

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

September 08, 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 11, 2026

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **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

- iii. 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

WORKSHOP

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

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 11, 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. 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)

[Signature]
Applicant/Agent Signature

6/17/2026
Date

STATE OF FLORIDA
COUNTY OF León

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



[Signature]
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

COMPREHENSIVE PLAN AMENDMENT NARRATIVE

CITY OF LAKE CITY, FLORIDA

FOR RACETRAC, INC.

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



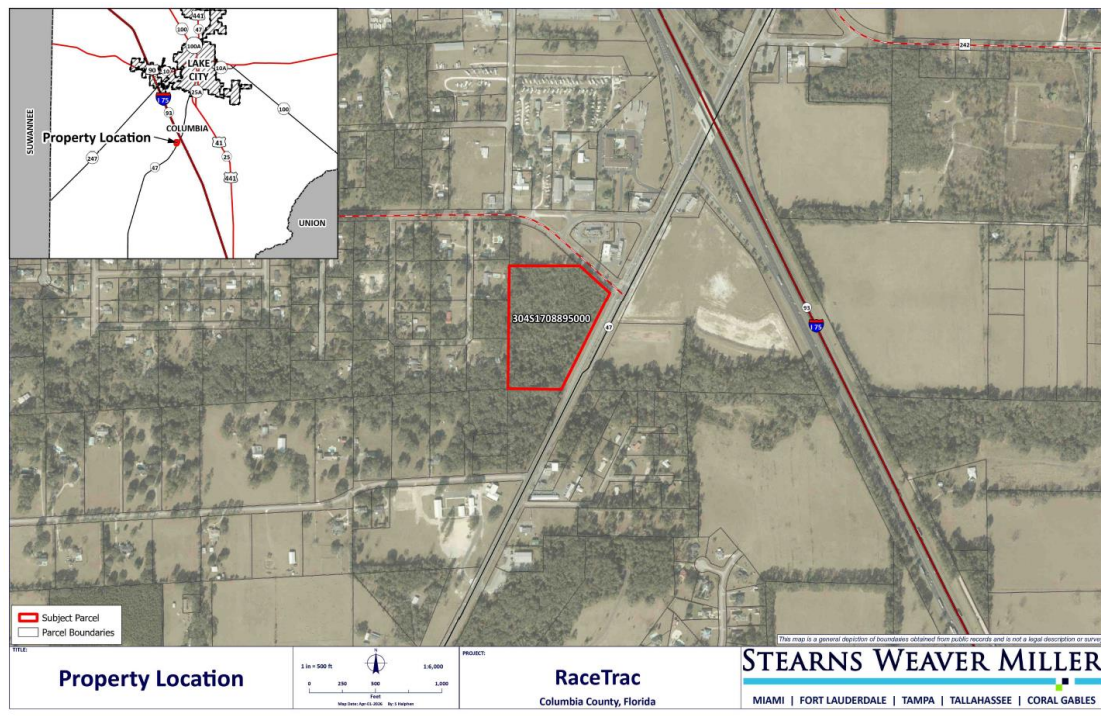
Submitted by:

