



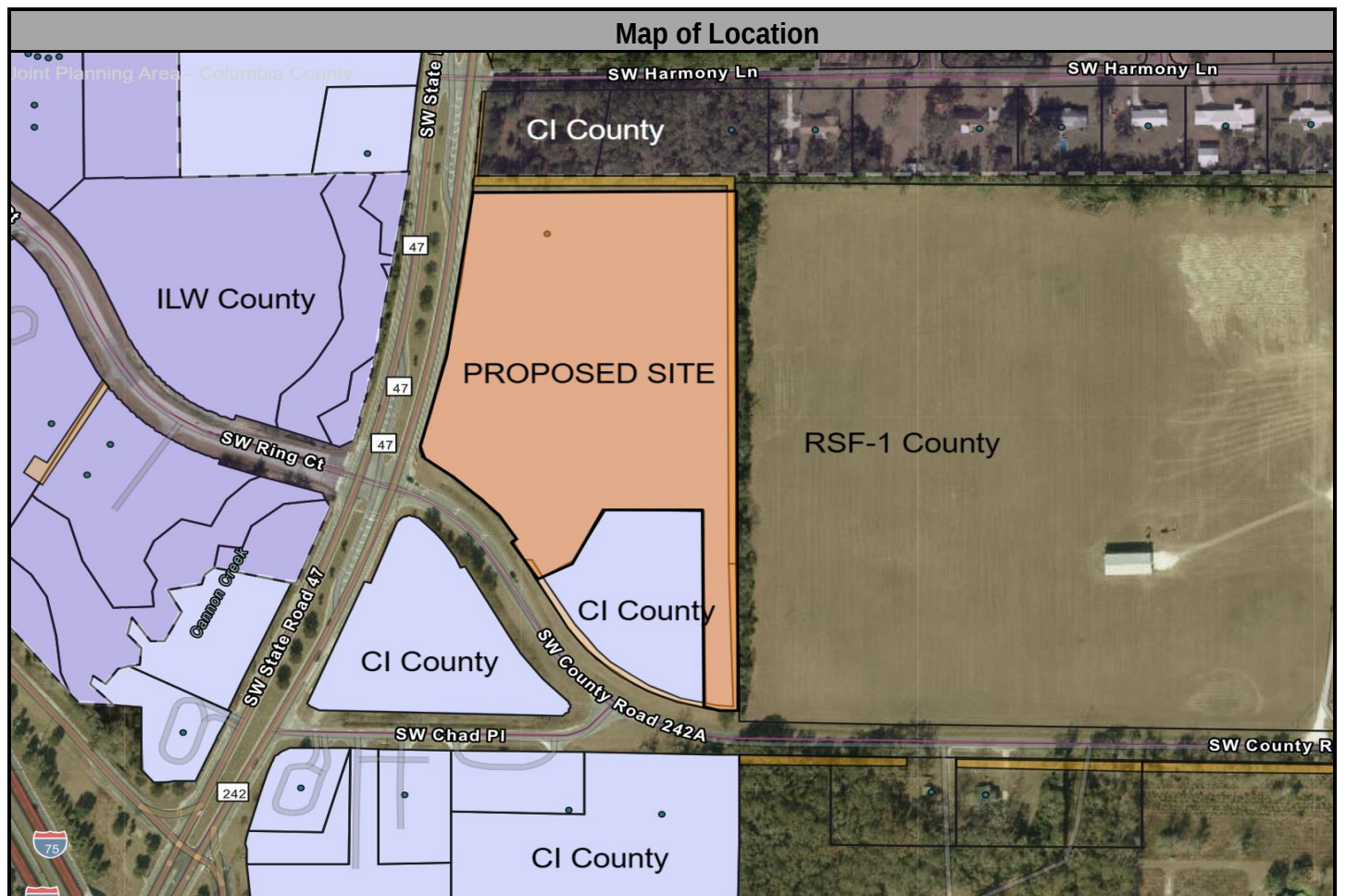
STAFF ANALYSIS REPORT

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*

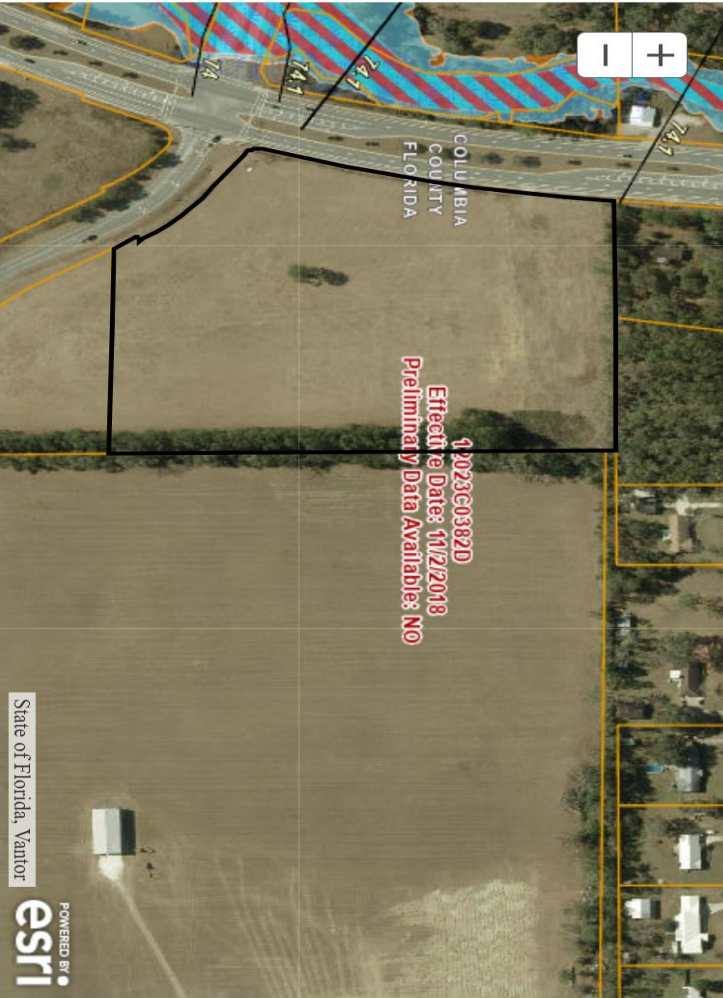
Not Available

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
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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.