



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

FOR PLANNING USE ONLY
 Application # SR23-15
 Application Fee: **\$200.00**
 Receipt No. 2024-00013923
 Filing Date 11/29/23
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Lake City Self Storage
2. Address of Subject Property: 1115 NW Lake Jeffrey Rd. Lake City FL 32055
3. Parcel ID Number(s): 30-3S-17-05846-000
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI (Commercial Intensive)
6. Acreage: 0.98 +/- acre
7. Existing Use of Property: Undeveloped
8. Proposed use of Property: Self Storage
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 18,000 sf
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Ron Crump & Jennifer Yarbrough Title: Civil Engineer & Project Coordinator
 Company name (if applicable): Contineo Group
 Mailing Address: 755 Commerce Drive Suite 800
 City: Decatur State: GA Zip: 30030
 Telephone: (310) 902-3455 Fax: () _____ Email: jennifery@thecontineogroup.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 Holding Company I LLC – Charles Stringham
 - Mailing Address: 726 Somerset Landing Lane
 - City: League City State: TX Zip: 77573
 - Telephone: (386) 292-5494 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: _____
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. ^{SE23-06} _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. 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).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) 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 ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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.

Ron Crump

Applicant/Agent Name (Type or Print)

Ron Crump

Applicant/Agent Signature

11/20/2023

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF ~~FLORIDA~~ *Georgia*
COUNTY OF ~~Dekalb~~

The foregoing instrument was acknowledged before me this 20 day of November, 2023, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Erica N. Bruce

Signature of Notary

Erica N. Bruce

Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 30-3S-17-05846-000 (25935) | VACANT (0000) | 1 AC
 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

CITADEL I HOLDING COMPANY LLC
 Owner: 726 SOMERSET LANDING LANE
 LEAGUE CITY, TX 77573
 Site: 1115 NW LAKE JEFFERY RD, LAKE CITY
 Sales: 8/8/2018 \$100 1 (U)
 10/23/2014 \$269,000 1 (U)
 Info: 7/25/2012 \$100 1 (U)

2024 Working Values			
Mkt Lnd	\$13,000	Appraised	\$13,000
Ag Lnd	\$0	Assessed	\$13,000
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$13,000	Total	county:\$13,000
		Taxable	city:\$13,000
			other:\$0
			school:\$13,000

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com



LAKE CITY SELF STORAGE
 C/O CHUCK STRINGHAM
 1143 NW LAKE JEFFERY RD.
 LAKE CITY, FL 32055
 INFO@LAKECITYSELFSTORAGE.COM

LAKE CITY SELF STORAGE
 ISSUED FOR: CONCEPT PLAN
 JURISDICTION: CITY OF LAKE CITY
 LOCATION: 1115 NW LAKE JEFFERY RD.
 LAKE CITY, FL 32055

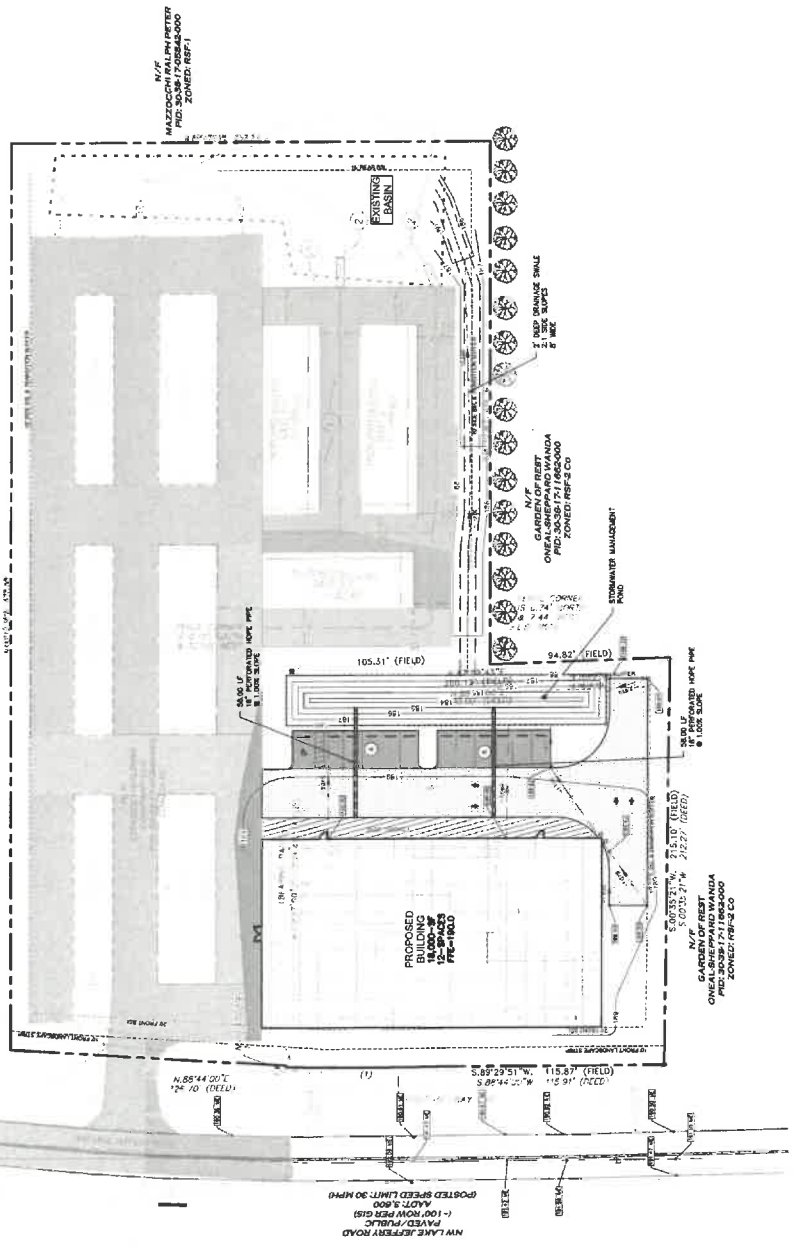
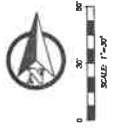
#	DATE	REVISIONS

