



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

**FOR PLANNING USE ONLY**

**Application #** SE23-06  
**Application Fee** \$200.00  
**Receipt No.** 2023-00081276  
**Filing Date** 09-01-2023  
**Completeness Date**

## SPECIAL EXCEPTION

### A. PROJECT INFORMATION

1. Project Name: Lake City Self Storage
2. Address of Subject Property: 1115 NW Lake Jeffrey Road
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. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Under section 4.13 "CI" Commercial Intensive. Self Storage is listed as a Special Exception under 4.13.5. as "Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted."

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Jennifer Yarbrough & Ron Crump Title: Project Coordinator & Engineer  
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: N/A  
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. \_\_\_\_\_  
Rezoning Amendment:    ☐ Yes \_\_\_\_\_    ☒ No \_\_\_\_\_  
Rezoning 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. 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.
  - b. Whether the proposed use is compatible with the established land use pattern.
  - 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.
  - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
  - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
  - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
  - g. Whether the proposed use will create a drainage problem.
  - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
  - i. Whether the proposed use will 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.
  - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

#### **NOTICE TO APPLICANT**

**All twelve (12) 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 Board of Adjustment.**

**A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.**

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be properly posted for the required period of time.

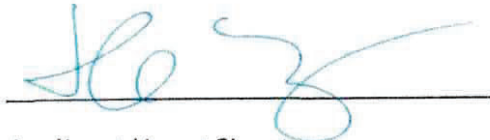
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

**APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.**

Jennifer Yarbrough

Applicant/Agent Name (Type or Print)



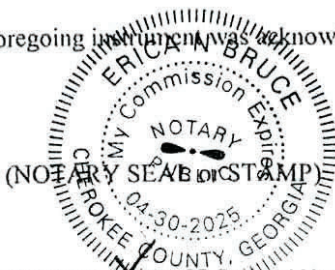
Applicant/Agent Signature

8/24/2023

Date

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

The foregoing instrument was acknowledged before me this 24 day of Aug, 2023, by (name of person acknowledging).

