

COMP PLAN AMENDMENT

ORDINANCE 2026-2353 for CPA 26-01S

Introduction

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

Location of Parcel 08891-000



Location of Parcel 08881-000



Joint Planning Area



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Cornerstone Planning Area Adoption

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



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Staff Review

Suwannee River Water Management-

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

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Staff Recommendation

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