DRAWN: EGS	CHECK: EGS
KK	
JOB NO: 23-245	DATE: 11/13/23

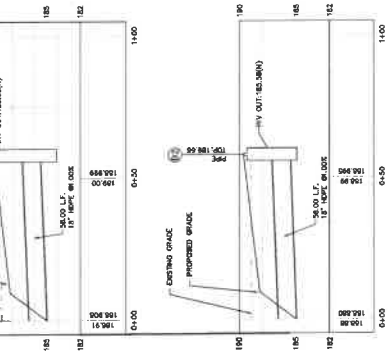
GRADING PLAN
 SHEET C300

GRADING NOTES:

1. VERIFY ALL EXISTING CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE CITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE CITY AND FDOT PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE CITY AND FDOT PRIOR TO CONSTRUCTION.
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N/A
 MAX ZONING: N/A
 PFD: 30-308/17-0854-000
 ZONED: REF-1



STORM PROFILES:
 HORIZONTAL SCALE 1"=20'
 VERTICAL SCALE 1"=2'



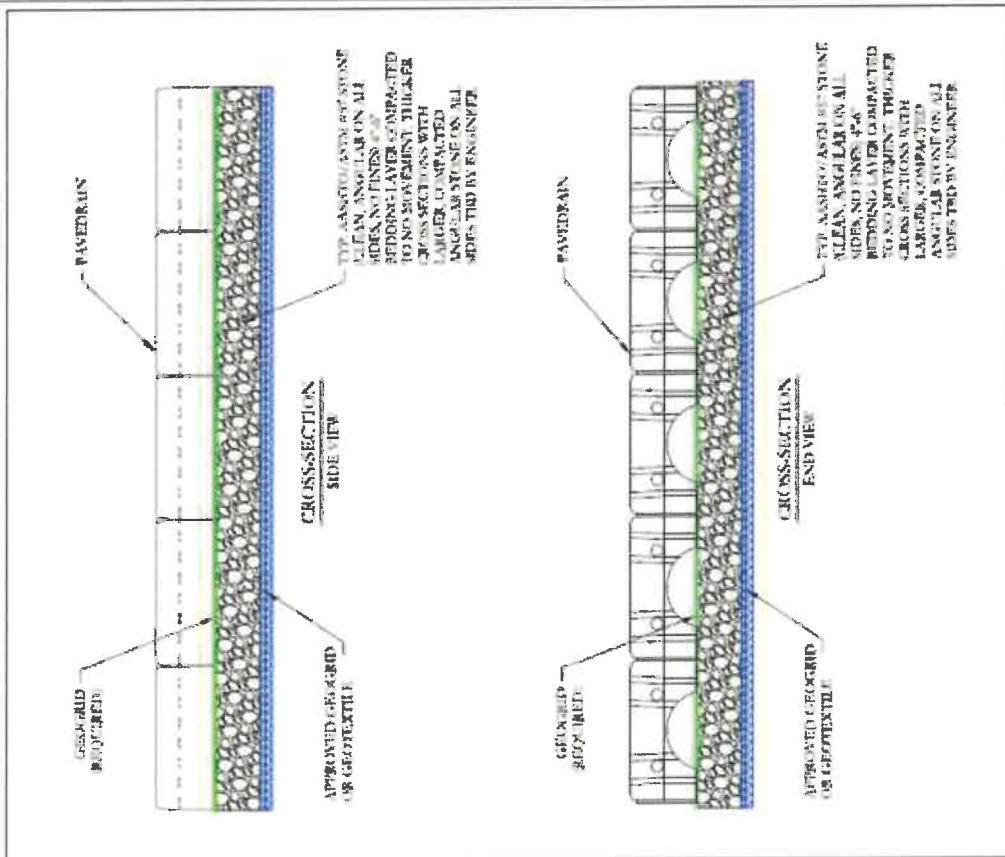
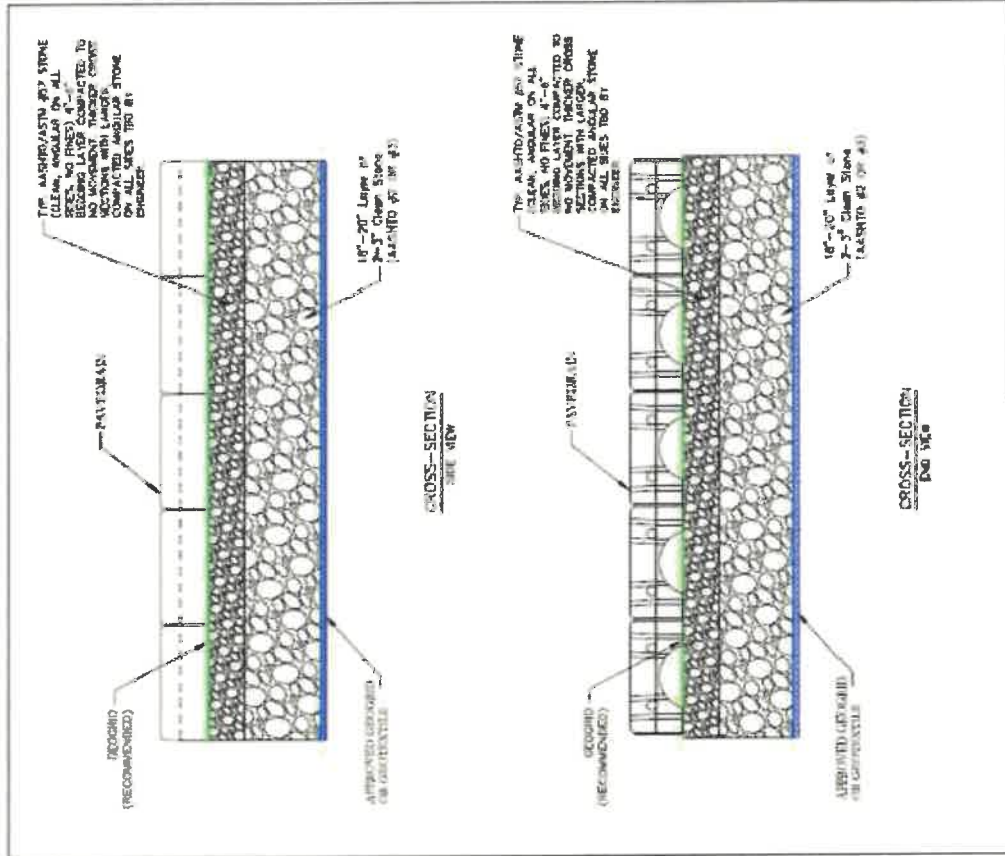
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LAKE CITY SELF STORAGE
 ISSUED FOR: CONCEPT PLAN
 JURISDICTION: CITY OF LAKE CITY
 LOCATION: 1115 NW LAKE JEFFERY RD.
 LAKE CITY, FL 32055

