | = EASEMENT LINE | N = | NORTH |
| | = SECTION BREAK DOWN LINE | E = | EAST |
| | = RIGHT OF WAY LINE | S = | SOUTH |
| | = MATCHLINE | W = | WEST |
| | = OVERHEAD WIRE | NE = | NORTHEAST |
| | = FENCE (SIZE AND TYPE AS NOTED) | SE = | SOUTHEAST |
| | = STORM SEWER LINE | SW = | SOUTHWEST |
| | = BURIED GAS LINE (PER CITY OF LAKE CITY RECORD DRAWINGS) | NW = | NORTHWEST |
| | = BURIED WATER LINE (PER CITY OF LAKE CITY RECORD DRAWINGS) | | |
| | = CONTOUR LINE | | |
| | = END OF FEATURE NOT DETERMINED | | |

= ROADWAY PAVEMENT MARKINGS

= ASPHALT SURFACE

= CONCRETE SURFACE

= DETECTABLE WARNING SURFACE

DESCRIPTION:

PARCEL A (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENTS FILE NO. 422100506MS, DATED MAY 7, 2024 (REVISION NUMBER: 5/21/2024 MHS))

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGE 2908, AND BOOK 1211, PAGE 2361 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF PINE KNOLL DESCRIBED IN PLAT BOOK "3", PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 88°38'57" WEST, ALONG THE SOUTHERLY LINE OF SAID PINE KNOLL, A DISTANCE OF 78.25 FEET TO A 4" BY 4" CONCRETE MONUMENT WITH NO IDENTIFICATION, AND THE POINT OF BEGINNING; THENCE RUN SOUTH 01°34'07" EAST, ALONG THE EASTERLY LINE OF SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED CHW, INC LB 5075; THENCE RUN SOUTH 89°13'50" WEST, A DISTANCE OF 572.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 47 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501) AND TO A 5/8" IRON ROD AND CAP STAMPED CHW, INC LB 5075; THENCE NORTH 04°23'17" EAST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 40.16 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PINE KNOLL; THENCE NORTH 89°13'50" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 567.84 FEET TO THE POINT OF BEGINNING.

PARCEL 1 (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENTS FILE NO. 422100506MS, DATED MAY 7, 2024 (REVISION NUMBER: 5/21/2024 MHS))

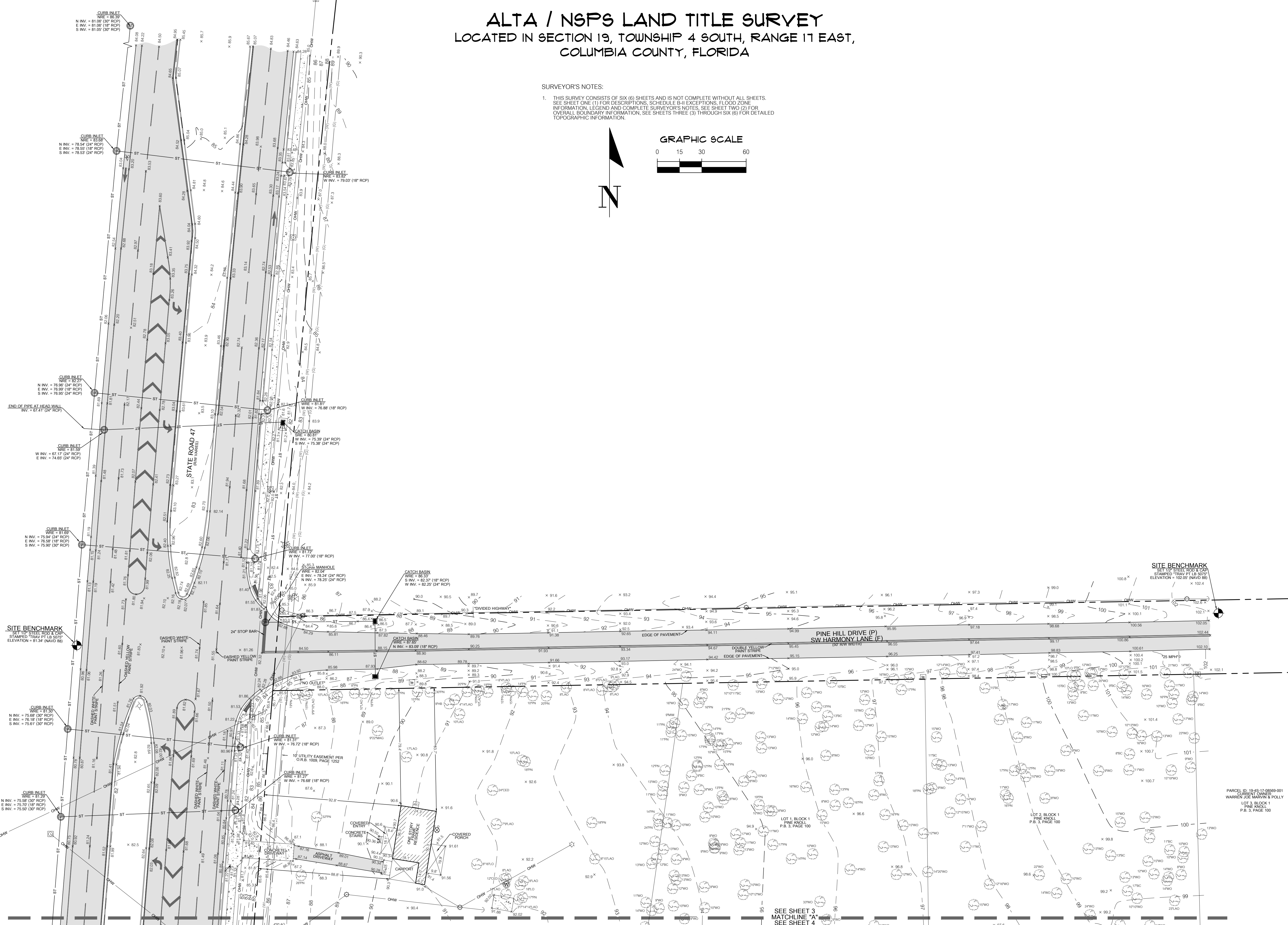
COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4, SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS ESTABLISHED BY W.C. SMITHY PLS 1094 AND RUN THENCE SOUTH 01° DEGREES 34'07" EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF SW 1/4, PER SAID W.C. SMITHY SURVEY, 953.98 FEET TO A CONCRETE MONUMENT, PLS 3028; THENCE NORTH 89° DEGREES 55'29" WEST, 468.50 FEET TO THE NORTHEAST RIGHT OF WAY OF THE RELOCATION OF COUNTY ROAD NO. 242 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501); THENCE RUN NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEAST RIGHT OF WAY, THE FOLLOWING COURSES: NORTH 30° DEGREES 51'54" WEST, 51.19 FEET, NORTH 59° DEGREES 08'46" EAST, 9.84 FEET TO A POINT ON THE ARC OF A CURVE, NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 446.19 FEET, A DELTA OF 23° DEGREES 16'12"; A CHORD BEARING AND DISTANCE OF NORTH 42° DEGREES 29'58" WEST, 179.97 FEET, AN ARC LENGTH OF 181.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; NORTH 54° DEGREES 08'08" WEST, 57.13 FEET TO A POINT IN THE CURVE; NORTHERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 32.81 FEET, A DELTA OF 69° DEGREES 18'23"; A CHORD BEARING AND DISTANCE OF NORTH 19° DEGREES 28'53" WEST, 37.31 FEET, AN ARC LENGTH OF 39.68 FEET TO THE PROPOSED EASTERLY RIGHT OF WAY OF STATE ROAD NO. 47 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501) AND TO A POINT OF CURVE AND TO THE END OF SAID COURSES; THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY ALONG SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3030.28 FEET, A DELTA OF 10° DEGREES 40'32"; A CHORD BEARING AND DISTANCE OF NORTH 09° DEGREES 50'02" EAST, 563.70 FEET, AN ARC LENGTH OF 564.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04° DEGREES 29'43" EAST, ALONG SAID EAST RIGHT OF WAY, 116.16 FEET TO THE NORTH LINE OF SAID SE 1/4 OF SW 1/4 AS ESTABLISHED BY W.C. SMITHY SURVEY, THENCE NORTH 89° DEGREES 11'55" EAST, ALONG SAID NORTH LINE, 567.60 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL (Parcels 1, 2A, & 2B; Less Parcels A & B)

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGE 2908, AND BOOK 1389, PAGE 2629, CONSISTING OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 809, PAGE 2414, AND BOOK 856, PAGE 109 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, THENCE SOUTH 1°34'07" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED 'CHW, INC LB 5075' AND THE POINT OF BEGINNING; THENCE SOUTH 1°34'07" EAST, ALONG SAID EAST LINE A DISTANCE OF 914.00 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, AND THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 1°37'17" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 360.53 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF THE RELOCATION OF COUNTY ROAD NO. 242, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501); SAID POINT LYING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 465.88 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°19'34" WEST, 72.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, A DISTANCE OF 217.26 FEET; THENCE SOUTH 1°28'24" EAST, A DISTANCE OF 3.16 FEET; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.61 FEET; 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ALTA / NSPS LAND TITLE SURVEY

LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES:
1. THIS SURVEY CONSISTS OF SIX (6) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
SEE SHEET ONE (1) FOR DESCRIPTIONS, SCHEDULE B-1 EXCEPTIONS, FLOOD ZONE
INFORMATION, LEGEND AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO (2) FOR
OVERALL BOUNDARY INFORMATION. SEE SHEETS THREE (3) THROUGH SIX (6) FOR DETAILED
TOPOGRAPHIC INFORMATION.



11001 Research Drive
Alachua, Florida 32015
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

SCALE:
GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60'

SEE SURVEYOR'S CERTIFICATE

SHEET NO: 3 OF 6

REVISION 5/23/2024: EDITED UTILITY EXCEPTION LABEL DUE TO UPDATED TITLE

SURVEY DATE: 10/14/2022
REVISION DATE: 5/23/2024
PROJECT NUMBER: 22-0238

TECHNICAL: KCM
DRAWN: JLV
CHECKED BY: CAC
FIELD BOOK & PAGE: 27-56, 116-122

THIS MAP PREPARED BY:
CHAD A. COLSON
SEE SURVEYOR'S CERTIFICATE
7142

Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OR ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

PARCEL ID: 18-45-17-08569-001
CURRENT OWNER:
WARREN J. & POLLY
LOT 3, BLOCK 1
PINE HILL
P.B. 3, PAGE 100

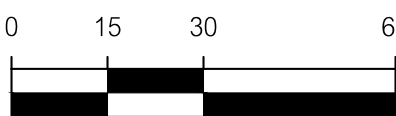
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ALTA / NSP3 LAND TITLE SURVEY
LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

GRAPHIC SCALE



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VERIFY SCALE
ON ORIGINAL DRAWING
BEFORE USE. ADJUST
THIS SHEET, ADJUST
SHEETS ACCORDINGLY.