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

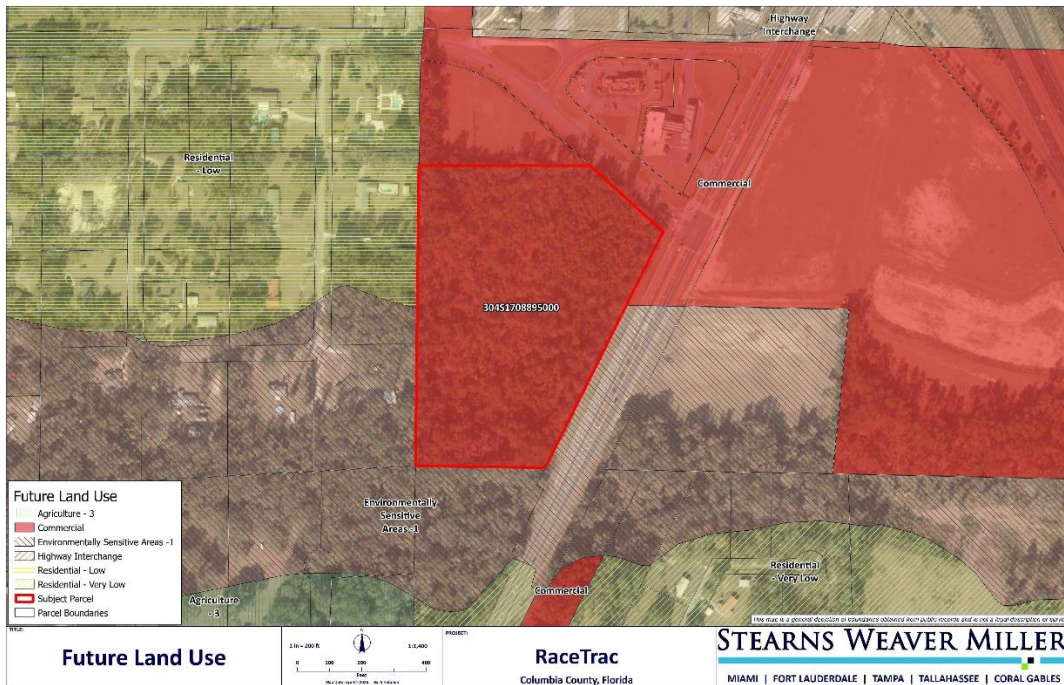


The Property is currently owned by Umesh Mhatre, Shilpa Mhatre, Anjali U. Mhatre, Anita Mhatre Mihalcik, Ajay U. Mhatre, and the Mhatre Irrevocable Family Trust. Copies of the deeds and breakdown of ownership interest have been provided as part of this application. Applicant is under contract for the 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.
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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 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
945	Convenience/Gas	27	18	484	

Potable Water Analysis

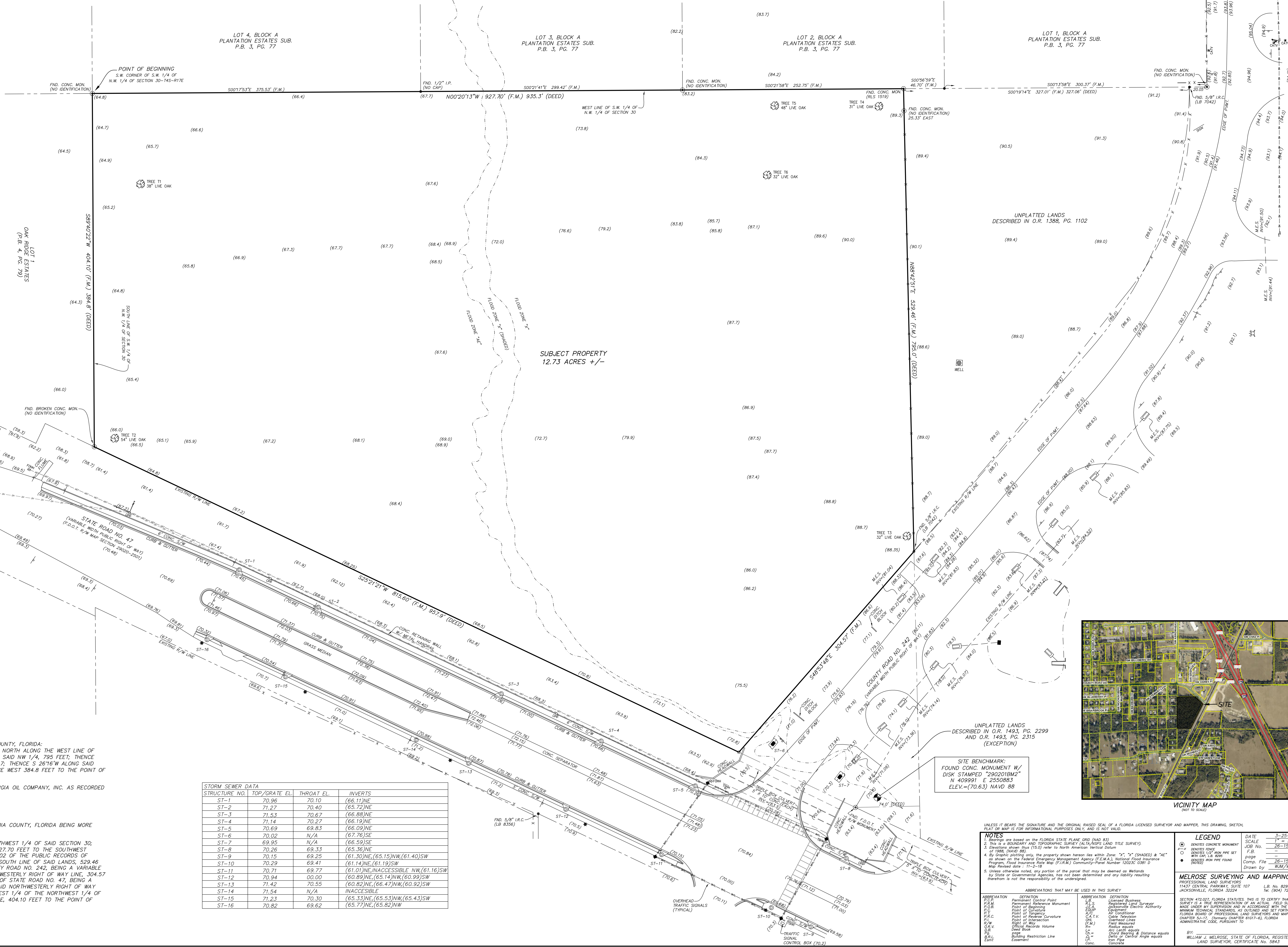
Ch. 64E-6.008, F.A.C. Use	Gallons Per Day (GPD) Per Water Closet	Total Water Closets	Total (Gallons Per Day)
Service Station	325	14	4,550