DATE	REVISIONS

DRAWN: EES	CHECK: KK
JOB NO: 23-245	DATE: 11/13/23

DETAILS
 SHEET C701





Jennifer Yarbrough <jennifery@thecontineogroup.com>

1115 NW Lake Jeffery Rd. Lake City, FL 32055 [23-245] - Fire Flow Test from Lake City

Eric Wolf <eric@wolfengineering.co>

Wed, Aug 2, 2023 at 8:19 AM

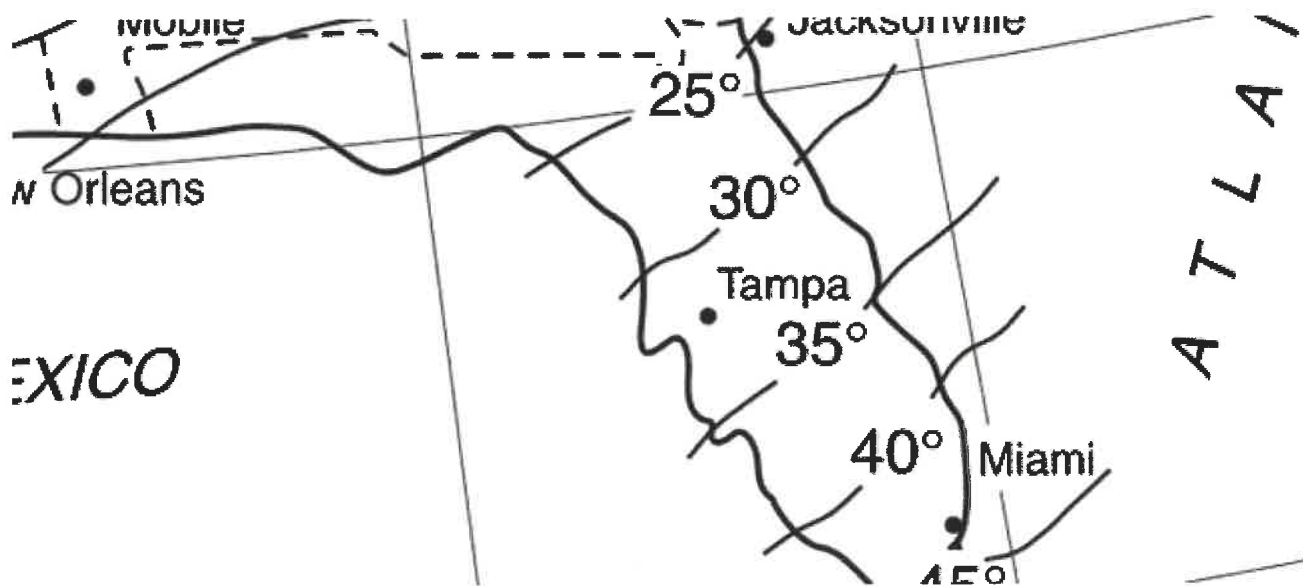
To: Ron Crump <ronc@thecontineogroup.com>

Cc: Jennifer Yarbrough <jennifery@thecontineogroup.com>, Ken Haertel <kenh@thecontineogroup.com>, Jangmee Hooper <jhooper@wolfengineering.co>

Hi Ron,

Our FP engineer is a little type A, so he's already put together a few good notes (see below). Please let me know if you need anything additional, but this should give you a good idea what the client is looking at. Again, these are high level calculations, so please keep that in mind.

- The project is in Lake City, Florida which is in the 25-30 degree lowest one day temperature range. Using NFPA 13 ISOTHERMAL lines, if the space is **unconditioned** (as they usually are) the system will need to be a **dry system**. Now, local AHJs may allow wet systems, but going by code, I would plan for worst case scenario of a dry system.

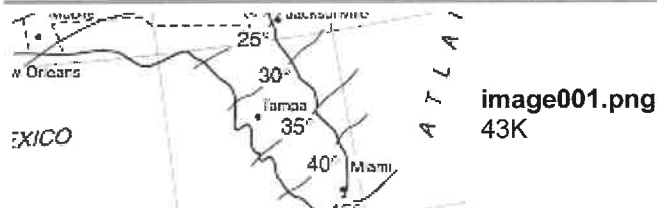


- Will the building roof be sloped (greater than 2 in 12)? It is about 50/50 on this in my experience.
- The above 2 items are important because NFPA 13 requires the remote area to be increased 30% for dry systems and 30% for a sloped roof.
- In general, personal storage facilities like this are considered Ordinary Hazard Group 2, but as always, the AHJ gets last say. Lately, all manner of items are in these things like lion batteries, grills with propane, etc.
- OH2 design density is 0.20 gpm/sf over 1500 sf per NFPA 13. Minimum flow to the area is $(.20)(1,500) = 300 \text{ gpm}$

