



GROWTH MANAGEMENT
 205 North Marion Ave
 Lake City, Florida 32055
 Telephone (386) 719-5750
 growthmanagement@lcfla.com

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

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

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. Future Land Use Map Designation: Residential-low
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: CI
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. CPA _____
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 Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

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 Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. 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.

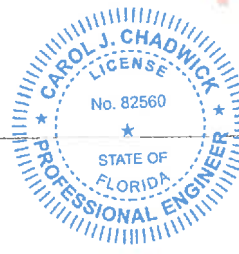
A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol _____
Chadwick
Date: 2022.12.07
17:22:37 -05'00'

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

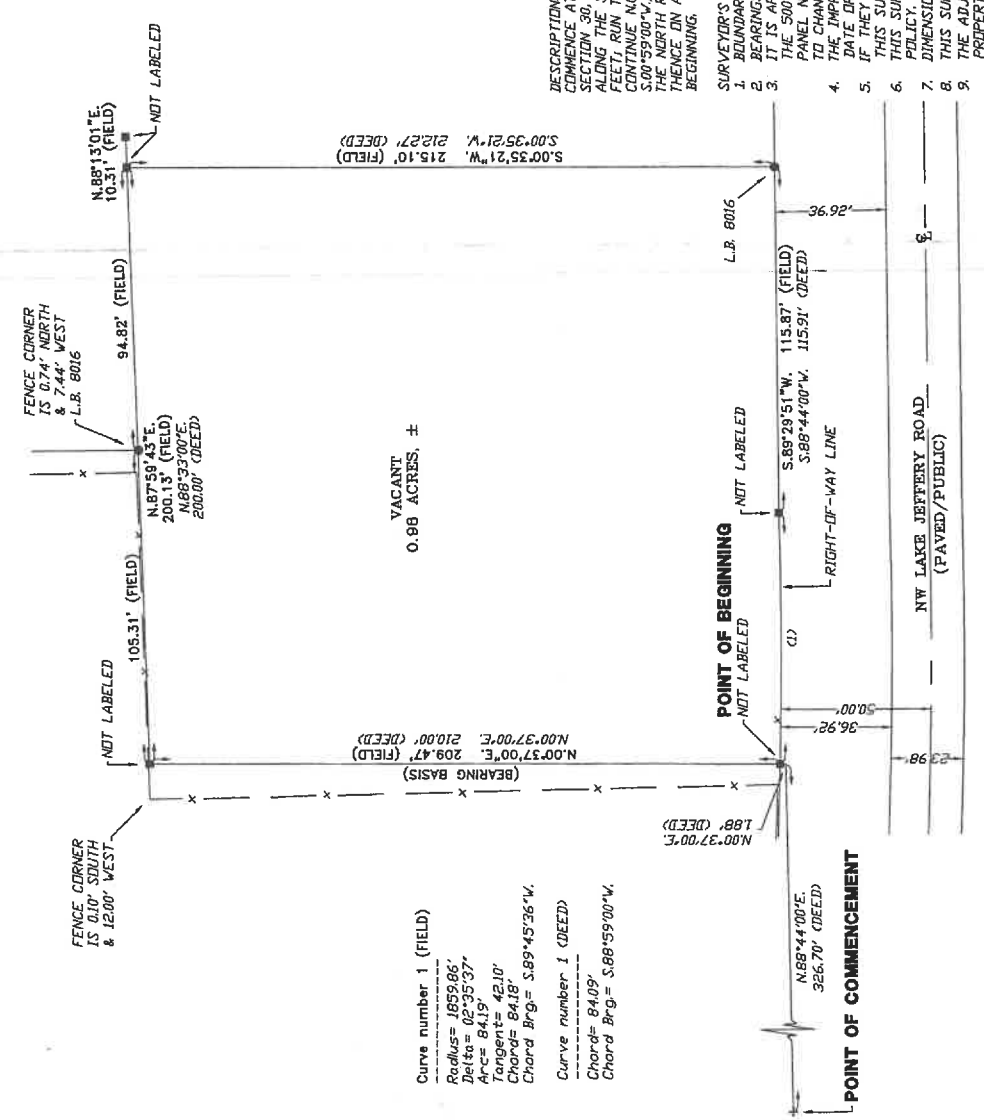
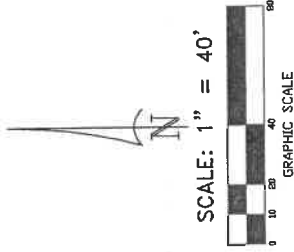
Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