SEE SURVEYOR'S CERTIFICATE

REVISIONS: 07/2024, EDITED TAX PARCEL NUMBERS
REVISION 5/23/2024, EDITED PARCEL LABELS

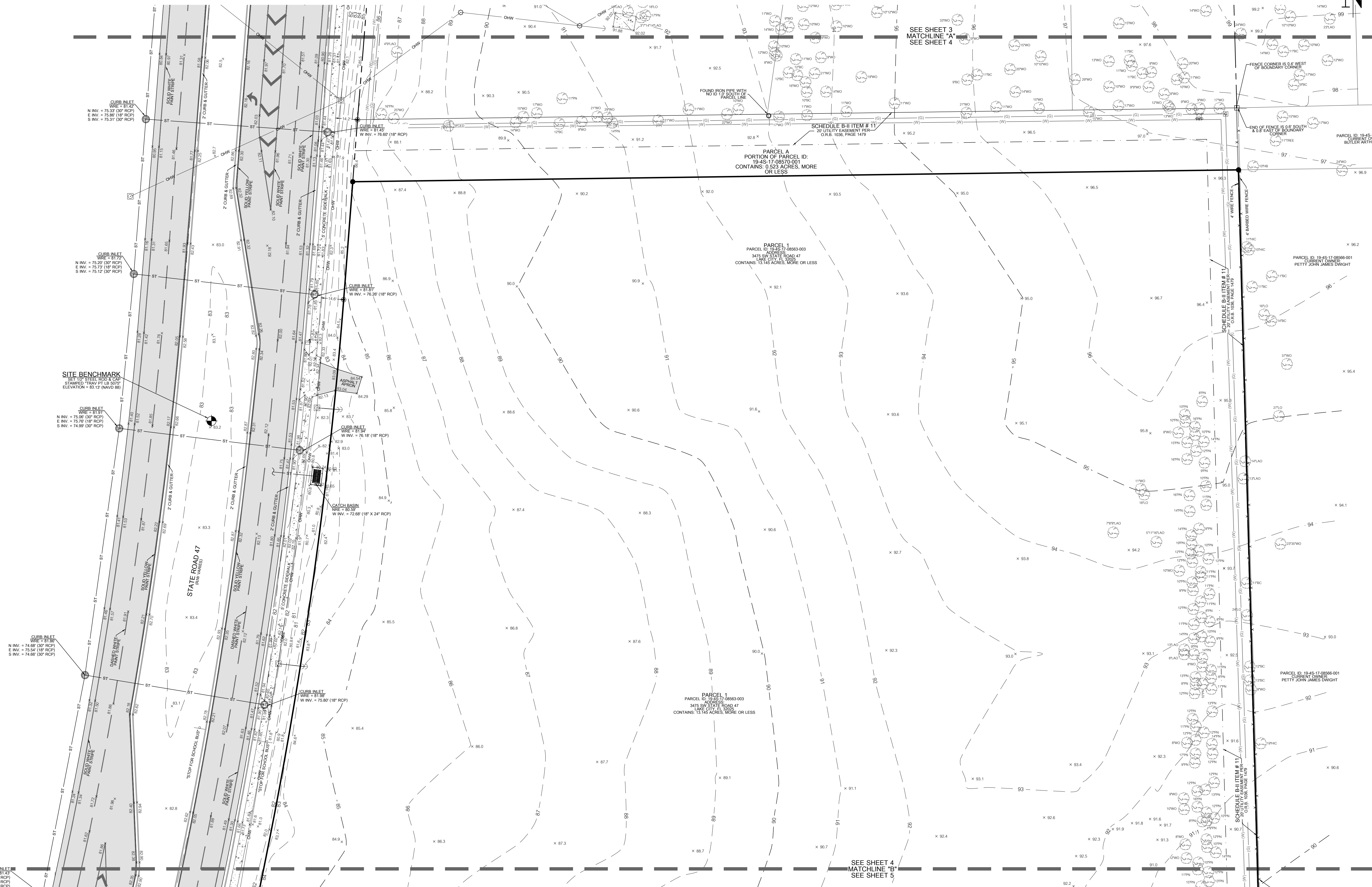
SHEET DATE	REVISION DATE
10/14/2022	9/07/2024

PROJECT NUMBER: 22-0238

CHAD A. COLSON
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SHEET NO.: 4 OF 6



SEE SHEET 4
MATCHLINE "B"
SEE SHEET 5

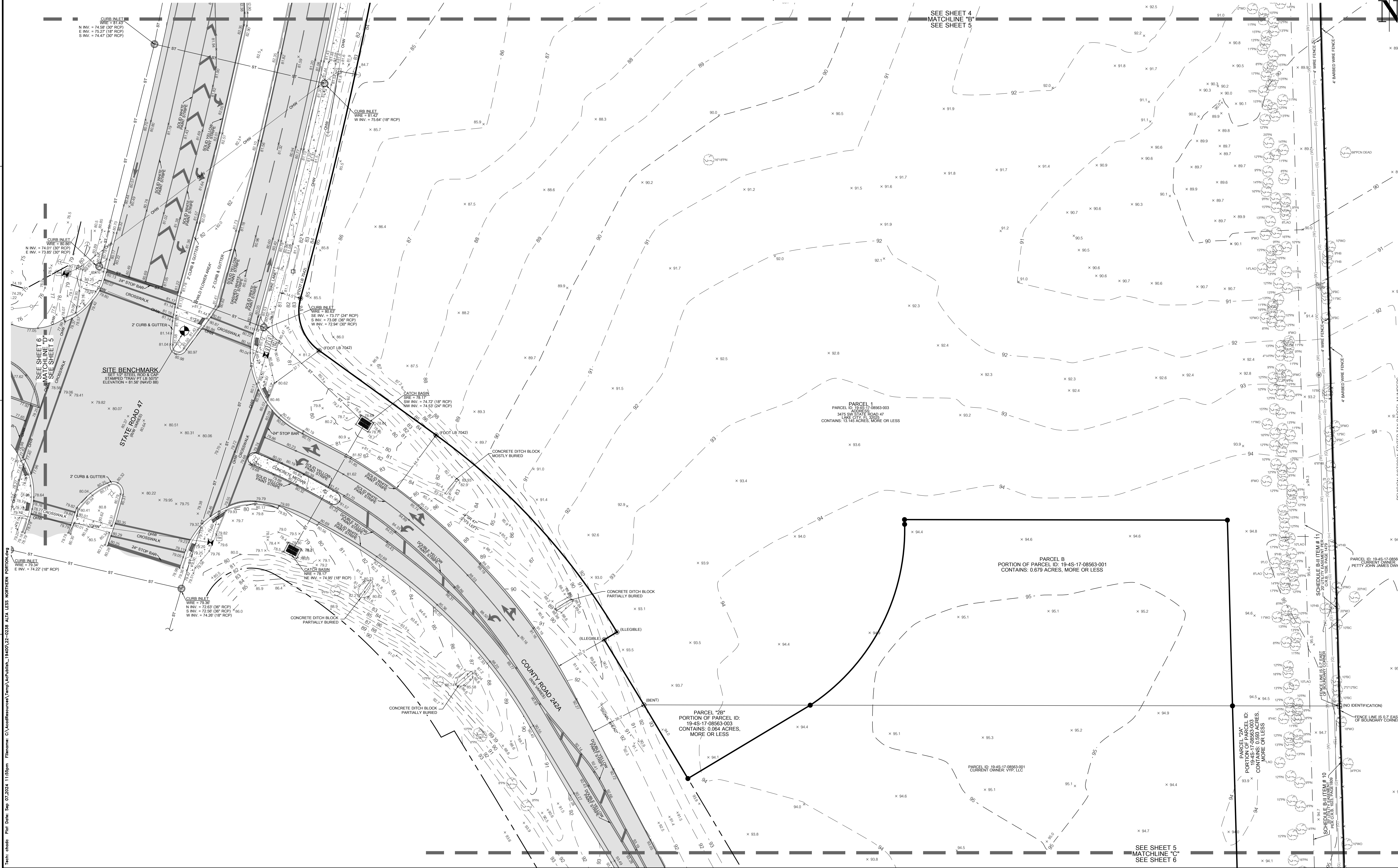
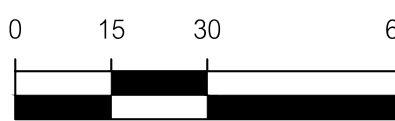
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ALTA / NSPS LAND TITLE SURVEY

LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

GRAPHIC SCALE



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ANY SCALE
BASED ON THE
ORIGINAL DRAWING
0. INCHES PER FOOT
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SEE SURVEYOR'S CERTIFICATE

CERTIFIED TO:

SURVEY DATE: 07/14/2022
REVISION DATE: 07/14/2022
PROJECT NUMBER: 22-0238

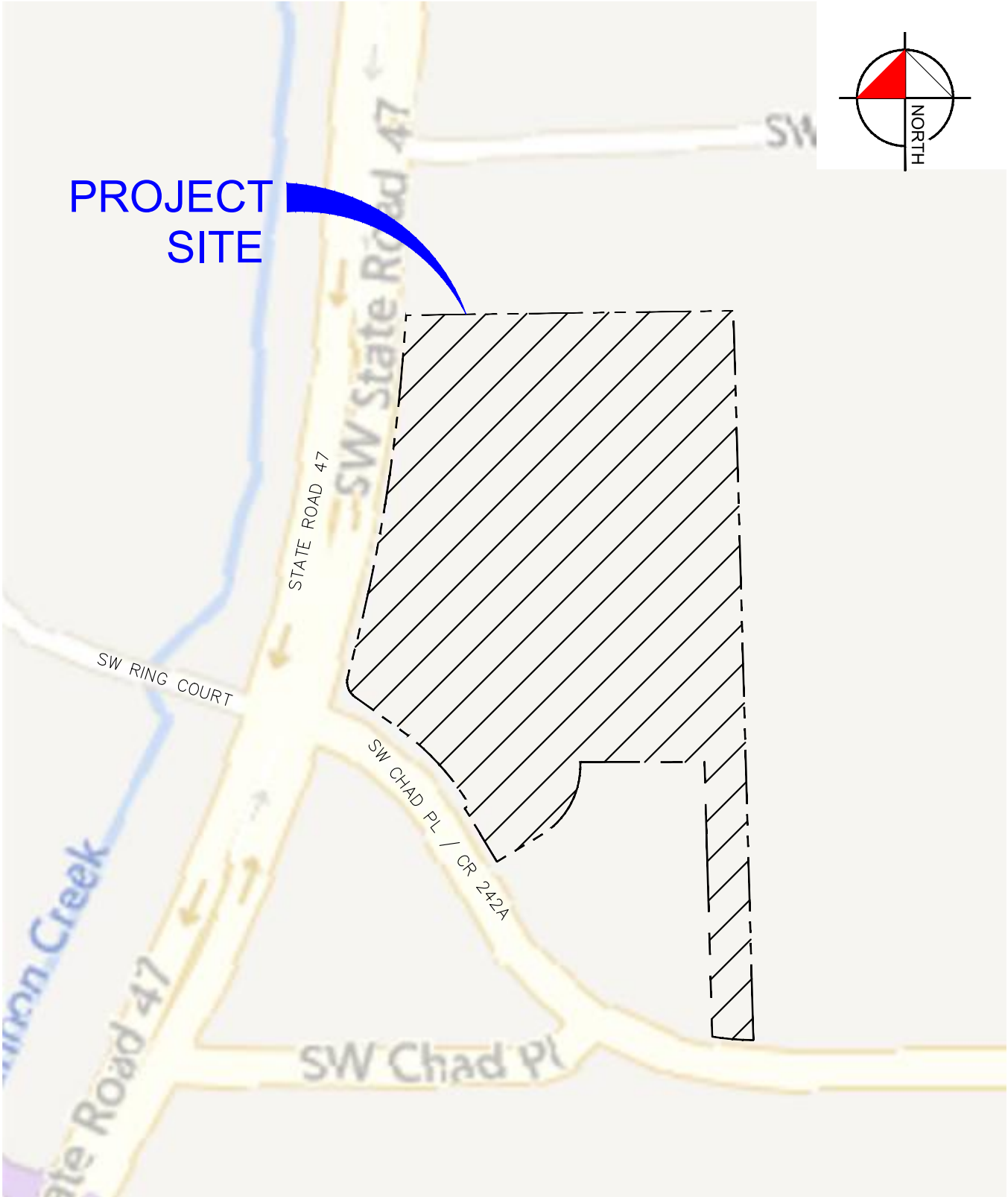
REVISION 07/14/2022 LIMITED PARCEL NUMBERS
REVISION 07/14/2022 LIMITED PARCEL NUMBERS