- 1,500 sf increased 50% for dry system = 1,950 sf
 - 1,950 sf increased 30% for sloped roof = 2,535 sf
 - Revised hydraulic criteria for dry system and sloped roof – 0.20 gpm over 2,535 sf
 - Revised minimum flow = $(0.20)(2,535) = 507 \text{ gpm}$.
-
- Flow test:
 - Static 63 psi
 - Residual: 42 psi @ 817 gpm
 - Flow at 20 psi: 1,203 gpm
 - Flow at 0 psi 1,634 gpm
 - (not a very strong flow test)
-
- Flow test appears to be sufficient based on the following. Any change will impact ability of water supply to meet demand.
 - OH2 dry system with roof slope > 2 in 12
 - 0.20 gpm/sf over 2535 sf
 - Peak of roof @ 25 feet
 - Head used 8.0 k-factor
 - 6in mains
 - 2in branch lines
 - Conceptual calculation demand: 573.89 gpm @ 33.85 psi
 - Available: 573.89 @ 52.08 gpm
 - Safety: 18.23

Thank you,

[Quoted text hidden]

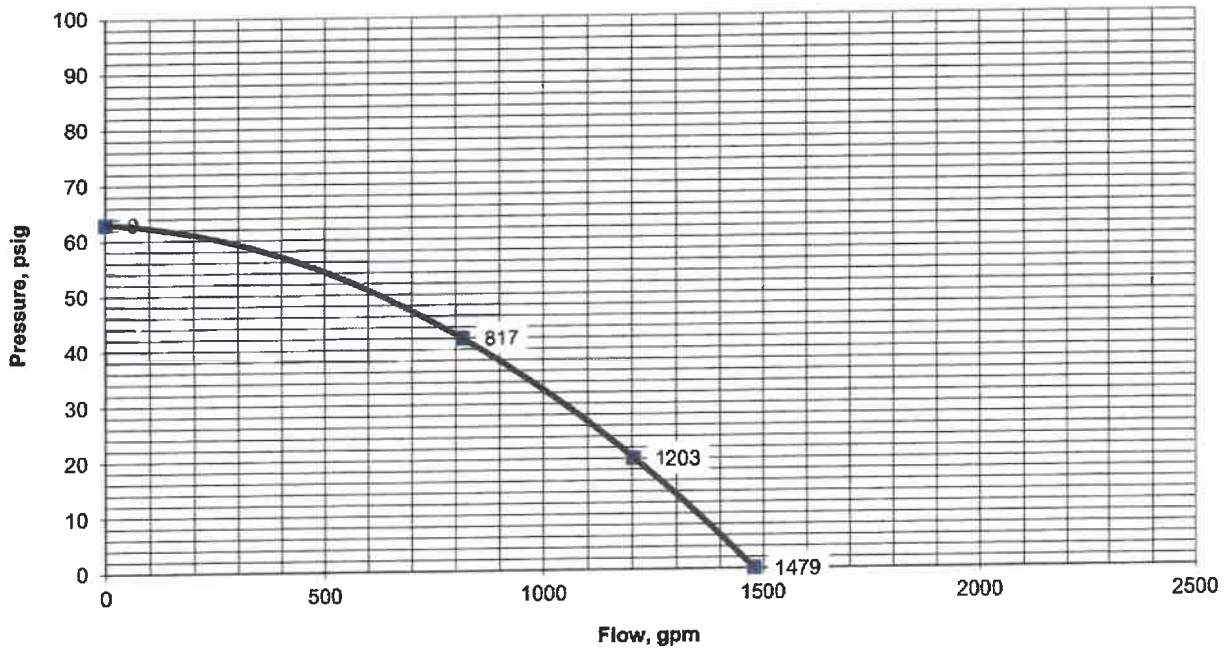


City of Lake City Water flow report

HYDRANT # & LOCATION: **1057 NW Lake Jeffery** DATE: **7/31/2023**
 TEST BY: **Al/Brandon** Day: **Monday** Time: **8:45** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	30		
GPM:	817	0	0
TOTAL FLOW DURING TEST:	817 GPM		
STATIC READING:	63 PSI	RESIDUAL:	42 PSI
RESULTS: AT 20 PSI RESIDUAL	1203 GPM		AT 0 PSI 1479 GPM
ESTIMATED CONSUMPTION:	1634 GAL.		
REMARKS:			



**Lake City Self Storage
1115 NW Lake Jeffery Road
Lake City, FL 32055
Special Exception Application**

Analysis of Section 11.3 of the Land Development Regulations (“LDRs”):

