



August 11th, 2026

City of Lake City
Growth Management Department
205 N Marion Ave
Lake City, FL 32055
(386) 719-5750
growthmanagement@lcfla.com

RE: Project Narrative

Project Name: Gateway Plaza (SR47 & CR242A Commercial)

Parcel ID: 19-4S-17-08563-003

To whom it may concern,

The intent of this letter is to provide the City of Lake City with a narrative for the Gateway Plaza (SR47 & CR242A Commercial) project as it relates to the review criteria for the applications required for this project. This includes but is not limited to concurrency impact analysis, comprehensive plan consistency analysis, and an analysis of the project's conformance with Article 12 of the City of Lake City Land Development Regulations (LDR).

All entitlements for this project were previously approved by Columbia County, but we are now seeking the necessary approvals from the City of Lake City due to the Interlocal Boundary Service Agreement (IBSA) that took effect earlier this year. It is our understanding and is explained in this narrative that the project is still in line with the City's newly adopted LDR, which mirrors the County's LDR that this project was previously approved under.

The subject property is zoned CI (Commercial Intensive) and has a Commercial future land use designation. The project area is within the ±12.59-acre Columbia County parcel ID number 19-4S-17-08563-003. The subject property is located at the northeast corner of State Road 47 and County Road 242A and is currently within unincorporated Columbia County until the annexation process is finalized.

As indicated on the site plan, the proposed project includes a +/- 6,374 square-foot convenience store with 8 fuel pumps within a commercial master development with associated access, stormwater, and utilities infrastructure. The project is proposing four access connections, two along SR47 and two along CR242A. The convenience store will have two accesses internal to the master development. On-site parking and a loading area for delivery vehicles will be provided around the convenience store. There will be one dumpster provided for the site which will be located on the northeast side of the store.

It is our understanding that this project will be in conformance with the City's Comprehensive Plan and established land use pattern. The entirety of the master development is slated for uses that fall under the City Comprehensive Plan's classifications for commercial land uses. Per Policy I.1.2 of the City's Comprehensive Plan, the applicable uses that this project conforms with are "areas used for the sale, rental and distribution of products, or performance of services".

The impacts to public facilities stemming from the proposed infrastructure associated with this development will be held at a high priority and mitigated through the design process and coordination with all governing municipalities. Due to the transit-oriented nature of the proposed commercial use, we do not believe this project will alter the population density pattern of the surrounding areas. Also, the potable water and sanitary sewer demand required to support the on-site infrastructure have already been reviewed and approved by the City in conjunction with the public utilities improvements at the intersection of SR47 & CR242A that will be serve the property.

Transportation impacts to the surrounding area are being accounted for with transportation analyses from the Kimley-Horn team and in conjunction with FDOT & Columbia County. All parties have been in coordination to ensure the added vehicular traffic produced by this site will be properly mitigated to not negatively affect the county and state roadways surrounding the site.

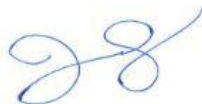
This commercial development will also be beneficial to the community based on the lack of similar commercial retail services in the surrounding area and its economic benefits that would come from such services. In addition, the improvements of the subject property will likely not have an adverse effect on the value of surrounding properties based on its location in proximity to major highways and services that will be available.

Impacts to local stormwater infrastructure and surrounding drainage basins are also a main point of focus for the sustainability of this development. We have been in coordination with the County, FDOT, and the Suwannee River Water Management District to verify that the stormwater system serving this project will be in compliance with all agencies' current standards.

Jarod Stubbs will be the representative for RMC 47 & 242A, LLC throughout this process.

If you have questions, I can be reached by phone at (386) 271-0272 or directly by email at jarod.stubbs@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES



Jarod Stubbs, P.E.