CHAD A. COLSON
SEE SURVEYOR'S CERTIFICATE

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LICENSED SURVEYOR AND MAPPER

SHEET NO: 5 OF 6

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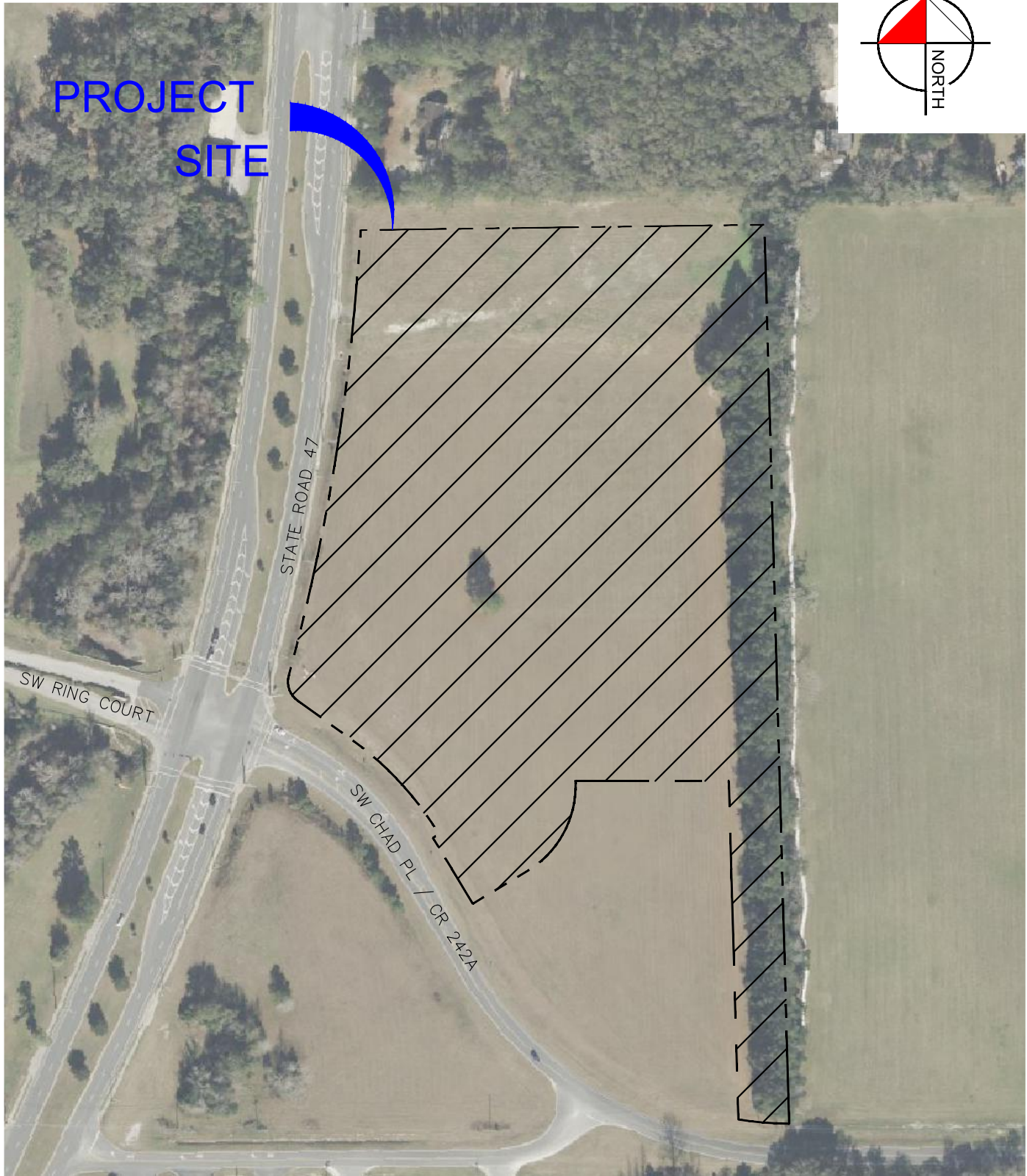


LOCATION MAP
COLUMBIA COUNTY, FLORIDA
SECTION 19, TOWNSHIP 4 S, RANGE 17 E

SCALE		N.T.S.		 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1530 CORNERSTONE BLVD BLDG 1 SUITE 200A PHONE (386) 271-0272 WWW.KIMLEY-HORN.COM REGISTRY No. 696	DATE		LAKE CITY- SR47 & CR242A		DESIGN ENGINEER:		SHEET NUMBER	
DESIGNED BY		JF			03/29/2024				FLORIDA P.E. LICENSE NUMBER:		A-1	
DRAWN BY		JF			PROJECT NO. 249022005							
CHECKED BY		TM										
											61	

Drawing name: C:\Users\JEFFRE~1\FRA\AppData\Local\Temp\AcPublish_14108\MAP EXHIBIT.dwg Aerial Mar 28, 2024 1:21pm by: jeffrey.francis

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COLUMBIA COUNTY, FLORIDA
SECTION 19, TOWNSHIP 4 S, RANGE 17 E

SCALE N.T.S.		DATE		DESIGN ENGINEER:		SHEET NUMBER	
DESIGNED BY JF		03/29/2024		LAKE CITY- SR47 & CR242A AERIAL MAP		A-2	
DRAWN BY JF		PROJECT NO.					
CHECKED BY TM		249022005					
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1530 CORNERSTONE BLVD BLDG 1 SUITE 200A PHONE (386) 271-0272 WWW.KIMLEY-HORN.COM REGISTRY No. 696							



August 11th, 2026

City of Lake City
Growth Management Department
205 N Marion Ave
Lake City, FL 32055
(386) 719-5750
growthmanagement@lcfla.com

RE: Project Narrative

Project Name: Gateway Plaza (SR47 & CR242A Commercial)

Parcel ID: 19-4S-17-08563-003

To whom it may concern,

The intent of this letter is to provide the City of Lake City with a narrative for the Gateway Plaza (SR47 & CR242A Commercial) project as it relates to the review criteria for the applications required for this project. This includes but is not limited to concurrency impact analysis, comprehensive plan consistency analysis, and an analysis of the project's conformance with Article 12 of the City of Lake City Land Development Regulations (LDR).

All entitlements for this project were previously approved by Columbia County, but we are now seeking the necessary approvals from the City of Lake City due to the Interlocal Boundary Service Agreement (IBSA) that took effect earlier this year. It is our understanding and is explained in this narrative that the project is still in line with the City's newly adopted LDR, which mirrors the County's LDR that this project was previously approved under.

The subject property is zoned CI (Commercial Intensive) and has a Commercial future land use designation. The project area is within the ±12.59-acre Columbia County parcel ID number 19-4S-17-08563-003. The subject property is located at the northeast corner of State Road 47 and County Road 242A and is currently within unincorporated Columbia County until the annexation process is finalized.

As indicated on the site plan, the proposed project includes a +/- 6,374 square-foot convenience store with 8 fuel pumps within a commercial master development with associated access, stormwater, and utilities infrastructure. The project is proposing four access connections, two along SR47 and two along CR242A. The convenience store will have two accesses internal to the master development. On-site parking and a loading area for delivery vehicles will be provided around the convenience store. There will be one dumpster provided for the site which will be located on the northeast side of the store.

It is our understanding that this project will be in conformance with the City's Comprehensive Plan and established land use pattern. The entirety of the master development is slated for uses that fall under the City Comprehensive Plan's classifications for commercial land uses. Per Policy I.1.2 of the City's Comprehensive Plan, the applicable uses that this project conforms with are "areas used for the sale, rental and distribution of products, or performance of services".

The impacts to public facilities stemming from the proposed infrastructure associated with this development will be held at a high priority and mitigated through the design process and coordination with all governing municipalities. Due to the transit-oriented nature of the proposed commercial use, we do not believe this project will alter the population density pattern of the surrounding areas. Also, the potable water and sanitary sewer demand required to support the on-site infrastructure have already been reviewed and approved by the City in conjunction with the public utilities improvements at the intersection of SR47 & CR242A that will be serve the property.

Transportation impacts to the surrounding area are being accounted for with transportation analyses from the Kimley-Horn team and in conjunction with FDOT & Columbia County. All parties have been in coordination to ensure the added vehicular traffic produced by this site will be properly mitigated to not negatively affect the county and state roadways surrounding the site.

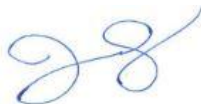
This commercial development will also be beneficial to the community based on the lack of similar commercial retail services in the surrounding area and its economic benefits that would come from such services. In addition, the improvements of the subject property will likely not have an adverse effect on the value of surrounding properties based on its location in proximity to major highways and services that will be available.

Impacts to local stormwater infrastructure and surrounding drainage basins are also a main point of focus for the sustainability of this development. We have been in coordination with the County, FDOT, and the Suwannee River Water Management District to verify that the stormwater system serving this project will be in compliance with all agencies' current standards.

Jarod Stubbs will be the representative for RMC 47 & 242A, LLC throughout this process.

If you have questions, I can be reached by phone at (386) 271-0272 or directly by email at jarod.stubbs@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES



Jarod Stubbs, P.E.



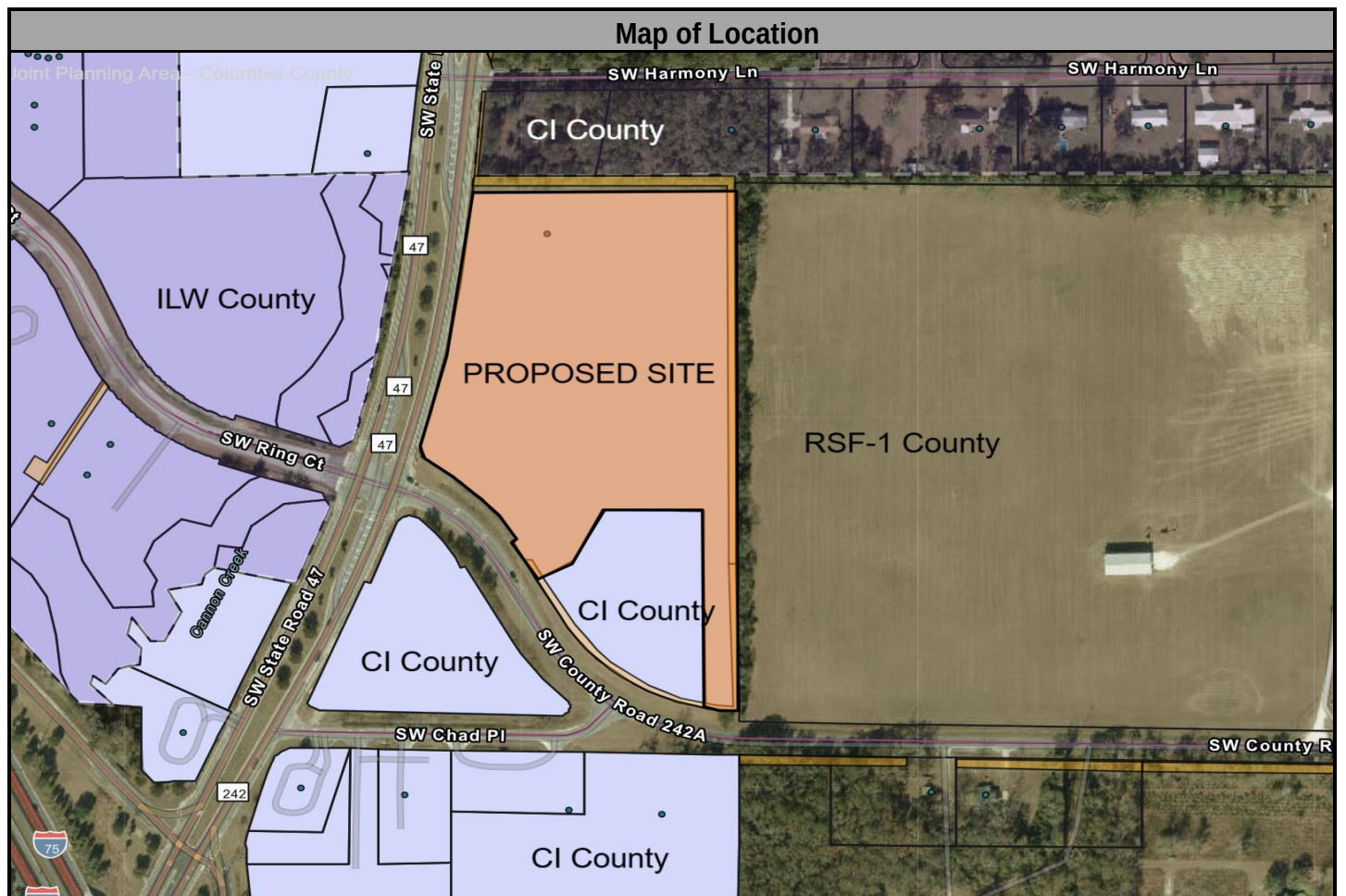
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Mhatre Z 26-07L and CPA 26-09S
Applicant	Dustin Dillingham, agent
Owner	RMA 47 & 242A LLC
Requested Action	- Change the FLU from Commercial County to Commercial City. - Change the Zoning from Commercial Intensive County to Commercial Intensive City.
Hearing Date	October 13, 2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 12.59 Acres
Location	TBD
Parcel Number	08563-000
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial County	CI County	Vacant	
East	Residential Very Low County	RSF-1 County	Vacant	
South	Commercial County	CI County	Automotive Self Service Station	
West	Industrial County	ILW County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-0, 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.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	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.



EFFECTIVE FLOOD INFORMATION REPORT

Location Information

County: COLUMBIA

Parcel: 194S1708563000

Flood Zone: X

Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* Not Available

10% Annual Chance Flood Elev* Not Available

50% Annual Chance Flood Elev* Not Available

* 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

Flood and Wetland Map



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 (High Risk)	SFHA Increase	FIRM Panel Index	
1% Flood - Zone VE (High Risk)	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: No

FIRM Panel(s): 12023C0382D



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](#).

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 Intensive County zoning district requires the following setbacks, front- 20 feet, side- 0, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 0 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 to the east Residential Very Low County, on the west by Industrial County, on the north by Commercial County and on the south by Commercial County.

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.

File Attachments for Item:

vi. RESOLUTION NO. PZ/LPA Z 26-07L- 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, Z 26-07L, BY RMC 47 & 242A LLC THE PROPERTY OWNER 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) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



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 \$ _____

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: _____
2. Address of Subject Property: _____
3. Parcel ID Number(s): 19-4S-17-08563-000 _____
4. Future Land Use Map Designation: _____ Commercial
5. Existing Zoning Designation: _____ CI (Commercial Intensive) - Columbia County _____
6. Proposed Zoning Designation: _____ CI (Commercial Intensive) _____
7. Acreage: 12.59 _____
8. Existing Use of Property: Vacant _____
9. Proposed use of Property: Commercial _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s): _____ Title: _____
Company name (if applicable): RMC 47 7 242A, LLC
Mailing Address: 8902 N Dale Mabry Highway
City: Tampa State: FL Zip: 33614
Telephone: (813) _____ 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): _____
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. 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. _____

CI. ATTACHMENT/SUBMITTAL REQUIREMENTS. ALL DOCUMENTS MUST BE SUBMITTED COMPLIANT WITH ADA REGULATIONS, WCAG 2.1 AA, WHICH IS REQUIRED BY SEC. 35.200 OF TITLE II OF THE ADA REGULATIONS.

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. **The City of Lake City will never request a wire transfer for any Land Use Application fees. If you receive a suspicious invoice, please contact the Growth Management Department for the City of Lake City at 386-719-5754.**
- 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.

Jarod StubbS

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

8/11/2026

Date

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 11th day of Aug, 2026, by (name of person acknowledging).



Brenda Michelle Rucker-Penland

Signature of Notary

Brenda Michelle Rucker-Penland

Printed Name of Notary

Personally Known X OR Produced Identification _____
Type of Identification Produced

ALTA / NSPS LAND TITLE SURVEY
LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 01°31'07" EAST, FOR THE EAST BOUNDARY LINE OF PARCEL 1, SAID BEARING BEING DEDUCTED TO THE FURNISHED DESCRIPTION.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE BASED ON FURNISHED RECORD DRAWINGS.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENTS FILE NO. 422100506MS, DATED MAY 7, 2024 (REVISION NUMBER: 5/21/2024 MHS). A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.
- VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT POINT NAME 2920216M2 WITH A PUBLISHED ELEVATION OF 70.63' (NAVD88).
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV - NODE1 LAYERS IN THE SUPPLIED DIGITAL FILE.
- NEAREST STREET INTERSECTION OF STATE ROAD 47 AND COUNTY ROAD 242A IS 0FT FROM THE SUBJECT PARCEL.
- THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON GROUND SURVEY WITH A 1 FOOT CONTOUR INTERVAL.
- PARCELS 1, A, B, 2A AND 2B ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT GAP, GORE, OR HIATUS AS SHOWN HEREON.
- PARCELS A AND B ARE SITUATED COMPLETELY INSIDE PARCEL 1 AS SHOWN HEREON.
- THE OVERALL SUBJECT PARCEL DESCRIPTION IS ONE AND THE SAME AS PARCEL 1 (LESS PARCELS A, AND B), PARCEL 2A, AND 2B.
- THIS SURVEY CONSISTS OF SIX (6) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE (1) FOR DESCRIPTIONS, SCHEDULE B-II EXCEPTIONS, FLOOD ZONE INFORMATION, LEGEND AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO (2) FOR OVERALL BOUNDARY INFORMATION. SEE SHEETS THREE (3) THROUGH SIX (6) FOR DETAILED TOPOGRAPHIC INFORMATION.

LEGEND:

- | | | | |
|--|---|------------|--------------------------------------|
| | = BENCH MARK | (C) = | CALCULATED DATA |
| | = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED) | (D3) = | DATA BASED ON PARCEL 3 DESCRIPTION |
| | = FOUND 3/4" IRON PIPE (MARKED AS NOTED) | (M) = | DATA BASED ON FIELD MEASUREMENTS |
| | = FOUND 5/8" IRON ROD (MARKED AS NOTED) | (F) = | DATA BASED ON FIELD OBSERVATIONS |
| | = FOUND 5/8" STEEL REBAR & CAP MARKED 'CHW' INC LB 5075 | P.B. = | PLAT BOOK |
| | = SET 5/8" STEEL REBAR & CAP MARKED 'CHW' INC LB 5075 | O.R.B. = | OFFICIAL RECORDS BOOK |
| | = GAS LINE MARKER | R.W. = | RIGHT OF WAY |
| | = GAS VALVE | IN = | INVERT |
| | = CONCRETE LIGHT POLE | RCP = | REINFORCED CONCRETE PIPE |
| | = WOOD LIGHT POLE | CM = | CONCRETE MONUMENT |
| | = CONCRETE POWER POLE | ID = | IDENTIFICATION |
| | = WOODEN POWER POLE | NRE = | NORTH RIM ELEVATION |
| | = GUY ANCHOR | SRE = | SOUTH RIM ELEVATION |
| | = TRAFFIC SIGNAL BOX | WRE = | WEST RIM ELEVATION |
| | = TRAFFIC SIGNAL HAND HOLE | ERE = | EAST RIM ELEVATION |
| | = MAST | FEMA = | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| | = TRANSFORMER | FDOT = | FLORIDA DEPARTMENT OF TRANSPORTATION |
| | = AIR CONDITIONER | NAVD = | NORTH AMERICAN VERTICAL DATUM |
| | = TELEPHONE PEDESTAL | F.I.R.M. = | FLOOD INSURANCE RATE MAP |
| | = CABLE BOX | X 82.5 = | SPOT ELEVATION (PREVIOUS SURFACE) |
| | = WELL | X 82.75 = | SPOT ELEVATION (IMPERVIOUS SURFACE) |
| | = WATER VALVE | LO = | LIVE OAK |
| | = FIRE HYDRANT | LAO = | LAUREL OAK |
| | = CLEANOUT | WO = | WATER OAK |
| | = STORM SEWER MANHOLE | MAG = | MAGNOLIA |
| | = STORM INLET | CED = | CEDAR |
| | = SIGN | BC = | BLACK CHERRY |
| | = PVC REFLECTOR | PN = | PINE |
| | = BOUNDARY LINE | HB = | HACKBERRY |
| | = ADJOINER LINE | PCN = | PECAN |
| | = EASEMENT LINE | E = | EAST |
| | = SECTION BREAK DOWN LINE | S = | SOUTH |
| | = RIGHT OF WAY LINE | W = | WEST |
| | = MATCHLINE | NE = | NORTHEAST |
| | = OVERHEAD WIRE | SE = | SOUTHEAST |
| | = FENCE (SIZE AND TYPE AS NOTED) | SW = | SOUTHWEST |
| | = STORM SEWER LINE | NW = | NORTHWEST |
| | = BURIED GAS LINE (PER CITY OF LAKE CITY RECORD DRAWINGS) | | |
| | = BURIED WATER LINE (PER CITY OF LAKE CITY RECORD DRAWINGS) | | |
| | = CONTOUR LINE | | |
| | = END OF FEATURE NOT DETERMINED | | |

= ROADWAY PAVEMENT MARKINGS

= ASPHALT SURFACE

= CONCRETE SURFACE

= DETECTABLE WARNING SURFACE

DESCRIPTION:

PARCEL A (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENTS FILE NO. 422100506MS, DATED MAY 7, 2024 (REVISION NUMBER: 5/21/2024 MHS))

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGE 2908, AND BOOK 1211, PAGE 2361 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF PINE KNOLL DESCRIBED IN PLAT BOOK "3", PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 88°38'57" WEST, ALONG THE SOUTHERLY LINE OF SAID PINE KNOLL, A DISTANCE OF 78.25 FEET TO A 4" BY 4" CONCRETE MONUMENT WITH NO IDENTIFICATION, AND THE POINT OF BEGINNING; THENCE RUN SOUTH 01°34'07" EAST, ALONG THE EASTERLY LINE OF SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED CHW, INC LB 5075; THENCE RUN SOUTH 89°13'50" WEST, A DISTANCE OF 572.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 47 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501) AND TO A 5/8" IRON ROD AND CAP STAMPED CHW, INC LB 5075; THENCE NORTH 04°23'17" EAST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 40.18 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PINE KNOLL; THENCE NORTH 89°13'50" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 567.84 FEET TO THE POINT OF BEGINNING.

PARCEL 1 (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENTS FILE NO. 422100506MS, DATED MAY 7, 2024 (REVISION NUMBER: 5/21/2024 MHS))

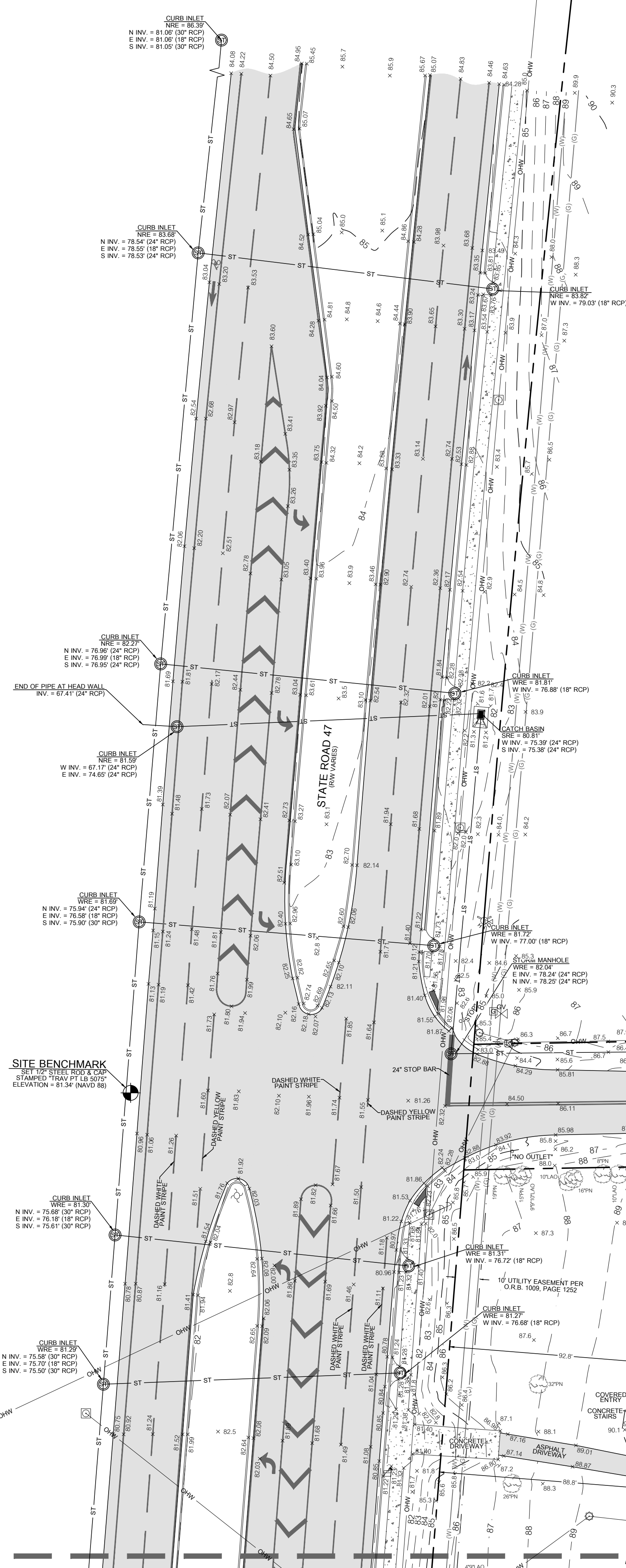
COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4, SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS ESTABLISHED BY W.C. SMITHY PLS 1094 AND RUN THENCE SOUTH 01° DEGREES 34'07" EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF SW 1/4, PER SAID W.C. SMITHY SURVEY, 953.98 FEET TO A CONCRETE MONUMENT, PLS 3028; THENCE NORTH 89° DEGREES 55'29" WEST, 468.50 FEET TO THE NORTHEAST RIGHT OF WAY OF THE RELOCATION OF COUNTY ROAD NO. 242 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501); THENCE RUN NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEAST RIGHT OF WAY, THE FOLLOWING COURSES: NORTH 30° DEGREES 51'54" WEST, 51.19 FEET, NORTH 59° DEGREES 08'46" EAST, 9.84 FEET TO A POINT ON THE ARC OF A CURVE, NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 446.19 FEET, A DELTA OF 23° DEGREES 16'12"; A CHORD BEARING AND DISTANCE OF NORTH 42° DEGREES 29'58" WEST, 179.97 FEET, AN ARC LENGTH OF 181.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; NORTH 54° DEGREES 08'08" WEST, 57.13 FEET TO A POINT IN THE CURVE; NORTHERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 32.81 FEET, A DELTA OF 69° DEGREES 18'23"; A CHORD BEARING AND DISTANCE OF NORTH 19° DEGREES 28'53" WEST, 37.31 FEET, AN ARC LENGTH OF 39.68 FEET TO THE PROPOSED EASTERLY RIGHT OF WAY OF STATE ROAD NO. 47 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501) AND TO A POINT OF CURVE AND TO THE END OF SAID COURSES; THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY ALONG SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3030.28 FEET, A DELTA OF 10° DEGREES 40'32"; A CHORD BEARING AND DISTANCE OF NORTH 09° DEGREES 50'02" EAST, 563.70 FEET, AN ARC LENGTH OF 564.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04° DEGREES 29'43" EAST, ALONG SAID EAST RIGHT OF WAY, 116.16 FEET TO THE NORTH LINE OF SAID SE 1/4 OF SW 1/4 AS ESTABLISHED BY W.C. SMITHY SURVEY, THENCE NORTH 89° DEGREES 11'55" EAST, ALONG SAID NORTH LINE, 567.60 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL (Parcels 1, 2A, & 2B; Less Parcels A & B)

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGE 2908, AND BOOK 1389, PAGE 2629, CONSISTING OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 809, PAGE 2414, AND BOOK 856, PAGE 109 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, THENCE SOUTH 1°34'07" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED 'CHW, INC LB 5075' AND THE POINT OF BEGINNING; THENCE SOUTH 1°34'07" EAST, ALONG SAID EAST LINE A DISTANCE OF 914.00 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, AND THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 1°37'17" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 360.53 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE RELOCATION OF COUNTY ROAD NO. 242, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501); SAID POINT LYING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 465.88 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°19'34" WEST, 72.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.51 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.51 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 89°54'21" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°55'03", AN ARC LENGTH OF 72.51 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 1°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; 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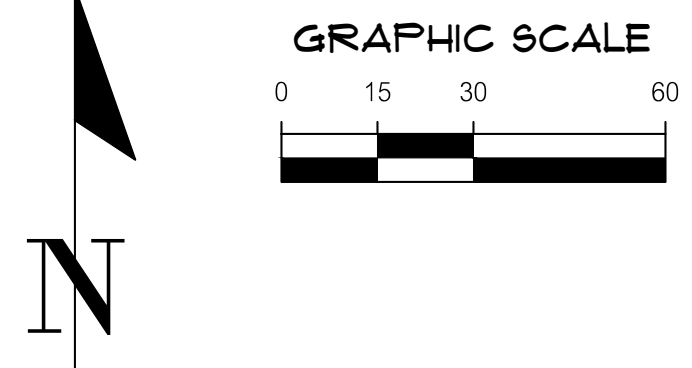
Test: chad Sep 07, 2024 11:54pm Filename: C:\Audrey\resources\Temp\Apb\Pub\1940\A-22-0238 ALTA LESS NORTHERN PORTION.dwg



ALTA / NSPS LAND TITLE SURVEY

LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES:
1. THIS SURVEY CONSISTS OF SIX (6) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
SEE SHEET ONE (1) FOR DESCRIPTIONS, SCHEDULE B-1 EXCEPTIONS, FLOOD ZONE
INFORMATION, LEGEND AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO (2) FOR
OVERALL BOUNDARY INFORMATION. SEE SHEETS THREE (3) THROUGH SIX (6) FOR DETAILED
TOPOGRAPHIC INFORMATION.



SEE SHEET 3
MATCHLINE AT
SEE SHEET 4

PARCEL ID: 18-45-17-08569-001
CURRENT OWNER:
WARREN J. & POLLY
LOT 3, BLOCK 1
PINE HILL
P.B. 3, PAGE 100

REVISION 5/23/2024: EDITED UTILITY EXCEPTION LABEL DUE TO UPDATED TITLE

11001 Research Drive Alachua, Florida 32015 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075	
CHW Professional Consultants	
SCALE: 1" = 30'	VERIFY SCALE B48: ENCLOSURE ON ORIGINAL DRAWING 0: MEASUREMENT THIS SHEET, ADJUST SCALES ACCORDINGLY.
SEE SURVEYOR'S CERTIFICATE	
SURVEY DATE: 10/14/2022	REVISION DATE: 5/23/2024
PROJECT NUMBER: 22-0238	FIELD BOOK & PAGE: P.B. 3, PAGE 100
CHAD A. COLSON SEE SURVEYOR'S CERTIFICATE	
This map prepared by: Certificate of Authorization No. LB 5075 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
SHEET NO.: 3 OF 6	

