



**GROWTH MANAGEMENT**  
 205 North Marion Ave.  
 Lake City, FL 32055  
 Telephone: (386) 719-5750  
 E-mail: growthmanagement@locfla.com

**FOR PLANNING USE ONLY**  
 Application # CPA22-08  
 Application Fee \$ 750.00  
 Receipt No. \_\_\_\_\_  
 Filing Date 12/8/22  
 Completeness Date \_\_\_\_\_

**COMPREHENSIVE PLAN AMENDMENT**

**Small Scale: \$750.00    Large Scale: \$1,500.00**

**A. PROJECT INFORMATION**

1. Project Name: Lake City Self Storage Phase 3
2. Address of Subject Property: 1115 NW Lake Jeffery Road, Lake City, FL
3. Parcel ID Number(s): 30-3S-17-05846-000
4. Existing Future Land Use Map Designation: Residential-low
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: RSF-2
7. Acreage: 1.0
8. Existing Use of Property: Vacant
9. Proposed use of Property: Commercial (Mini Warehouse)

**B. APPLICANT INFORMATION**

1. Applicant Status     Owner (title holder)     Agent
2. Name of Applicant(s): Carol Chadwick, PE    Title: Civil Engineer  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 1208 SW Fairfax Glen  
 City: Lake City    State: FL    Zip: 32025  
 Telephone: (307) 680.1772    Fax: ( )    Email: ccpewyo@gmail.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): Citadel I Holdings Company, LLC  
 Mailing Address: 726 Somerset Landing Lane  
 City: League City    State: TX    Zip: 77573  
 Telephone: (413) 388.5480    Fax: ( )    Email: info@lakecityselfstorage.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

**\*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: na  
If yes, is the contract/option contingent or absolute:     Contingent     Absolute
2. Has a previous application been made on all or part of the subject property?  Yes     No  
Future Land Use Map Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Future Land Use Map Amendment Application No. \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes \_\_\_\_\_     No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance:  Yes \_\_\_\_\_     No \_\_\_\_\_  
Variance Application No. \_\_\_\_\_  
Special Exception:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. ✓ Boundary Sketch or Survey with bearings and dimensions.
2. ✓ Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. ✓ Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. ✓ Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. ✓ Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. ✓ Proof of Ownership (i.e. deed).
7. ✓ Agent Authorization Form (signed and notarized).
8. ✓ Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
  - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
  - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
  - c. Text Amendment to the Comprehensive Plan = \$750.00

No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of fourteen (14) copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

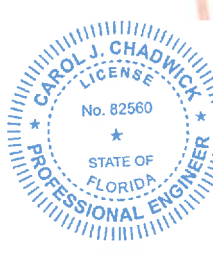
**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature

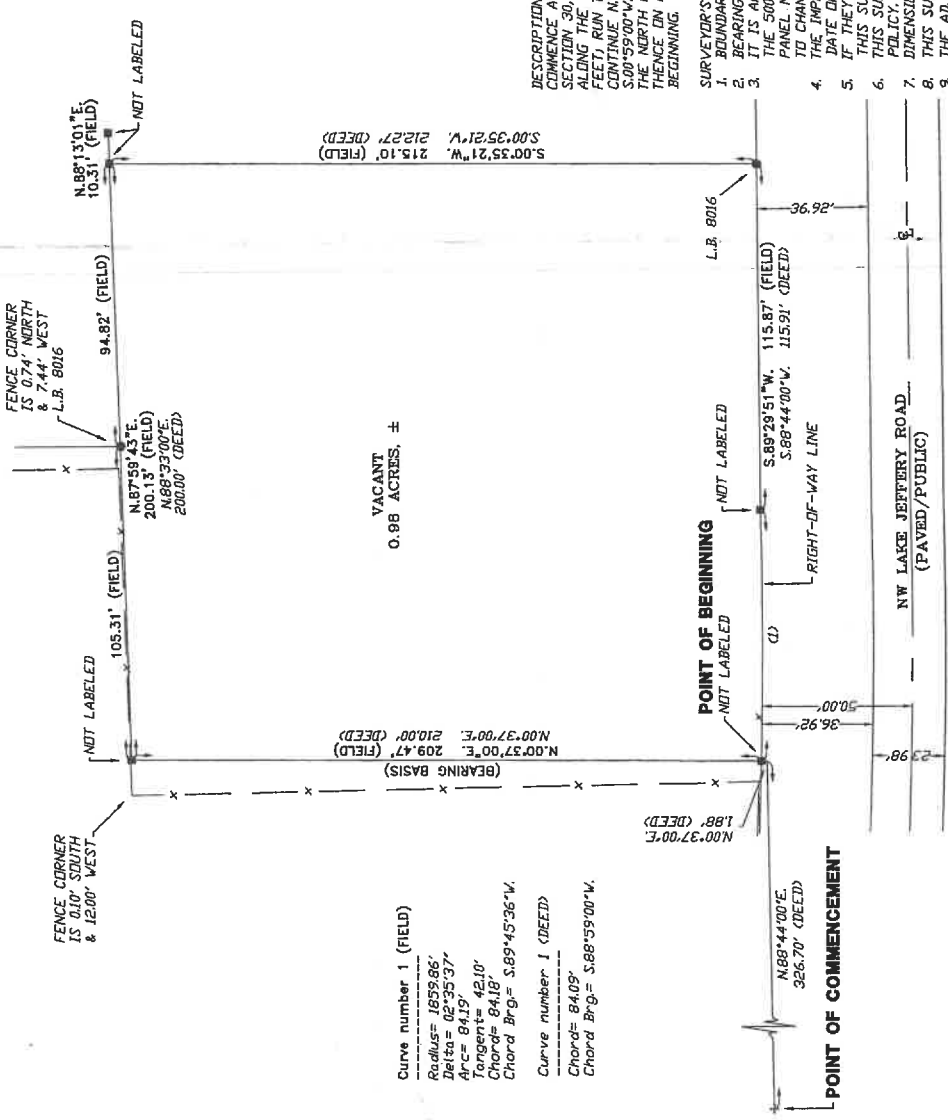
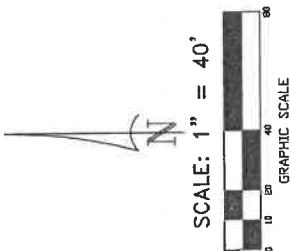
\_\_\_\_\_  
Date

 Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000017EB6D  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2022.12.07  
17:21:30 -05'00'

BOUNDARY SURVEY IN SECTION 30, TOWNSHIP 3 SOUTH,  
RANGE 17 EAST,  
COLUMBIA COUNTY, FLORIDA.

**S Y M B O L L E G E N D:**

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIN AND CAP SET
○	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	WATER METER
⊕	WATER POST
⊕	WATER METER
⊕	UTILITY BOX
⊕	WELL
⊕	SANITARY MANHOLE
⊕	CENTERLINE
⊕	SECTION LINE
⊕	ELECTRIC LINES
⊕	WIRE FENCE
⊕	CHAIN LINK FENCE
⊕	WOODEN FENCE
⊕	4" X 4" POSTS OF RECORD
⊕	AS PER A DEED OF RECORD
⊕	(CALC.) AS PER CALCULATIONS
⊕	(FIELD) AS PER FIELD MEASUREMENTS
⊕	P.R.M. PERMANENT REFERENCE MARKER
⊕	P.C.P. PERMANENT CONTROL POINT



Curve number 1 (FIELD)  
 Radius= 1859.86'  
 Delta= 02°35'37"  
 Arc= 84.19'  
 Tangent= 42.10'  
 Chord= 84.18'  
 Chord Brg= S.89°45'36\"/>