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

SYMBOL LEGEND:

| | |
|---|-----------------------------------|
| ■ | 4"x4" CONCRETE MONUMENT FOUND |
| □ | 4"x4" CONCRETE MONUMENT SET |
| ● | IRON PIN AND CAP SET |
| ○ | WOODEN POST |
| × | CALCULATED PROPERTY CORNER |
| + | MAIL & DISK |
| ⊕ | POWER POLE |
| ⊙ | SIGN POST |
| + | WATER METER |
| ⊕ | UTILITY BOX |
| ⊙ | WELL |
| ⊙ | SANITARY MANHOLE |
| — | CENTERLINE |
| — | SECTION LINE |
| — | ELECTRIC LINES |
| — | WIRE FENCE |
| — | CHAIN LINK FENCE |
| — | WOODEN FENCE |
| — | ROAD |
| — | (R/L)7 |
| — | AS PER A PLAT OF RECORD |
| — | (DEED) |
| — | AS PER A DEED OF RECORD |
| — | (CALC.) |
| — | AS PER FIELD MEASUREMENTS |
| — | (FIELD) |
| — | 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"W.

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

DESCRIPTION:
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 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, N88°44'00"E., 366.70 FEET; RUN THENCE N00°37'00"E., 188 FEET TO THE NORTH RIGHT-OF-WAY LINE OF S-250, CONTINUE N00°37'00"E., 210.00 FEET; RUN THENCE N88°33'00"E., 200.00 FEET; RUN THENCE ALONG S.00°59'00"W., 212.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF S-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.

- SURVEYOR'S NOTES:**
1. BOUNDARY BASED ON MONUMENTATION FOUND.
 2. BEARINGS ARE BASED ON A DEED BEARING OF N.00°37'00"E., FOR WEST LINE, THEREDE IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500' YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 5 NOVEMBER, 2012, FROM PANEL NUMBER 1E023C06B40; HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 3. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 4. IF THEY EXIST, NO ENCUMBRANCES AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 6. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 7. THE SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 8. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENIED.

BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
 1498 SW MAIN BLVD., LAKE CITY, FLORIDA 32808
 (386)752-7163 FAX (386)752-5573
 WORK ORDER # L-28273

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S.

FIELD SURVEY DATE: 01/06/2022
 DRAWING DATE: 01/14/2022

NOTES: UNLESS IT BEAR THE ORIGINAL SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO:
 INGRID GETTIGER

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, 9th 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

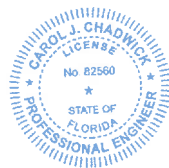
Summary of analyses:

- 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=A01410D0000017EB6D9
24CE0005954C, cn=Carol Chadwick
Date: 2022.12.07 17:22:22 -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 *KSF | Mini Warehouse | 2.50 | 0.26 | 30.00 | 75.00 | 7.80 |

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 meets of the Requirements of Article 12 of the Land Development Regulations

The Lake City Self Storage Phase 3 proposed zoning change is consistent with Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan. The property is adjacent to a parcel currently zoned C1.

- b) The existing land use pattern.

Analysis: The property is adjacent to a parcel currently zoned C1.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: The property is adjacent to a parcel currently zoned C1.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan. No additional students in schools will result from the change. There will be no sewer or water on the site.

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The property is adjacent to a parcel currently zoned C1.

- f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: The property is adjacent to a parcel currently zoned C1. The site will be a storage facility.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The proposed change will not adversely affect living condition in the neighborhood as the only access will be directly from Lake Jeffery Road.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis: Increase in traffic will be negligible.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduction of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The zoning change will not adversely affect property values in the area.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area.

- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Analysis: The proposed change will not grant special privileges to the owner as it is adjacent to a commercial site.

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The owners will be expanding the existing storage facility.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the County.