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



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

MAP SHOWING SURVEY OF

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. AS RECORDED
IN OR 1493/2299 AND OR 1493/2315

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°20'31" WEST ALONG THE WEST LINE OF SAID SECTION, 927.70 FEET TO THE SOUTHWEST CORNER OF THE LAKE OF SAID SECTION; THENCE NORTH 88°45'48" EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 88°45'21" 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°53'48" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 304.57 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 88°45'21" EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE, 815.60 FEET TO THE SOUTH LINE OF THE AFORESAIDED SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; 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

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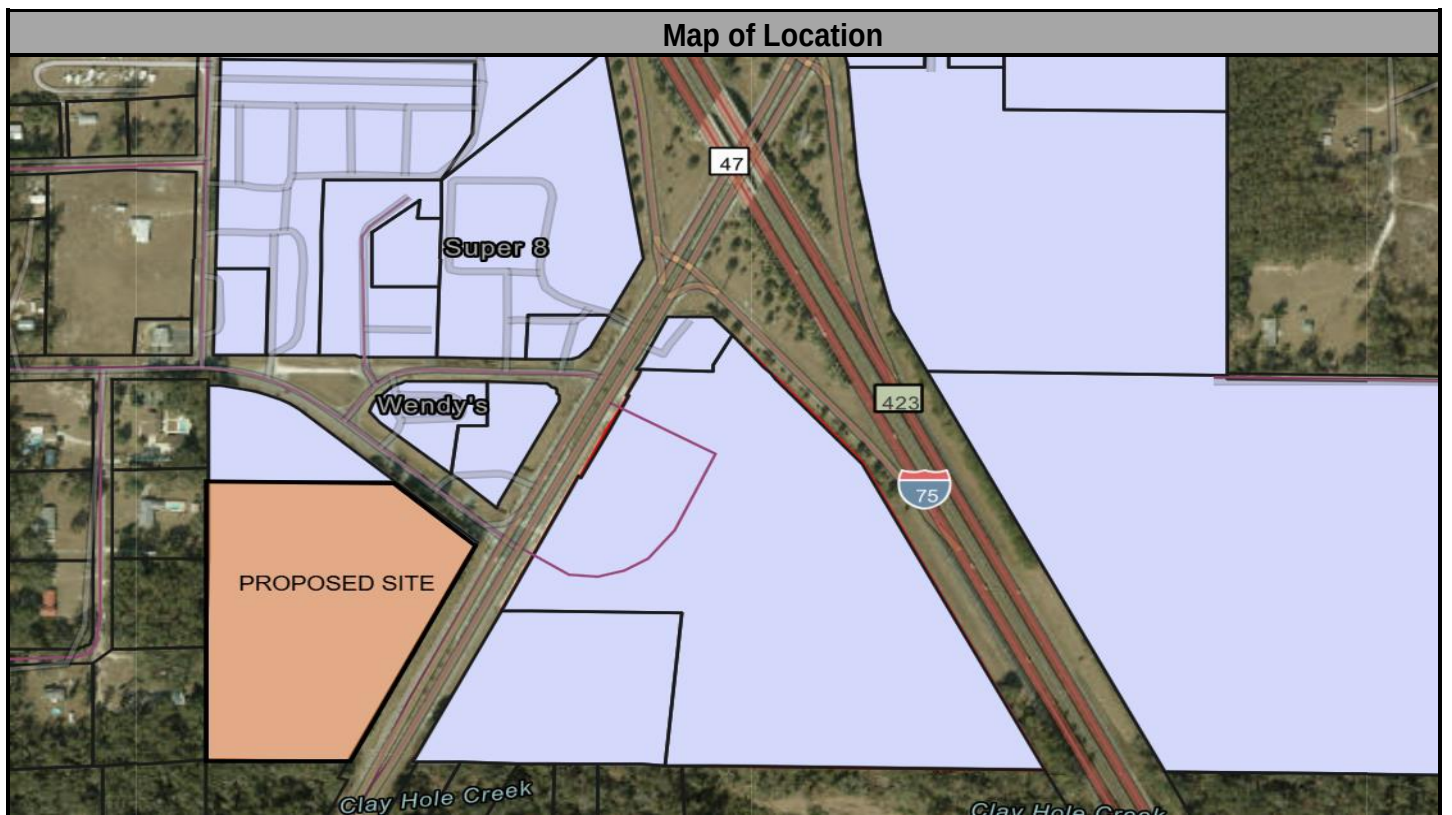
STAFF ANALYSIS REPORT

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

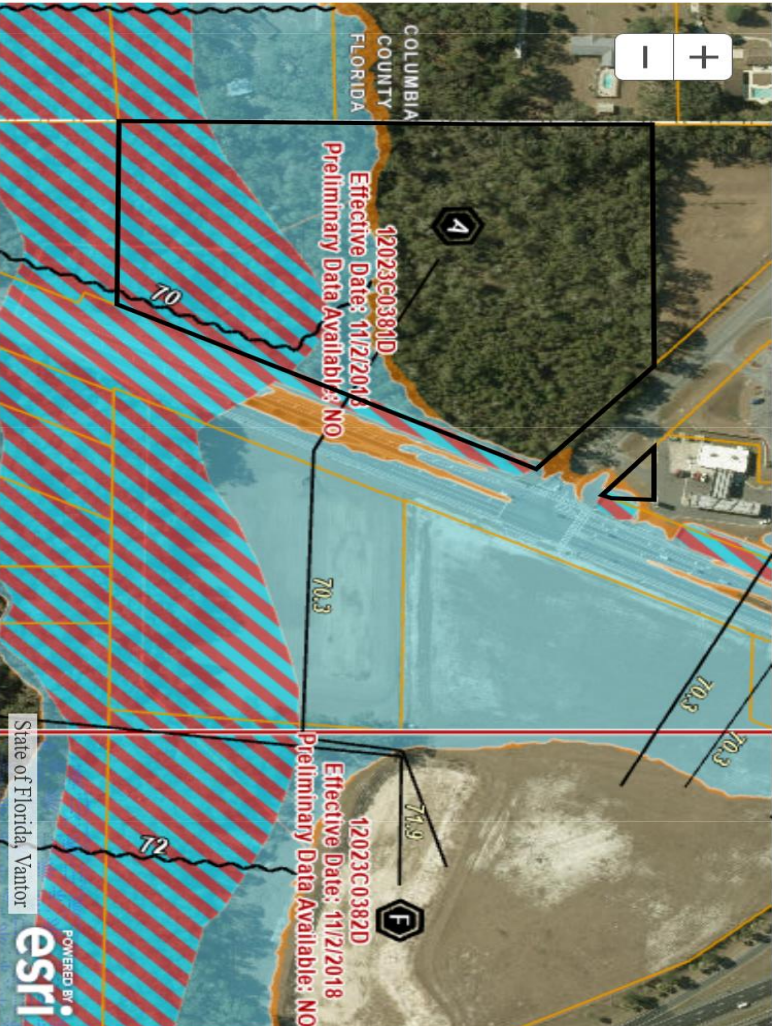
County: **COLUMBIA**
Parcel: **304S1708895000**
Flood Zone: **AE, AE FW, X-**
Flood Risk: **HIGH**

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)	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: **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:

iii. 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

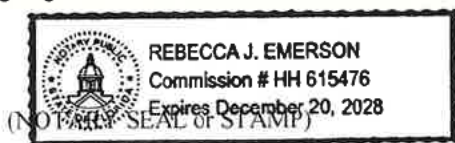
Applicant/Agent Name (Type or Print)


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

REZONING NARRATIVE
CITY OF LAKE CITY, FLORIDA

FOR RACETRAC, INC.

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



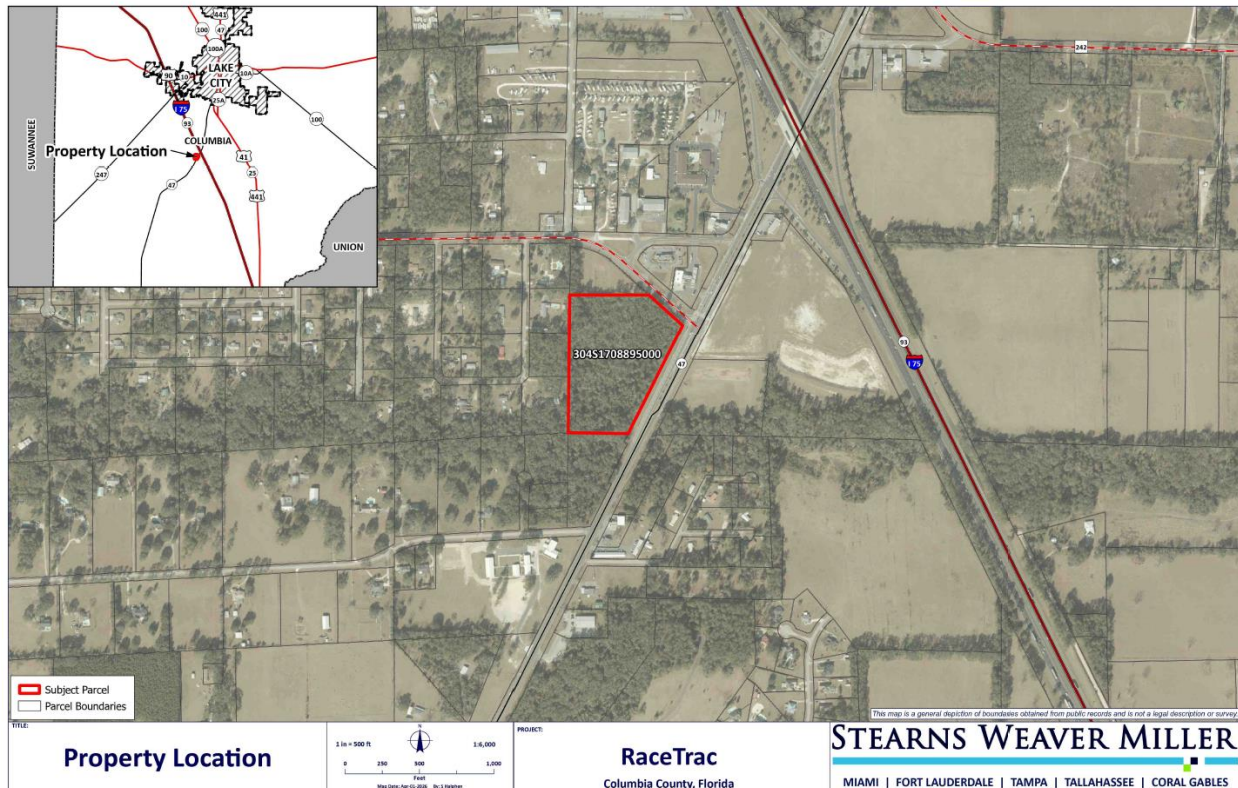
Submitted by:

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.

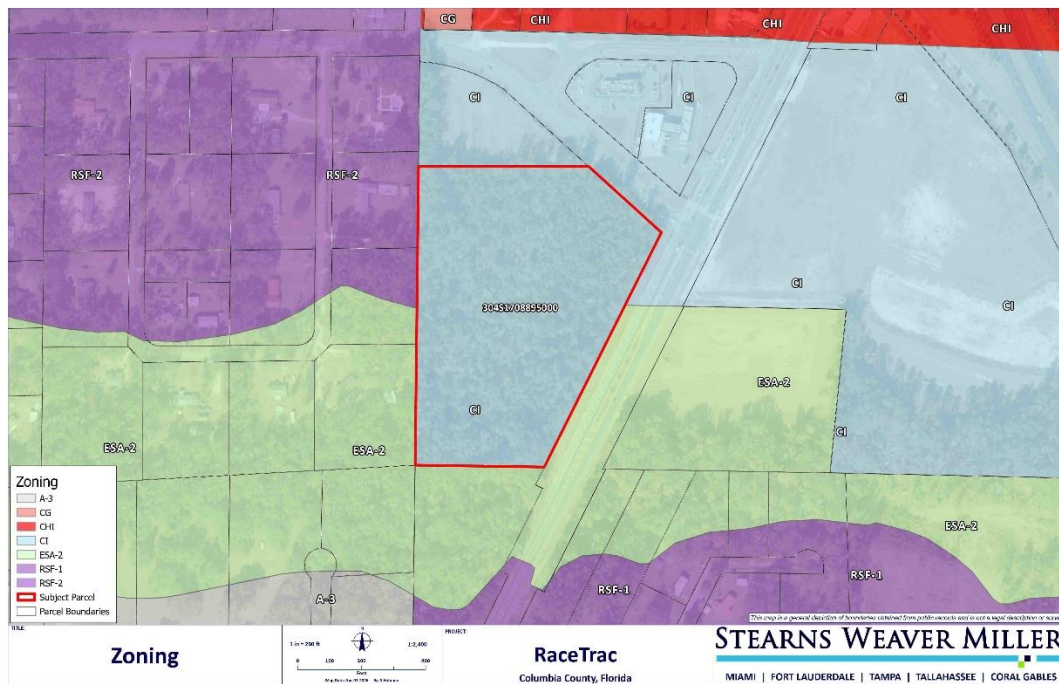
Location Map



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).
--------------	---

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

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
945	Convenience/Gas	27	18	484	

Potable Water Analysis

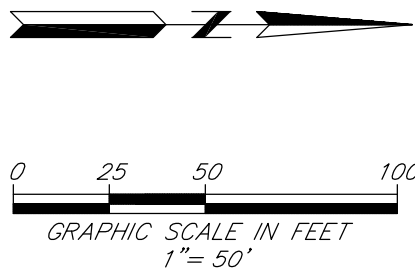
Ch. 64E-6.008, F.A.C. Use	Gallons Per Day (GPD) Per Water Closet	Total Water Closets	Total (Gallons Per Day)
Service Station	325	14	4,550

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

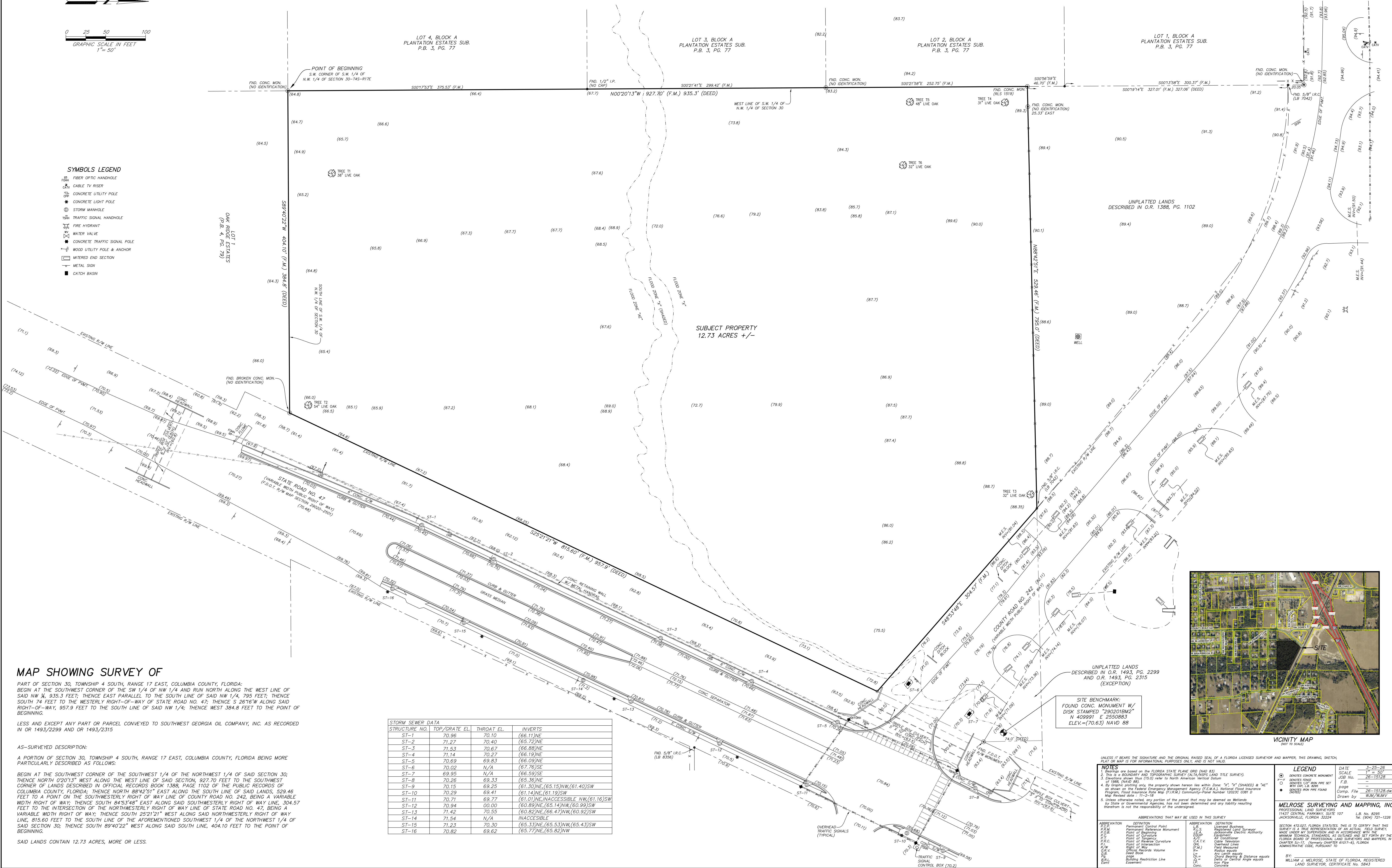
Solid Waste Analysis

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



SYMBOLS LEGEND

- FIBER OPTIC HANDHOLE
- CABLE TV RISER
- CONCRETE UTILITY POLE
- CONCRETE LIGHT POLE
- STORM MANHOLE
- TRAFFIC SIGNAL HANDHOLE
- FIRE HYDRANT
- WATER VALVE
- CONCRETE TRAFFIC SIGNAL POLE
- WOOD UTILITY POLE & ANCHOR
- MITERED END SECTION
- METAL SIGN
- CATCH BASIN



MAP SHOWING SURVEY OF

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, 735 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. AS RECORDED IN OR 1493/2299 AND OR 1493/2315

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 LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1388, PAGE 1102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, 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°53'48" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 304.57 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 47, BEING A VARIABLE WIDTH RIGHT OF WAY; THENCE SOUTH 25°21'21" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 815.60 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED 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.

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	(66.09)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	70.22	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,(60.99)SW
ST-13	71.42	70.55	(60.82)NE,(66.47)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

NOTES

1. Bearings are based on the FLORIDA STATE PLANE GRID (NAD 83).
2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY (ALTA/ADPS LAND TITLE SURVEY).
3. Elevation shown that (15.0) refer to North American Vertical Datum of 1988 (NAVD 88).
4. By exception, plotting only, the property shown hereon lies within Zone "X", "Y" (SHADED) and "Z" as shown on the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Community-Number 12000C 03B 0.
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Commercial Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.

LEGEND

- DENOTES CONCRETE MONUMENT
- DENOTES IRON PIPE SET
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE FOUND

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.B.M.	Permanent Boundary Monument
P.O.B.	Point of Beginning
P.O.C.	Point of Curvature
P.O.I.	Point of Intersection
P.O.R.	Point of Reverse Curvature
P.O.S.	Point of Station
P.O.V.	Point of View
P.O.W.	Point of Way
P.O.X.	Point of X
P.O.Y.	Point of Y
P.O.Z.	Point of Z
P.O.A.	Point of A
P.O.B.	Point of B
P.O.C.	Point of C
P.O.D.	Point of D
P.O.E.	Point of E
P.O.F.	Point of F
P.O.G.	Point of G
P.O.H.	Point of H
P.O.I.	Point of Intersection
P.O.J.	Point of J
P.O.K.	Point of K
P.O.L.	Point of L
P.O.M.	Point of M
P.O.N.	Point of N
P.O.O.	Point of O
P.O.P.	Point of P
P.O.Q.	Point of Q
P.O.R.	Point of Reverse Curvature
P.O.S.	Point of Station
P.O.T.	Point of T
P.O.U.	Point of U
P.O.V.	Point of View
P.O.W.	Point of Way
P.O.X.	Point of X
P.O.Y.	Point of Y
P.O.Z.	Point of Z

DATE 3-25-26
SCALE 1" = 20'
JOB No. 26-15128
F.B. 26-15128.dwg
Drawn by WJM/WJM
Checked by WJM/WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32244
L.B. No. 8295
Tel. (904) 721-1226

SECTION 472.027, FLORIDA STATUTES, THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY. MADE 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 CHAPTER 463.17, (formerly CHAPTER 6107-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO

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



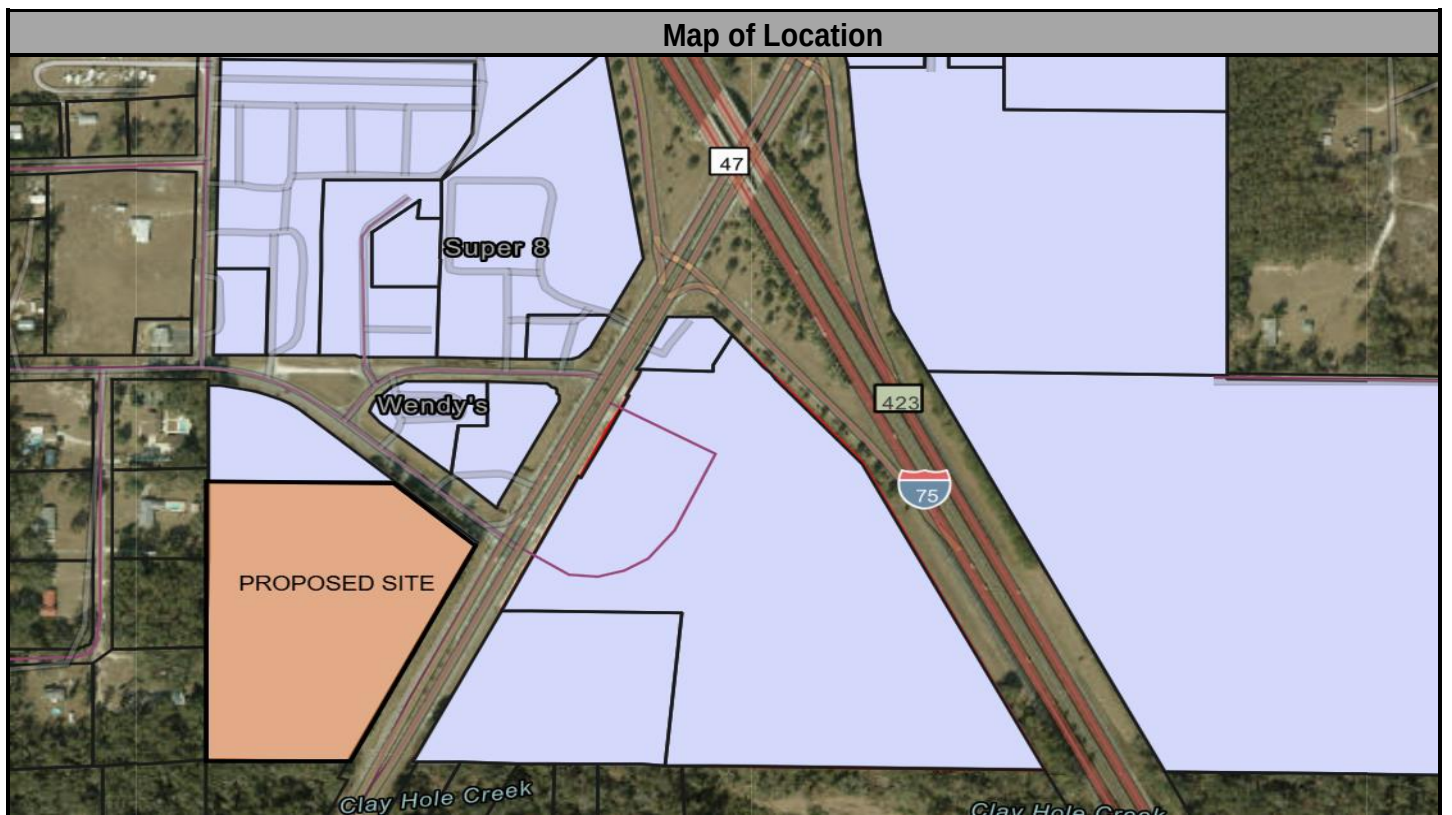
STAFF ANALYSIS REPORT

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

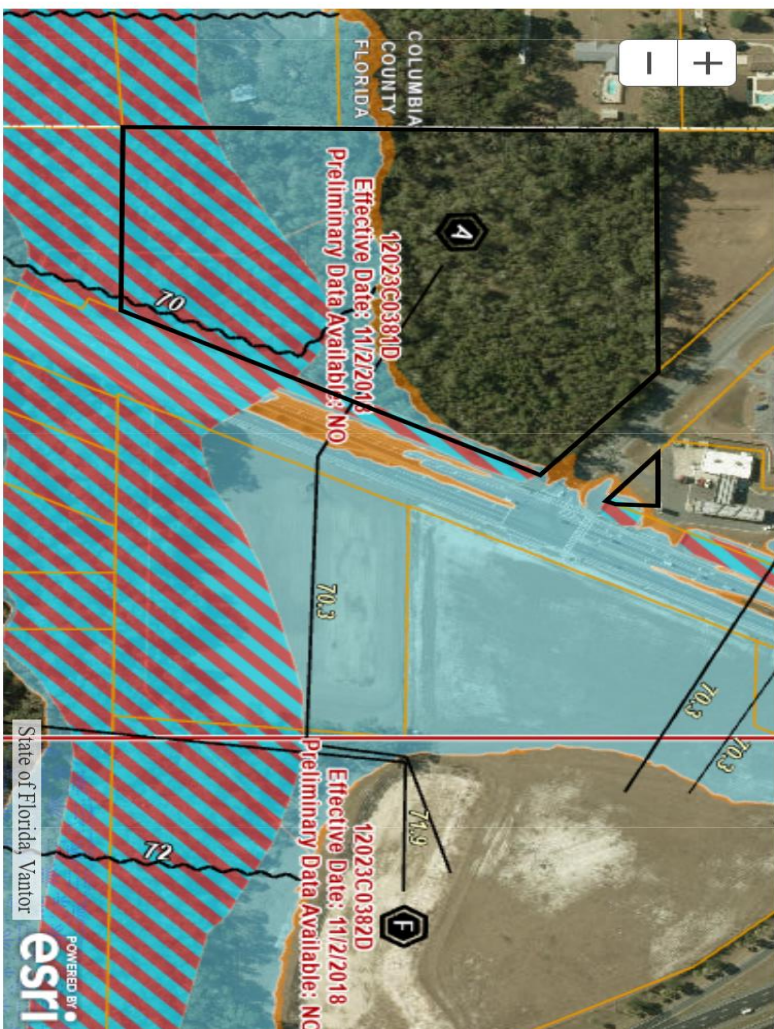
County: **COLUMBIA**
Parcel: **304S1708895000**
Flood Zone: **AE, AE FW, X-**
Flood Risk: **HIGH**

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.