- a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan. **Yes, it would be in conformance with the comprehensive plan, and it would not have an adverse effect on the plan.**
- b. Whether the proposed use is compatible with the established land use pattern. **Yes**
- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets. **No, the proposed use of self-storage would not alter any of these.**
- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood. **Yes, it will serve the community.**
- e. Whether the proposed use will adversely influence living conditions in the neighborhood. **No, it will not adversely influence living conditions.**
- f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety. **No, it will not create or increase traffic, any impacts are negligible per the ITE Report, and it will not otherwise affect public safety.**
- g. Whether the proposed use will create a drainage problem. **No, it will not cause a drainage problem.**
- h. Whether the proposed use will seriously reduce light and air to adjacent areas. **No, it will not reduce light and air to adjacent area.**
- i. Whether the proposed use will adversely affect property values in the adjacent area. **No, it will not adversely affect property values in the adjacent area.**
- j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. **No, it will not be a deterrent.**
- k. Whether the proposed use is out of scale with the needs of the neighborhood or the community. **No, it is not out of scale. There is an existing storage facility next door that this development will be a part of.**

Lake City Self Storage
1115 NW Lake Jeffery Road
Lake City, FL 32055

Comprehensive Plan Consistency Analysis:

The property is currently zoned for Commercial Intensive (CI) and the Future Land Use Map Designation is also Commercial. Self-Storage is permitted in the Commercial Zone via a Special Exception. Lake City Self-Storage is currently located next to our parcel and is the same use and under the same ownership. The proposed land development of a new +/- 18,000 SF one-story climate-controlled self-storage facility is consistent with the goals for Commercial Zoning in the Comprehensive Plan. The existing lot and development will meet standards for both Commercial and Special Exception.

Concurrency Impact Analysis:

The proposed development will not create any impacts for Potable Water, Sanitary Sewer, or Solid Waste. Transportation has negligible impacts, please see ITE Report. There will be no bathroom or office on site.

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

Description:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 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.

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

Parcel 30-3S-17-05842-002

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
Title: 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

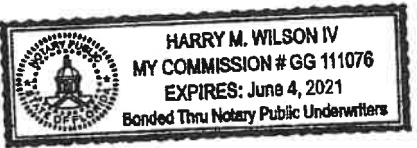


Exhibit "A"

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

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 88 DEG.35'37" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼, 25.20 FEET, THENCE SOUTH 00 DEG.12'00" EAST, 1264.50 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. C-250 AND A POINT ON A CURVE, THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1859.86 FEET AND A CENTRAL ANGLE OF 05 DEG.49'13", AN ARC DISTANCE OF 188.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY, STILL ALONG SAID NORTH RIGHT OF WAY LINE, STILL ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1859.86 FEET AND A CENTRAL ANGLE OF 04 DEG.24'19", AN ARC DISTANCE OF 143.00 FEET, THENCE NORTH 01 DEG.14'12" EAST, 209.99 FEET, THENCE NORTH 88 DEG.36'24" EAST, 105.20 FEET, THENCE NORTH 00 DEG.10'36" WEST, 276.76 FEET, THENCE SOUTH 89 DEG.49'24" WEST, 253.00 FEET, THENCE SOUTH 00 DEG.10'36" EAST, 479.42 FEET TO THE POINT OF BEGINNING.



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfra.com

AGENT AUTHORIZATION FORM

I, Charles Stringham (owner name), owner of property parcel

number 30-3S-17-05846-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Jennifer Yarbrough (Contineo Group)	1.
2. Ron Crump (Contineo Group)	2.
3. <u>Charles Stringham</u>	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

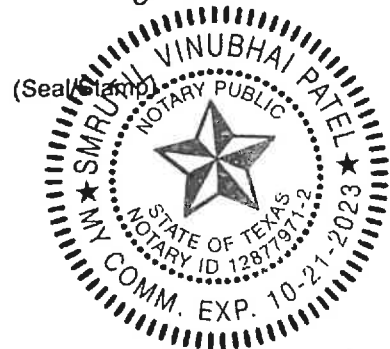
Date 8/4 2023
 Owner Signature (Notarized)

NOTARY INFORMATION:

STATE OF: Texas COUNTY OF: Galveston

The above person, whose name is Charles Stringham, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver license on this 4th day of August, 2023.

NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 7/26/2023 4:17:45 PM EDT

Tax Record

Last Update: 7/26/2023 4:14:59 PM EDT

[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	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
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	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$292.19
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
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1/31/2023	PAYMENT	9922950.0002	2022	\$286.35
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Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES