

COMPREHENSIVE PLAN AMENDMENT NARRATIVE

CITY OF LAKE CITY, FLORIDA

FOR RACETRAC, INC.

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



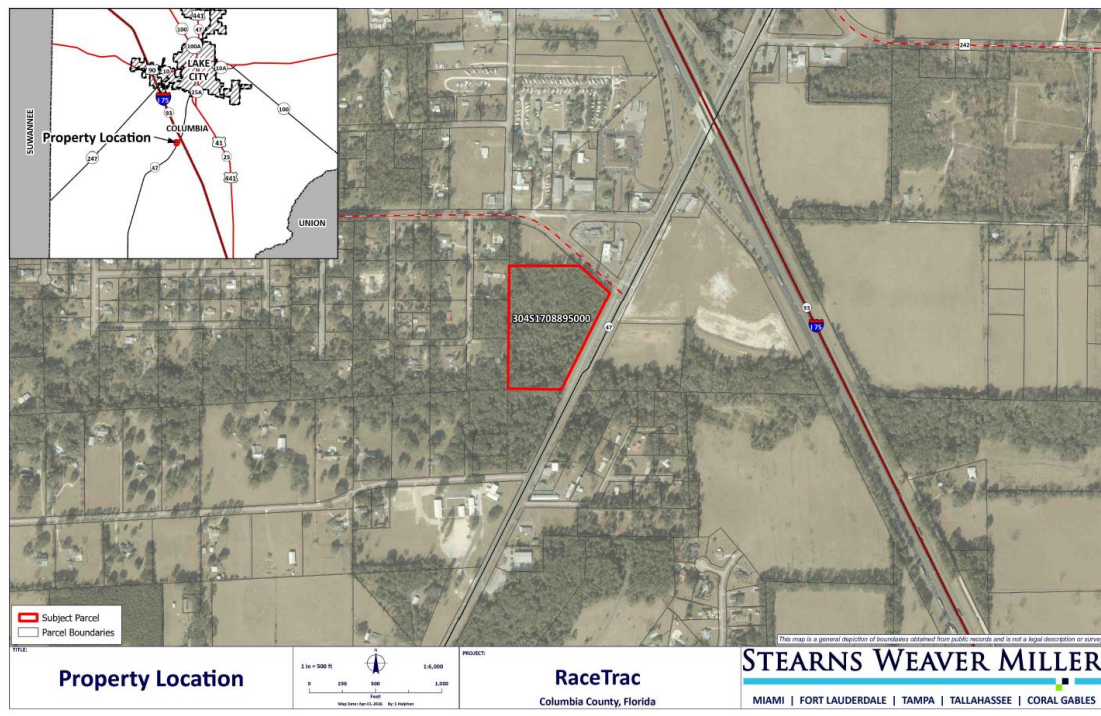
Submitted by:

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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

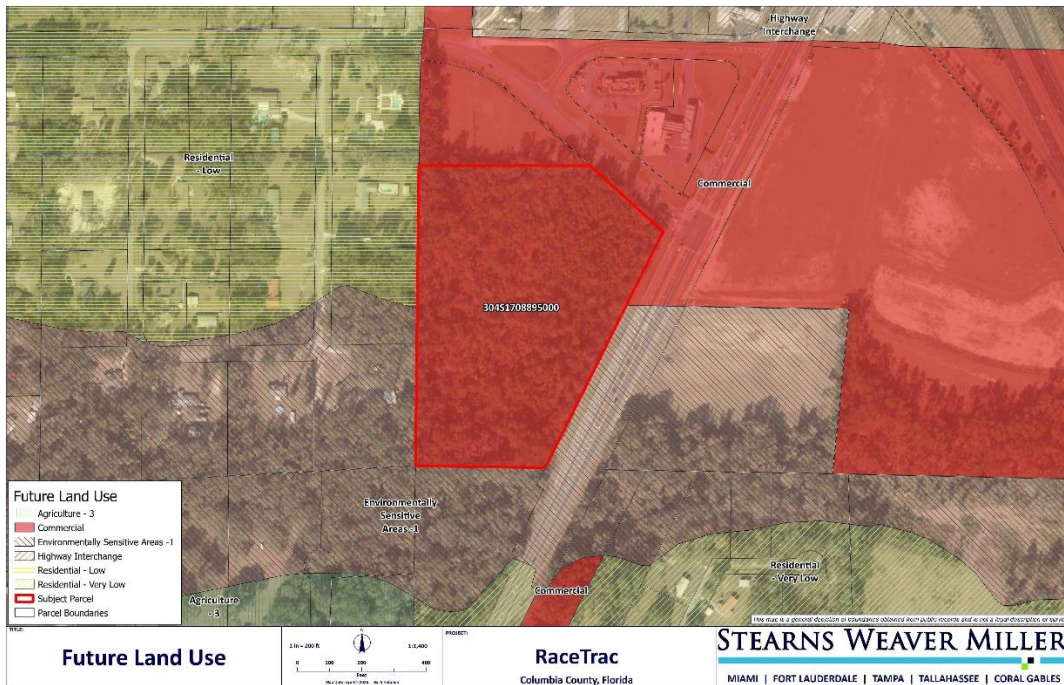


The Property is currently owned by Umesh Mhatre, Shilpa Mhatre, Anjali U. Mhatre, Anita Mhatre Mihalcik, Ajay U. Mhatre, and the Mhatre Irrevocable Family Trust. Copies of the deeds and breakdown of ownership interest have been provided as part of this application. Applicant is under contract for the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