Curve number 1 (DEED)  
 Chord= 84.09'  
 Chord Brg= S.88°59'00\"/>

**DESCRIPTION:**  
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, N.88°44'00\"/>

**SURVEYOR'S NOTES:**  
 1. BOUNDARY BASED ON MONUMENTATION FOUND.  
 2. BEARINGS ARE BASED ON A DEED BEARING OF N.00°37'00\"/>

**BRITT SURVEYING & MAPPING, LLC**  
 LAND SURVEYORS AND MAPPERS, L.B. # 8016  
 1498 SW MAIN BLVD., LAKE CITY, FLORIDA 32805  
 (386)752-7163 FAX (386)752-5573  
 www.brittsurveying.com  
**WORK ORDER # L-28273**

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE HIGHEST TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CERTAIN PREVIOUSLY LISTED STATUTES.  
 FIELD SURVEY DATE 01/06/2022  
 SURVEYOR'S SIGNATURE [Signature]  
 SURVEYOR'S NAME BRITT, JAMES  
 SURVEYOR'S ID # 8016  
 NOTES: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SECTION, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO:  
 INGRID GEIGER

FIELD BOOK: SEE PAGE(S): FILE



NW LAKE JEFFERY Rd

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 7, 2022

re: Lake City Self Storage Phase 3 Concurrency Impact Analysis

The site is currently vacant. The proposed business will not use water or sewer. Solid waste services will not be provided at the site.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 151
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 75 ADT & 8 Peak PM trips
- Potable Water: 0 gallons per day
- Potable Water: 0 gallons per day
- Solid Waste: 0 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol  
Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A01  
410D0000017EB  
6D924CE000595  
4C, cn=Carol  
Chadwick  
Date: 2022.12.07  
17:21:17 -05'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL22270

**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
151	Mini Warehouse	2.50	0.26	30.00	75.00	7.80

\*KSF

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
---------------------------	---	-----------------------------------	-------------------------

Office Building	0.00	0.00	0.00
-----------------	------	------	------

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
---------------------------	---	-----------------------------------	-------------------------

Office Building	0.00	0.00	0.00
-----------------	------	------	------

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Solid Waste Analysis**

Use	Tons Per Dwelling Unit**	S.F.	Total (Tons Per Year)
Mini Warehouse	0.00	0.00	0.00

\*\*1# per 100 s.f. per day

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 7, 2022

re: Lake City Self Storage Phase 3 Comprehensive Plan Consistency Analysis

The Lake City Self Storage Phase 3 proposed comprehensive plan amendment change is consistent with Lake City's Comprehensive Plan.

#### **Future Land Use Element**

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

*Consistency: The subject property fronts NW Lake Jeffery Drive. The property is adjacent to a parcel currently zoned CI with commercial FLU.*

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

*Consistency: The subject property fronts NW Lake Jeffery Drive which is an arterial road.*

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes 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.

*Consistency: The property is adjacent to a site currently zoned CI with FLU commercial.*

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

*Consistency: The change in zoning and land use will facilitate the expansion of an existing business.*

□



- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: The proposed use of the subject property is consistent with commercial properties and will not have any adverse environmental impacts on the existing land uses.*

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

*Consistency: No impacts to adjacent land topography or soil conditions will result due to a zooming or land use change of the subject property.*

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

*Consistency: The proposed commercial development is compatible with the adjacent property and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000017EB6D  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2022.12.07  
17:20:58 -05'00'

Carol Chadwick, P.E.

Parcel Number: 30-3S-17-05846-000

Description:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼, N88D44'00"E, 326.70 FEET; RUN THENCE NOOD37'00"E, 1.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF S-250, CONTINUE NOOD37'00"E, 210.00 FEET; RUN THENCE N88D33'00"E, 200.00 FEET; RUN THENCE S00D59'00"W, 212.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR-250; RUN THENCE ALONG THE NORTH RIGHT-OF-WAY LINE S88D44'00"W, 115.19 FEET TO THE POINT OF CURVATURE; RUN THEN ON A CHORD BEARING S88D59'00"W, A CHORD DISTANCE ON 84.09 FEET TO THE POINT OF BEGINNING.

*DESCRIPTION:*

*COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, N.88°44'00"E., 326.70 FEET; RUN THENCE N.00°37'00"E., 1.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF S-250, CONTINUE N.00°37'00"E., 210.00 FEET; RUN THENCE N.88°33'00"E., 200.00 FEET; RUN THENCE S.00°59'00"W., 212.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR-250; RUN THENCE ALONG THE NORTH RIGHT-OF-WAY LINE S.88°44'00"W., 115.91 FEET TO THE POINT OF CURVATURE; RUN THENCE ON A CHORD BEARING S.88°59'00"W., A CHORD DISTANCE OF 84.09 FEET TO POINT OF BEGINNING.*

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:  
BERT C. SIMON, ESQUIRE  
GARTNER, BROCK AND SIMON, LLP  
1300 RIVERPLACE BLVD., SUITE 525  
JACKSONVILLE, FLORIDA 32207

RE No. 30-3S-17-05846-000

**NOTE TO CLERK:** This conveyance is made without the payment of consideration and the property conveyed by this Special Warranty Deed is not encumbered by a mortgage or other document securing a debt. Accordingly, minimum documentary stamp taxes in the amount of \$0.70 have been paid on this Special Warranty Deed.

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of August 8, 2018, by and between **LAKE CITY SELF STORAGE, LLC**, a Florida limited liability company, whose address is 12146 Mandarin Road, Jacksonville, Florida 32223 ("Grantor"), and **CITADEL I HOLDING COMPANY LLC**, a Texas limited liability company, whose address is 726 Somerset Landing Lane, League City, Texas 77573 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid in hand to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, the following described real property, situate, lying and being in the County of Columbia, State of Florida, as more particularly described on Exhibit "A" attached hereto and incorporated by this reference (the "Property").

SUBJECT TO taxes and assessments for the year 2018 and subsequent years.

TOGETHER with all improvements located thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby warrants title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none others.

*{Signature on the following page}*

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

LAKE CITY SELF STORAGE, LLC, a  
Florida limited liability company

*Harry M Wilson IV*  
Print Name: HARRY M WILSON IV

By: *J BARNETTE*  
Name: Jack Barnette  
Its: Manager

*Bert C Simon*  
Print Name: BERT C SIMON

STATE OF FLORIDA     )  
COUNTY OF DUVAL    )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2018, by Jack Barnette, as Manager of Lake City Self Storage, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced as identification.

*Harry M Wilson IV*  
Notary Public, State of Florida  
Print Name: HARRY M WILSON IV  
My Commission Expires: 6/4/21

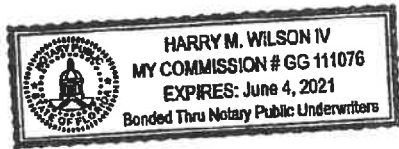


Exhibit "A"

The land referred to hereinbelow is situated in the County of COLUMBIA, State of Florida, and is described as follows:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼, NORTH 88 DEG.44' EAST, 326.7 FEET; RUN THENCE NORTH 00 DEG.37' EAST, 1.88 FEET TO THE NORTH RIGHT OF WAY LINE OF S-250; CONTINUE N 00 DEG.37' EAST, 210.00 FEET; RUN THENCE NORTH 88 DEG.33' EAST, 200 FEET; RUN THENCE SOUTH 00 DEG.59' WEST, 212.27 FEET TO THE NORTH RIGHT OF WAY LINE OF SR-250; RUN THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88 DEG.44' WEST, 115.91 FEET TO THE POINT OF CURVATURE; RUN THENCE ON A CHORD BEARING SOUTH 88 DEG.59' WEST, A CHORD DISTANCE OF 84.09 FEET TO POINT OF BEGINNING.