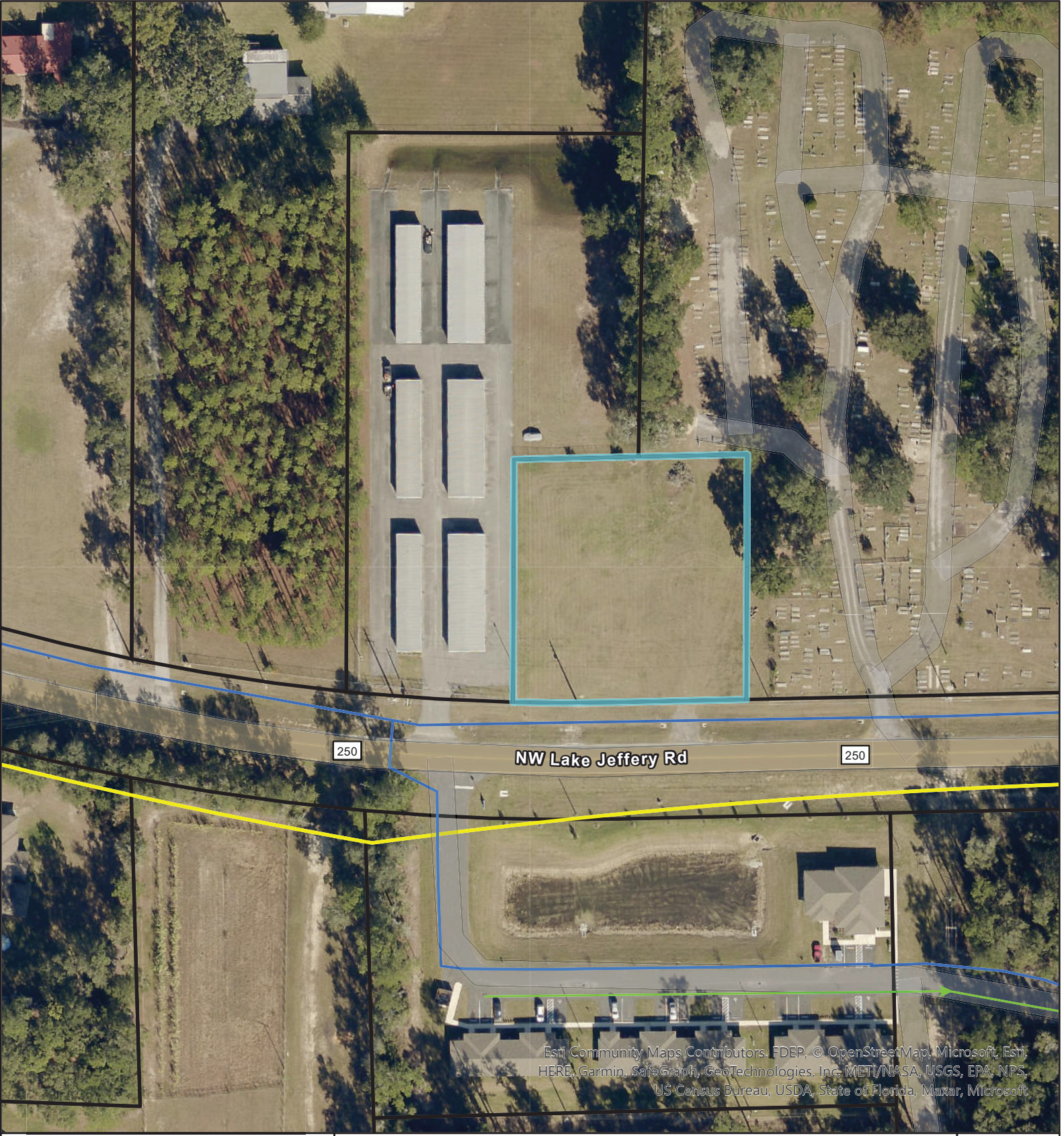


Signature of Notary

Printed Name of Notary

Personally Known ☒ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced









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# Utility Locations



 Water Main	 Sewer Stormwater Gravity Main	 Parcels
		 Gas Pipe

This product is for informational purposes only and may not have been prepared for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of displayed information. It is not to be used in place of locates.



# 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)

SIZE OPENING:

A1  
**2.5**

A2  
**2.5**

A3  
**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**

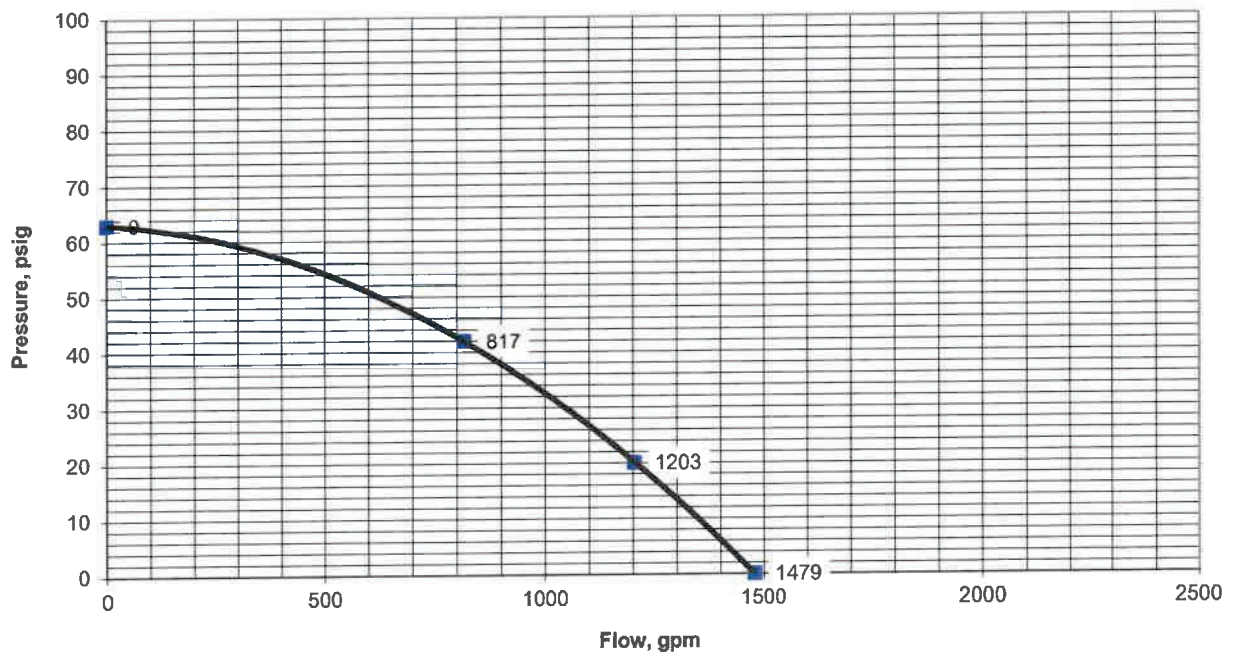
GPM

ESTIMATED CONSUMPTION:

**1634**

GAL.

REMARKS:





Jennifer Yarbrough &lt;jennifery@thecontineogroup.com&gt;

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

Eric Wolf &lt;eric@wolfengineering.co&gt;

Wed, Aug 2, 2023 at 8:19 AM

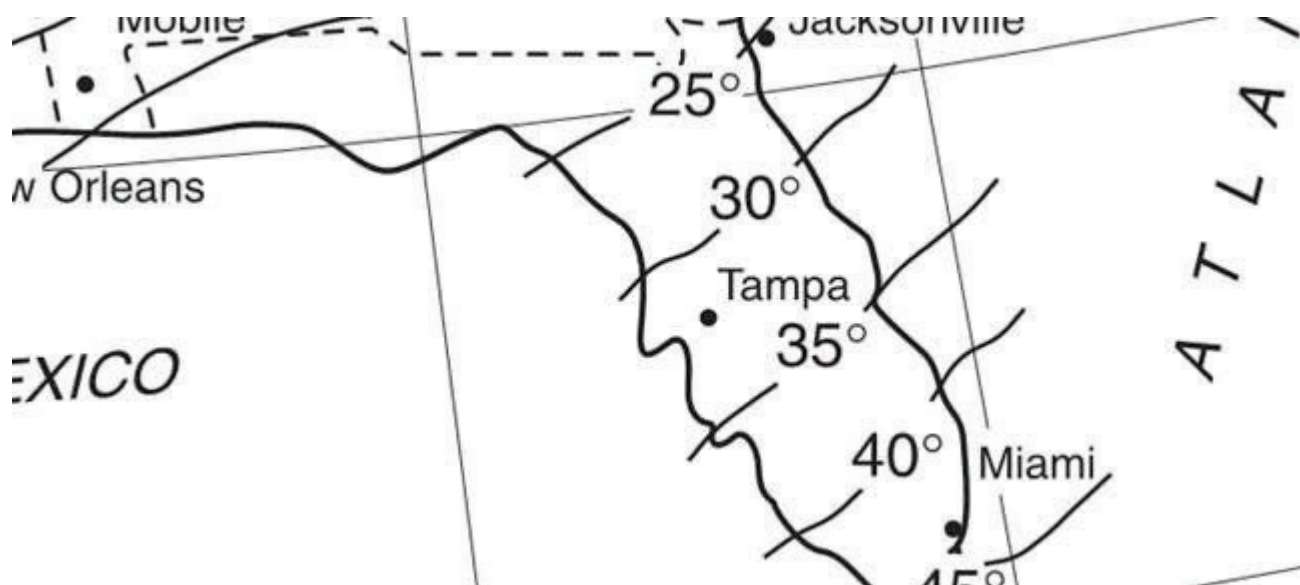
To: Ron Crump &lt;ronc@thecontineogroup.com&gt;

Cc: Jennifer Yarbrough &lt;jennifery@thecontineogroup.com&gt;, Ken Haertel &lt;kenh@thecontineogroup.com&gt;, Jangmee Hooper &lt;jhooper@wolfengineering.co&gt;

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.