Analysis: Overall, there is a need for commercial properties to service the growth in the area.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations the Planning and Zoning Board shall consider and study:

- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these

land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: The owners will be expanding the existing storage facility.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000017EB6D9
24CE0005954C, cn=Carol Chadwick
Date: 2022.12.07 17:22:03 -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 N00D37'00"E, 1.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF S-250, CONTINUE N00D37'00"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 31st 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

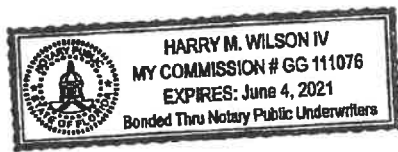


Exhibit "A"

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 | CITADEL I HOLDING COMPANY LLC 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 city:\$12,700 other:\$0 school:\$12,700 | Total Taxable | county:\$13,000 city:\$13,000 other:\$0 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 (Codess)

| 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

| Report Year | Filed Date |
|--------------------|-------------------|
| 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: Chapel 1 Holding Co, LLC
(Company Name, if applicable)

Telephone: 413-388-3450 Date: 7/11/22

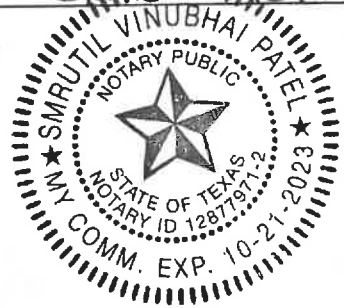
Applicant/Owner's Signature: [Signature]

Print Name: Charles Stringham

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF Galveston

The Foregoing instrument was acknowledged before me this 11th 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)



Columbia County Tax Collector

generated on 12/7/2022 9:41:05 AM EST

Tax Record

Last Update: 12/7/2022 9:40:34 AM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

| Account Number | Tax Type | Tax Year | | | |
|---|---|---|-------------------------|----------------------|--------------------------|
| R05846-000 | REAL ESTATE | 2022 | | | |
| Mailing Address CITADEL I HOLDING COMPANY LLC 726 SOMERSET LANDING LANE LEAGUE CITY TX 77573 | | Property Address 1115 LAKE JEFFERY LAKE CITY GEO Number 303S17-05846-000 | | | |
| Exempt Amount See Below | Taxable Value See Below | | | | |
| Exemption Detail NO EXEMPTIONS | Millage Code 001 | Escrow Code | | | |
| Legal Description (click for full description) 30-3S-17 0000/00001.00 Acres 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, | | | | | |
| Ad Valorem Taxes | | | | | |
| Taxing Authority | Rate | Assessed Value | Exemption Amount | Taxable Value | Taxes Levied |
| CITY OF LAKE CITY | 4.9000 | 13,000 | 0 | \$13,000 | \$63.70 |
| BOARD OF COUNTY COMMISSIONERS | 7.8150 | 13,000 | 0 | \$13,000 | \$101.60 |
| COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY | 0.7480 | 13,000 | 0 | \$13,000 | \$9.72 |
| LOCAL | 3.2990 | 13,000 | 0 | \$13,000 | \$42.89 |
| CAPITAL OUTLAY | 1.5000 | 13,000 | 0 | \$13,000 | \$19.50 |
| SUWANNEE RIVER WATER MGT DIST | 0.3368 | 13,000 | 0 | \$13,000 | \$4.38 |
| LAKE SHORE HOSPITAL AUTHORITY | 0.0001 | 13,000 | 0 | \$13,000 | \$0.00 |
| Total Millage | 18.5989 | Total Taxes | | | \$241.79 |
| Non-Ad Valorem Assessments | | | | | |
| Code XLCF | Levyng Authority CITY FIRE ASSESSMENT | | | | Amount \$50.40 |
| Total Assessments | | | | | \$50.40 |
| Taxes & Assessments | | | | | \$292.19 |

| If Paid By | Amount Due |
|-------------------|-----------------|
| 11/30/2022 | \$280.50 |
| 12/31/2022 | \$283.42 |
| 1/31/2023 | \$286.35 |
| 2/28/2023 | \$289.27 |
| 3/31/2023 | \$292.19 |

Prior Years Payment History

| Prior Year Taxes Due |
|----------------------|
| NO DELINQUENT TAXES |

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