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 9/22/2022

Parcel: << **30-3S-17-05846-000 (25935)** >>

Aerial Viewer Pictometry Google Maps

### Owner & Property Info

Owner	<b>CITADEL I HOLDING COMPANY LLC</b> 726 SOMERSET LANDING LANE LEAGUE CITY, TX 77573		
Site	1115 NW LAKE JEFFERY Rd, LAKE CITY		
Description*	COMM SW COR OF SE1/4 OF NW1/4, RUN E 326.7 FT, N 1.88 FT TO N R/W C-250 FOR POB, CONT N 210 FT, E 200 FT, S 212.27 FT, W ALONG R/W 200 FT TO POB. 519-727, 798-2318, 891-1581, WD 1082-2097, CT 1239-2222, WD 1283-1581, WD 1366-950,		
Area	1 AC	S/T/R	30-3S-17
Use Code**	VACANT (0000)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



### Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$12,700	Mkt Land	\$13,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,700	Just	\$13,000
Class	\$0	Class	\$0
Appraised	\$12,700	Appraised	\$13,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$12,700	Assessed	\$13,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,700	Total Taxable	county:\$13,000
	city:\$12,700		city:\$13,000
	other:\$0		other:\$0
	school:\$12,700		school:\$13,000

### Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/8/2018	\$100	1366/0950	WD	I	U	11
10/23/2014	\$269,000	1283/1581	WD	I	U	12
7/25/2012	\$100	1239/2222	CT	I	U	18
5/3/2006	\$50,000	1082/2097	WD	I	U	08
12/2/1994	\$44,000	0798/2318	WD	I	Q	

### Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

### Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

### Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$13,000



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
CITADEL I HOLDING COMPANY LLC

### Filing Information

**Document Number** M18000005871  
**FEI/EIN Number** 82-2954519  
**Date Filed** 06/22/2018  
**State** TX  
**Status** ACTIVE

### Principal Address

28648 Bull Gate  
fair oaks ranch, TX 78015

Changed: 04/15/2021

### Mailing Address

28648 Bull Gate  
fair oaks ranch, TX 78015

Changed: 04/15/2021

### Registered Agent Name & Address

LAKE CITY SELF STORAGE, LLC  
1143 NW LAKE JEFFERY RD  
LAKE CITY, FL 32055

### Authorized Person(s) Detail

#### **Name & Address**

Title PARTNER

STRINGHAM, CHARLES T  
2121 COLDWATER BRIDGE LANE  
LEAGUE CITY, TX 77573

Title PARTNER/MBR

FORE, ROBERT A  
28648 Bull Gate  
fair oaks ranch, TX 78015

Title PARTNER

ARROYO, ANNA  
28648 Bull Gate  
fair oaks ranch, TX 78015

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	05/07/2020
2021	04/15/2021
2022	04/19/2022

**Document Images**

[04/19/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

[04/15/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)

[05/07/2020 -- ANNUAL REPORT](#) [View image in PDF format](#)

[06/24/2019 -- ANNUAL REPORT](#) [View image in PDF format](#)

[06/22/2018 -- Foreign Limited](#) [View image in PDF format](#)



# APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

## Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, PE  
(Name of Person to Act as my Agent)

for n.a.  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Zoning & FLU map applications & site plan application  
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Charles Stringham

Applicant/Owner's Title: Managing Partner

On Behalf of: Charvel 1 Holding Co, LLC  
(Company Name, if applicable)

Telephone: 413-388-5480 Date: 7/11/22

Applicant/Owner's Signature: [Signature]

Print Name: Charles Stringham

STATE OF FLORIDA ~~TEXAS~~  
COUNTY OF Galveston

The Foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2022, by Charles Stringham whom is personally known by me  OR produced identification .  
Type of Identification Produced Texas Driver License

[Signature]  
(Notary Signature)

(SEAL)