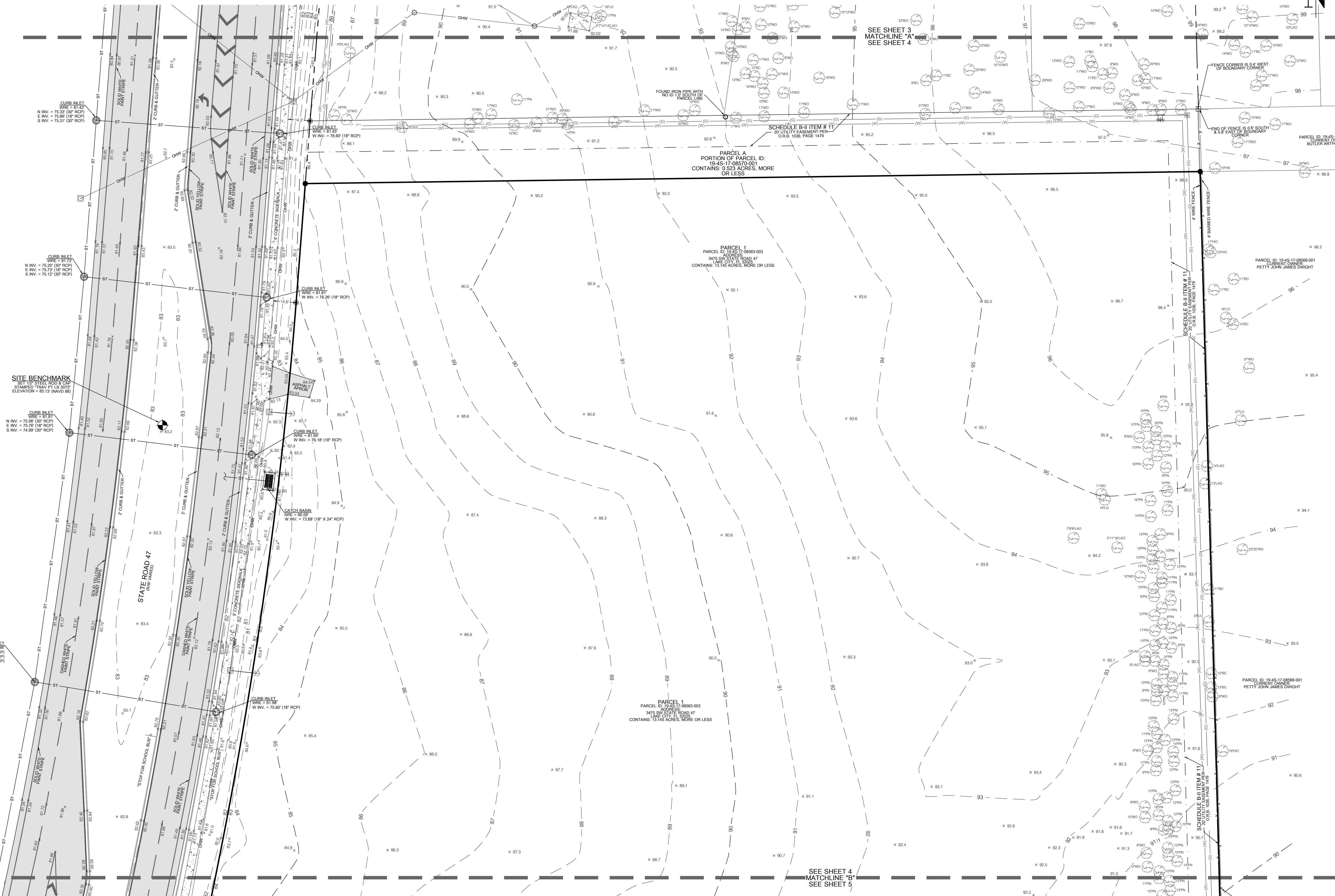
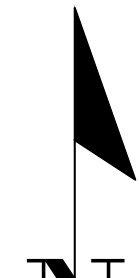
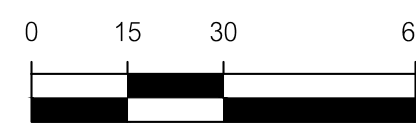
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ALTA / NSP3 LAND TITLE SURVEY

LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

GRAPHIC SCALE



11001 Research Drive
Alachua, Florida 32015
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

VERIFY SCALE
BASED ON THE
ORIGINAL DRAWING
1" = 30'
DO NOT USE FOR ANY
OTHER PURPOSES
SCALES ACCORDINGLY.

SEE SURVEYOR'S CERTIFICATE

REVISION 07/2024, EDITED TAX PARCEL NUMBERS
REVISION 5/23/2024, EDITED PARCEL LABELS

CERTIFIED TO

SURVEY DATE

REVISION DATE

CHECKED BY

PROJECT NUMBER

FIELD BOOK & PAGE

71-56, 116, 122

71-42

Professional Surveyor & Mapper Fla. License No.

71-42

SEE SURVEYOR'S CERTIFICATE

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SIGNATURE AND SEAL OR ELECTRONIC
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SHEET NO:

4 OF 6

This map prepared by:

CHAD A. COLSON

Certificate of Authorization No. LB-5075

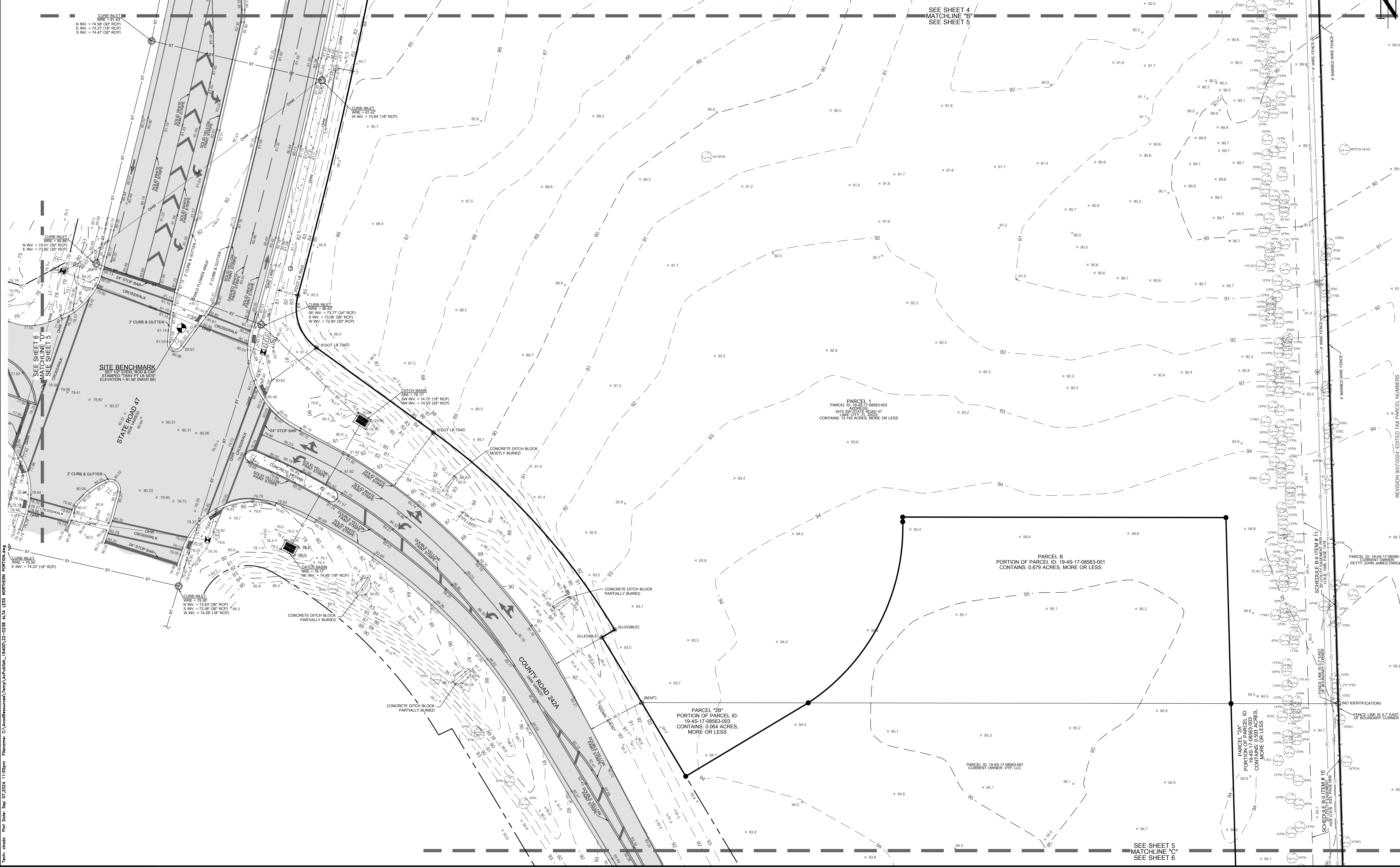
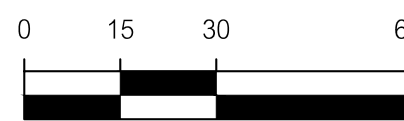
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ALTA / NSPS LAND TITLE SURVEY
LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

GRAPHIC SCALE



11001 Research Drive
Alachua, Florida 32015
(352) 331-1976
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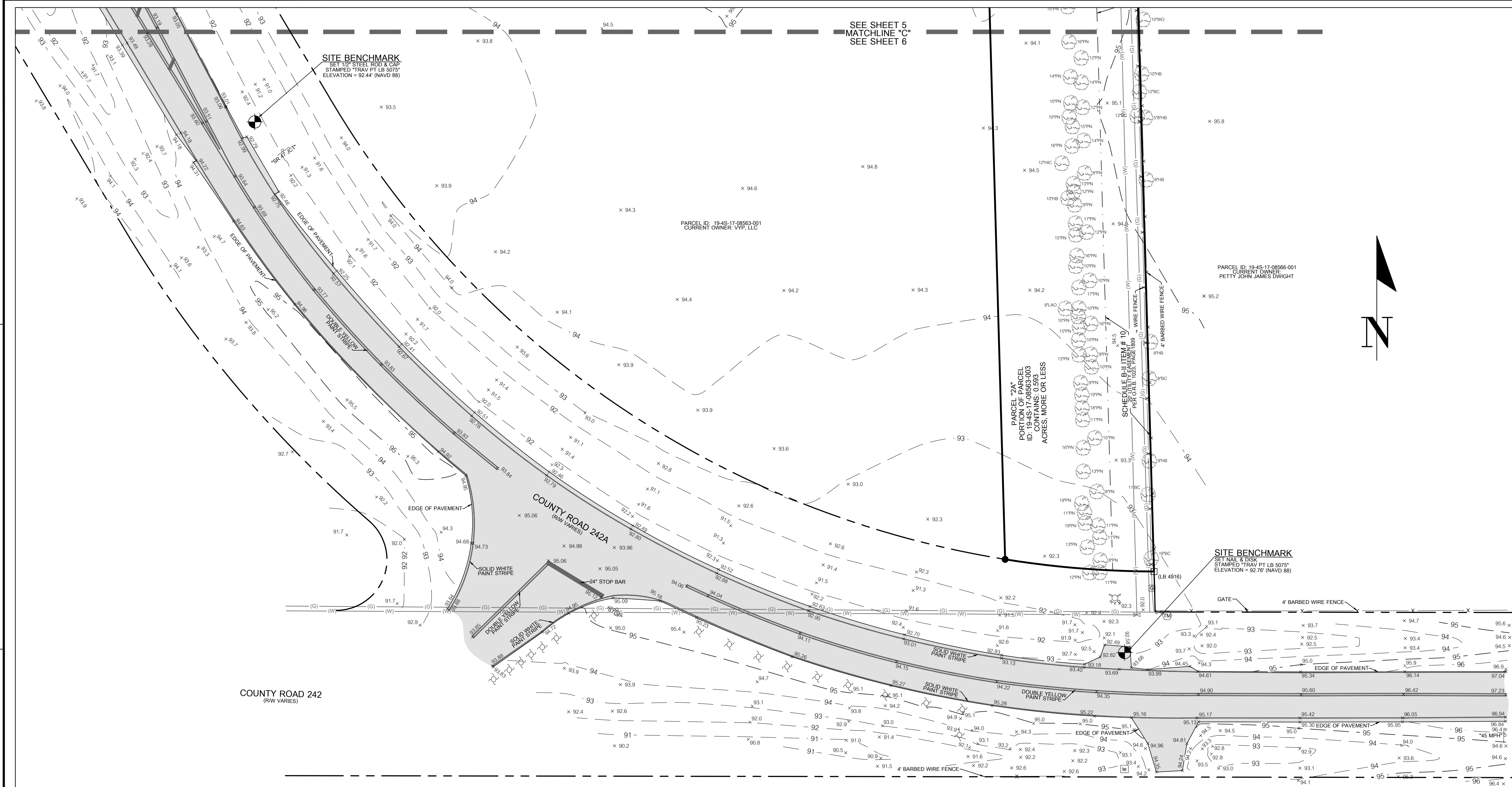
REVISION 10/14/2022
REVISION 9/07/2024
REVISION 5/23/2024
EDITED PARCEL NUMBERS

22-0238

CHAD A. COLSON
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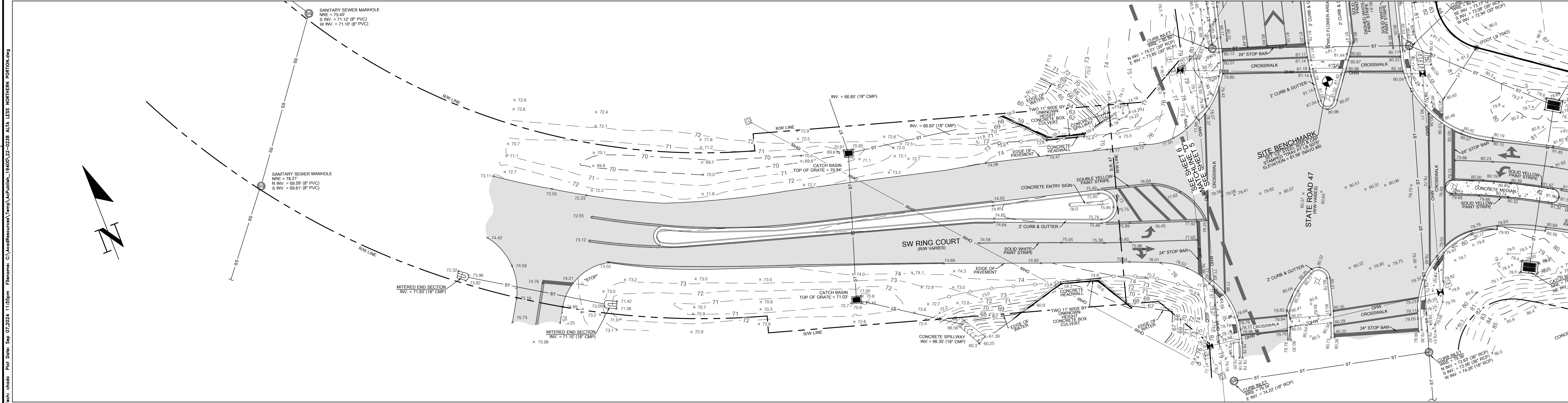
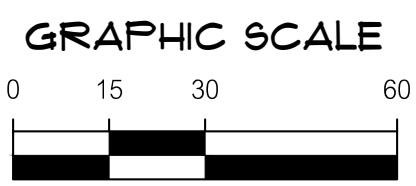
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ALTA / NSPS LAND TITLE SURVEY

LOCATED IN SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 17 EAST,
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1" = 30'

SEE SURVEYOR'S CERTIFICATE

REVISION 9/07/2024, EDITED TAX PARCEL NUMBERS
REVISION 5/23/2024, EDITED PARCEL LABELS

SURVEY DATE
01/14/2022

REVISION DATE
9/07/2024

PROJECT NUMBER
22-0238

CHAD A. COLSON
L.S. 5075
CIVIL ENGINEER

CHAD A. COLSON
L.S. 5075
CIVIL ENGINEER

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L.S. 5075
CIVIL ENGINEER

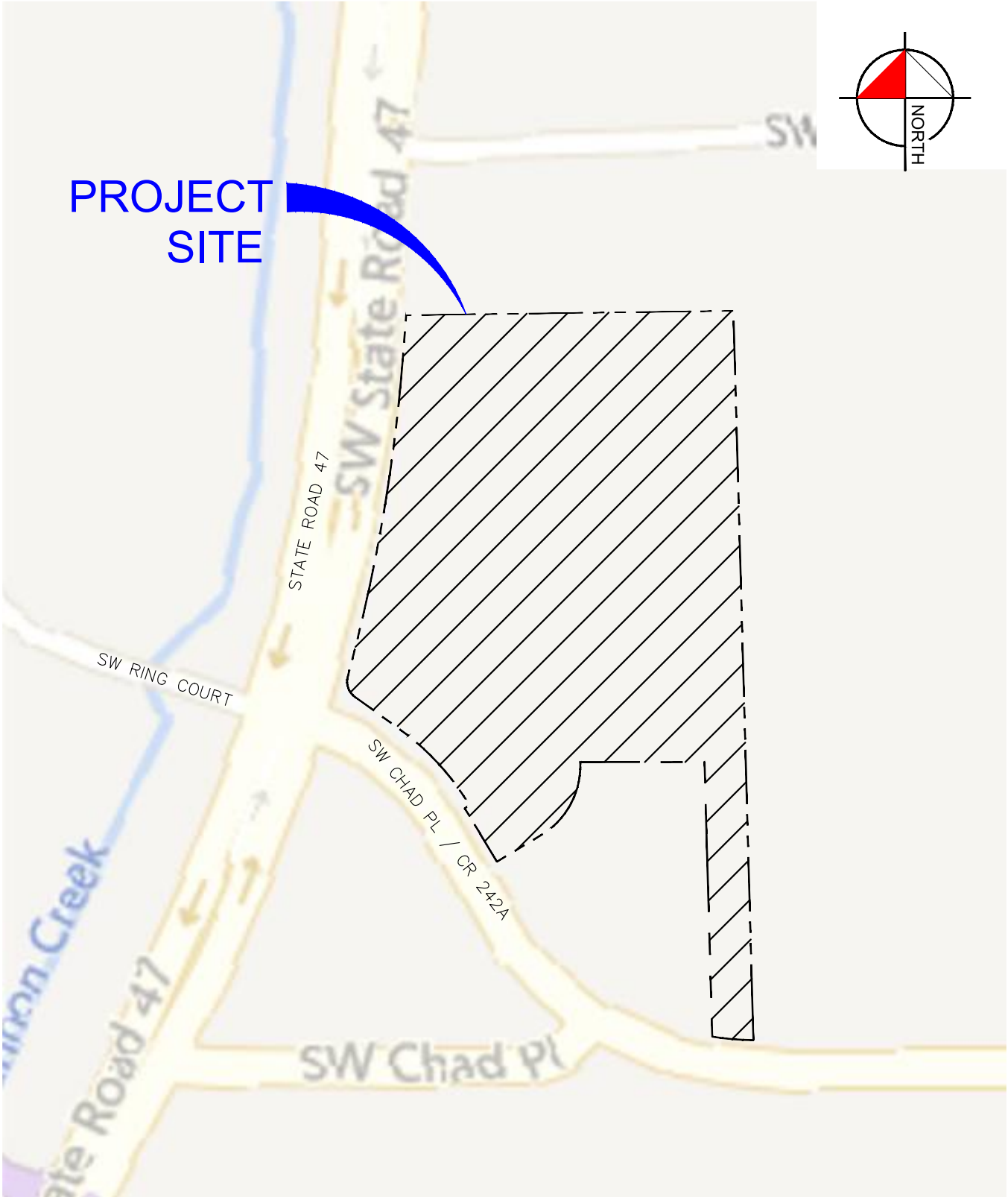
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Professional Surveyor & Mapper Fla. License No. 7142

SHEET NO:
6 OF 6

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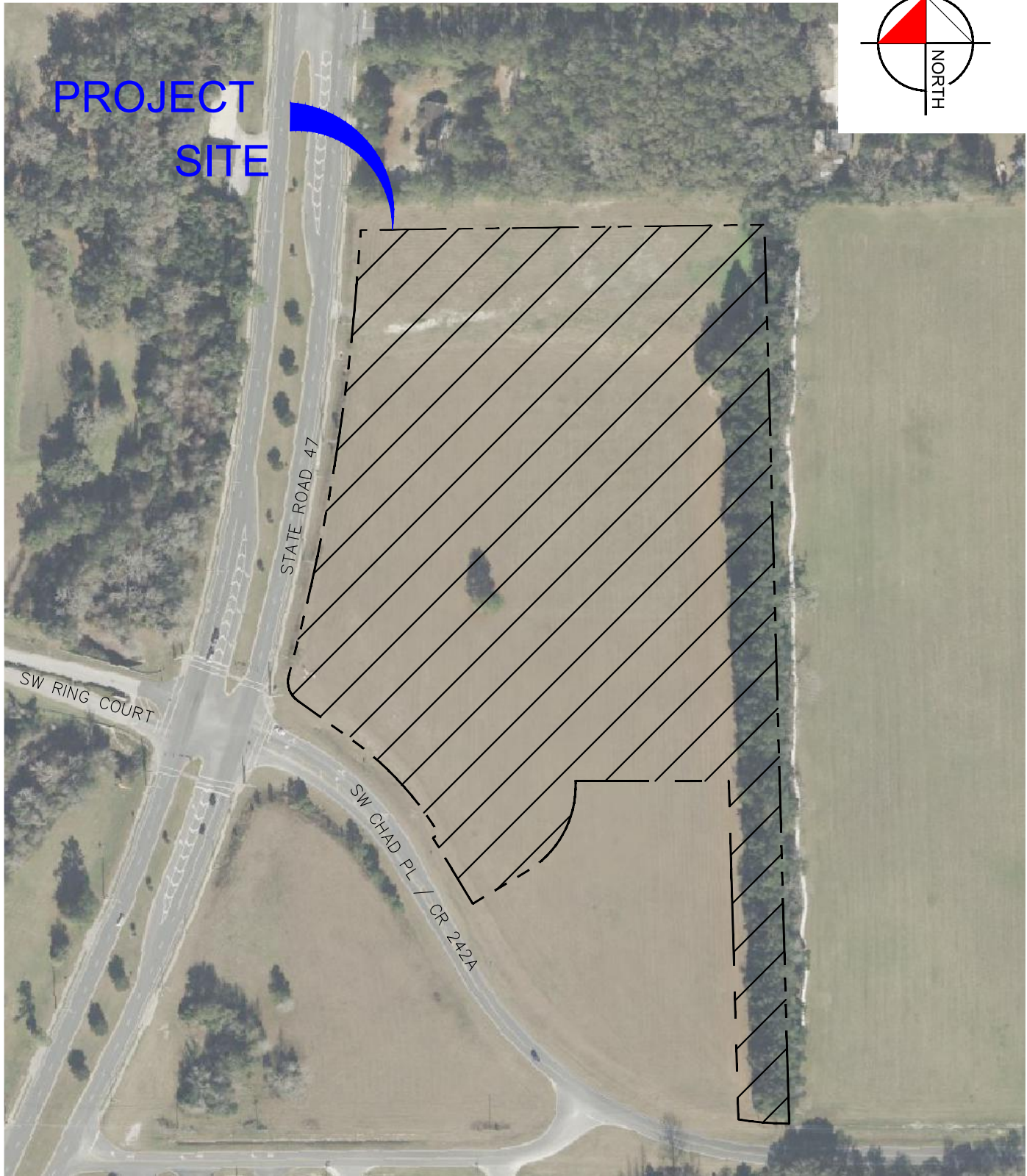


LOCATION MAP
COLUMBIA COUNTY, FLORIDA
SECTION 19, TOWNSHIP 4 S, RANGE 17 E

SCALE N.T.S.		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1530 CORNERSTONE BLVD BLDG 1 SUITE 200A PHONE (386) 271-0272 WWW.KIMLEY-HORN.COM REGISTRY No. 696	DATE 03/29/2024		LAKE CITY- SR47 & CR242A		DESIGN ENGINEER:		SHEET NUMBER	
DESIGNED BY JF			PROJECT NO. 249022005		LOCATION MAP		FLORIDA P.E. LICENSE NUMBER:		A-1	
DRAWN BY JF										
CHECKED BY TM										
									80	

Drawing name: C:\Users\JEFFRE~1\FRA\ApoData\Local\Temp\ApoPublish_14108\MAP EXHIBIT.dwg Aerial Mar 28, 2024 1:21pm by: jeffrey.francis

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COLUMBIA COUNTY, FLORIDA
SECTION 19, TOWNSHIP 4 S, RANGE 17 E

SCALE	N.T.S.	DATE	03/29/2024	DESIGN ENGINEER:	SHEET NUMBER
DESIGNED BY	JF	PROJECT NO.	249022005	FLORIDA P.E. LICENSE NUMBER:	A-2
DRAWN BY	JF				81
CHECKED BY	TM				
Kimley»Horn					
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LAKE CITY- SR47 & CR242A					
AERIAL MAP					



August 11th, 2026

City of Lake City
Growth Management Department
205 N Marion Ave
Lake City, FL 32055
(386) 719-5750
growthmanagement@lcfla.com

RE: Project Narrative

Project Name: Gateway Plaza (SR47 & CR242A Commercial)

Parcel ID: 19-4S-17-08563-003

To whom it may concern,

The intent of this letter is to provide the City of Lake City with a narrative for the Gateway Plaza (SR47 & CR242A Commercial) project as it relates to the review criteria for the applications required for this project. This includes but is not limited to concurrency impact analysis, comprehensive plan consistency analysis, and an analysis of the project's conformance with Article 12 of the City of Lake City Land Development Regulations (LDR).

All entitlements for this project were previously approved by Columbia County, but we are now seeking the necessary approvals from the City of Lake City due to the Interlocal Boundary Service Agreement (IBSA) that took effect earlier this year. It is our understanding and is explained in this narrative that the project is still in line with the City's newly adopted LDR, which mirrors the County's LDR that this project was previously approved under.

The subject property is zoned CI (Commercial Intensive) and has a Commercial future land use designation. The project area is within the ±12.59-acre Columbia County parcel ID number 19-4S-17-08563-003. The subject property is located at the northeast corner of State Road 47 and County Road 242A and is currently within unincorporated Columbia County until the annexation process is finalized.

As indicated on the site plan, the proposed project includes a +/- 6,374 square-foot convenience store with 8 fuel pumps within a commercial master development with associated access, stormwater, and utilities infrastructure. The project is proposing four access connections, two along SR47 and two along CR242A. The convenience store will have two accesses internal to the master development. On-site parking and a loading area for delivery vehicles will be provided around the convenience store. There will be one dumpster provided for the site which will be located on the northeast side of the store.

It is our understanding that this project will be in conformance with the City's Comprehensive Plan and established land use pattern. The entirety of the master development is slated for uses that fall under the City Comprehensive Plan's classifications for commercial land uses. Per Policy I.1.2 of the City's Comprehensive Plan, the applicable uses that this project conforms with are "areas used for the sale, rental and distribution of products, or performance of services".

The impacts to public facilities stemming from the proposed infrastructure associated with this development will be held at a high priority and mitigated through the design process and coordination with all governing municipalities. Due to the transit-oriented nature of the proposed commercial use, we do not believe this project will alter the population density pattern of the surrounding areas. Also, the potable water and sanitary sewer demand required to support the on-site infrastructure have already been reviewed and approved by the City in conjunction with the public utilities improvements at the intersection of SR47 & CR242A that will be serve the property.

Transportation impacts to the surrounding area are being accounted for with transportation analyses from the Kimley-Horn team and in conjunction with FDOT & Columbia County. All parties have been in coordination to ensure the added vehicular traffic produced by this site will be properly mitigated to not negatively affect the county and state roadways surrounding the site.

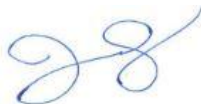
This commercial development will also be beneficial to the community based on the lack of similar commercial retail services in the surrounding area and its economic benefits that would come from such services. In addition, the improvements of the subject property will likely not have an adverse effect on the value of surrounding properties based on its location in proximity to major highways and services that will be available.

Impacts to local stormwater infrastructure and surrounding drainage basins are also a main point of focus for the sustainability of this development. We have been in coordination with the County, FDOT, and the Suwannee River Water Management District to verify that the stormwater system serving this project will be in compliance with all agencies' current standards.

Jarod Stubbs will be the representative for RMC 47 & 242A, LLC throughout this process.

If you have questions, I can be reached by phone at (386) 271-0272 or directly by email at jarod.stubbs@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES



Jarod Stubbs, P.E.



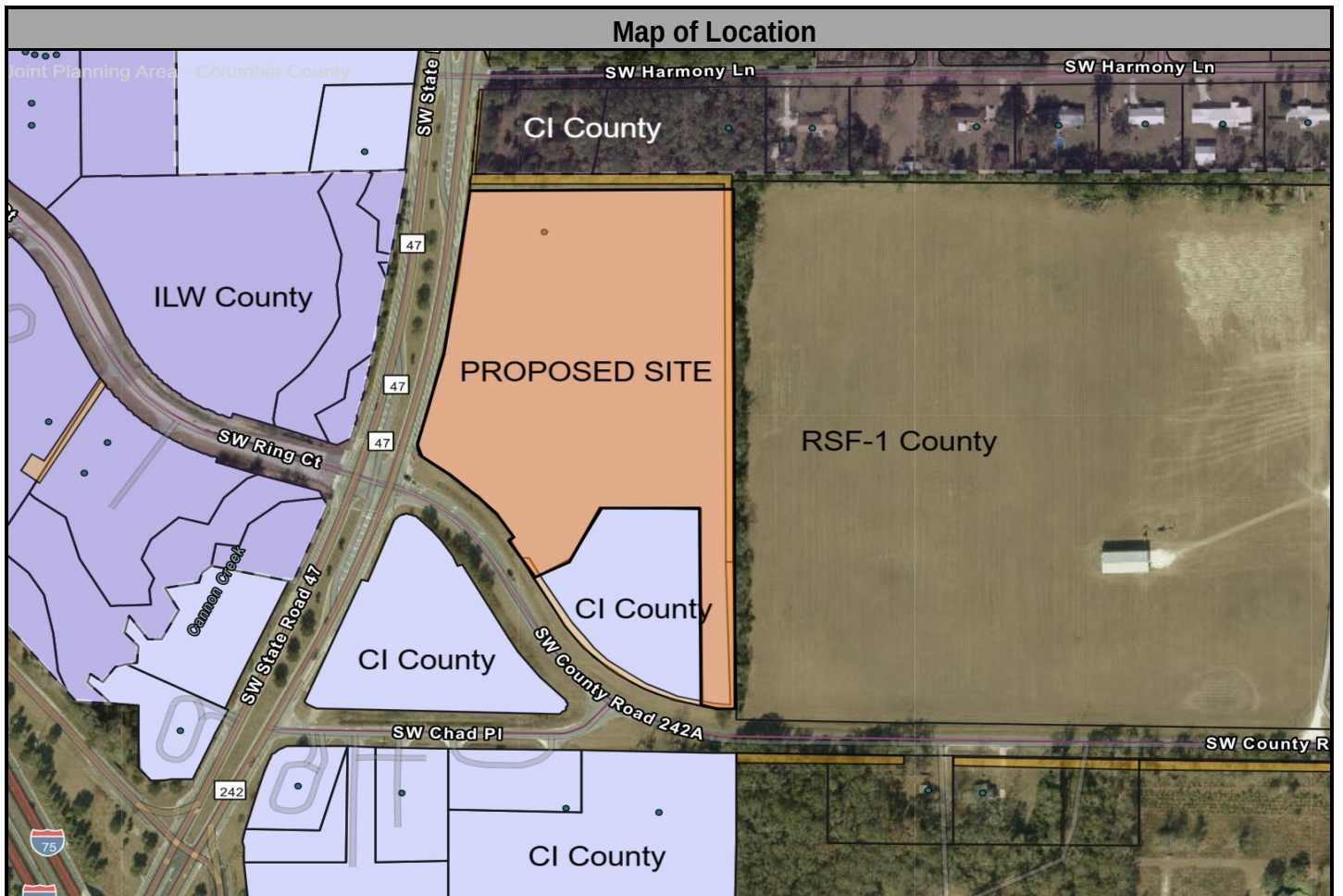
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Mhatre Z 26-07L and CPA 26-09S
Applicant	Dustin Dillingham, agent
Owner	RMA 47 & 242A LLC
Requested Action	- Change the FLU from Commercial County to Commercial City. - Change the Zoning from Commercial Intensive County to Commercial Intensive City.
Hearing Date	October 13, 2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 12.59 Acres
Location	TBD
Parcel Number	08563-000
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial County	CI County	Vacant	
East	Residential Very Low County	RSF-1 County	Vacant	
South	Commercial County	CI County	Automotive Self Service Station	
West	Industrial County	ILW County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-0, 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.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	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.



EFFECTIVE FLOOD INFORMATION REPORT

Location Information

County: COLUMBIA

Parcel: 194S1708563000

Flood Zone: X

Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* Not Available

10% Annual Chance Flood Elev* Not Available

50% Annual Chance Flood Elev* Not Available

* 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

Flood and Wetland Map



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 (High Risk)	SFHA Increase	FIRM Panel Index	
1% Flood - Zone VE (High Risk)	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: No

FIRM Panel(s): 12023C0382D



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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](#).

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 Intensive County zoning district requires the following setbacks, front- 20 feet, side- 0, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 0 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 to the east Residential Very Low County, on the west by Industrial County, on the north by Commercial County and on the south by Commercial County.

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.