

REZONING NARRATIVE
CITY OF LAKE CITY, FLORIDA

FOR RACETRAC, INC.

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



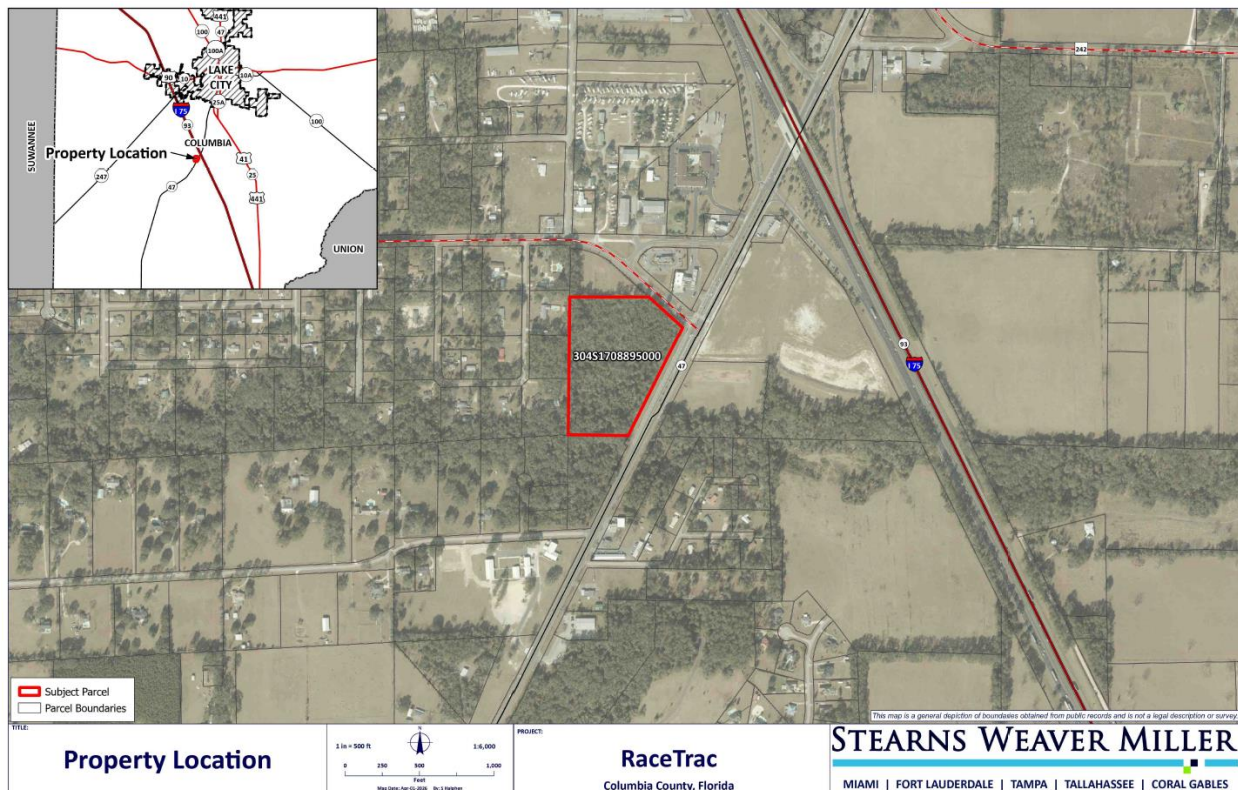
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I. Introduction

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.

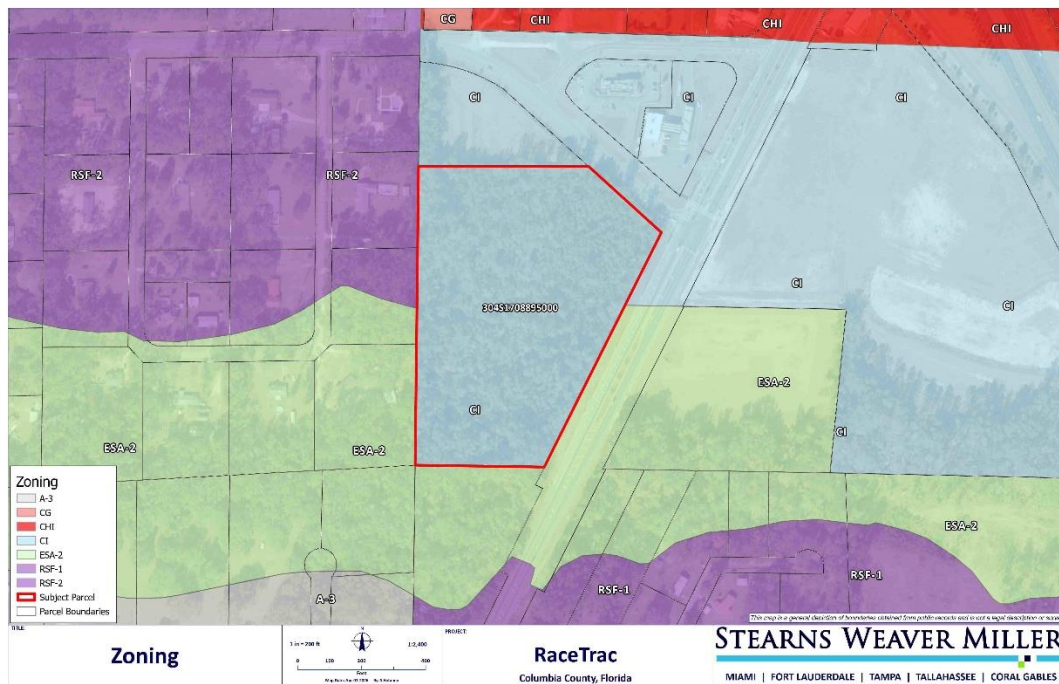
Location Map



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

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