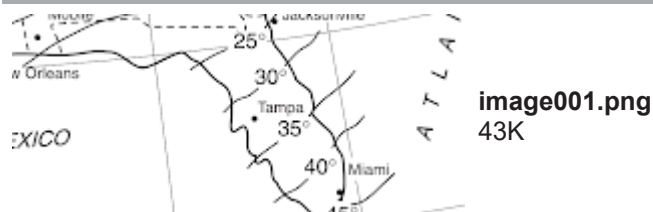
- Will the building roof be sloped (greater than 2 in 12)? It is about 50/50 on this in my experience.
- The above 2 items are important because NFPA 13 requires the remote area to be increased 30% for dry systems and 30% for a sloped roof.
- In general, personal storage facilities like this are considered 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 30% 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 room – 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]





Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

151

LAND USE GROUP:

(100-199) Industrial

LAND USE:

151 - Mini-Warehouse

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, AM Peak Hour of Generator

TRIP TYPE:

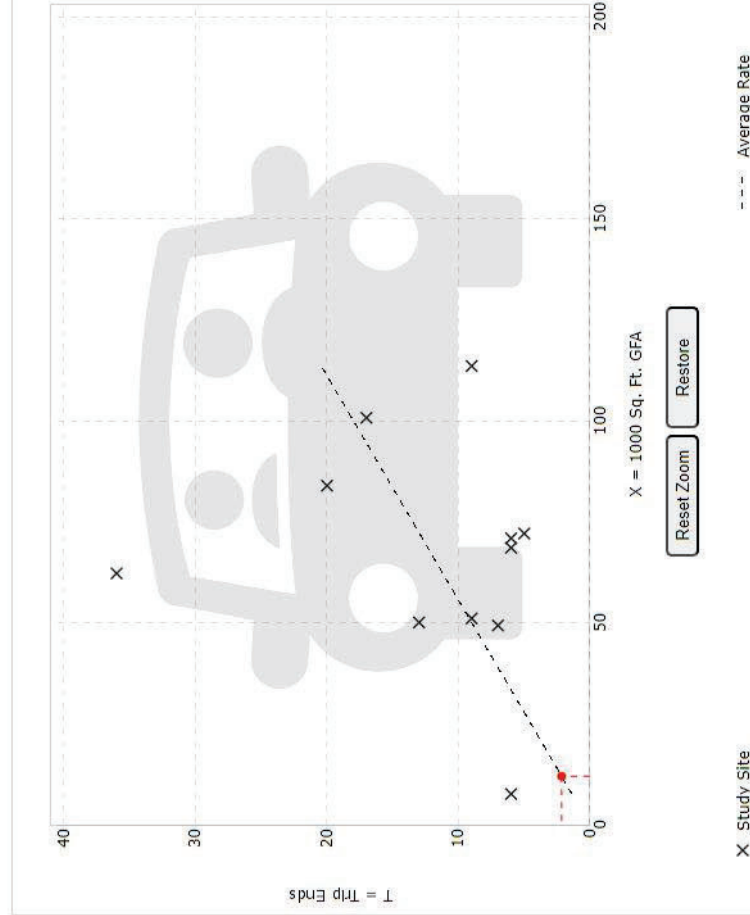
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

12

Calculate

## Data Plot and Equation



## DATA STATISTICS

Land Use:	Mini-Warehouse (151) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday AM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	11
Avg. 1000 Sq. Ft. GFA:	66
Average Rate:	0.18
Range of Rates:	0.07 - 0.79
Standard Deviation:	0.16
Fitted Curve Equation:	Not Given
R <sup>2</sup> :	0.999
Directional Distribution:	51% entering, 49% exiting
Calculated Trip Ends:	Average Rate: 2 (Total), 1 (Entry), 1 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.  
Hover the mouse pointer on data points to view X and T values.



Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

151

LAND USE GROUP:

(100-199) Industrial

LAND USE:

151 - Mini-Warehouse

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, PM Peak Hour of Generator

TRIP TYPE:

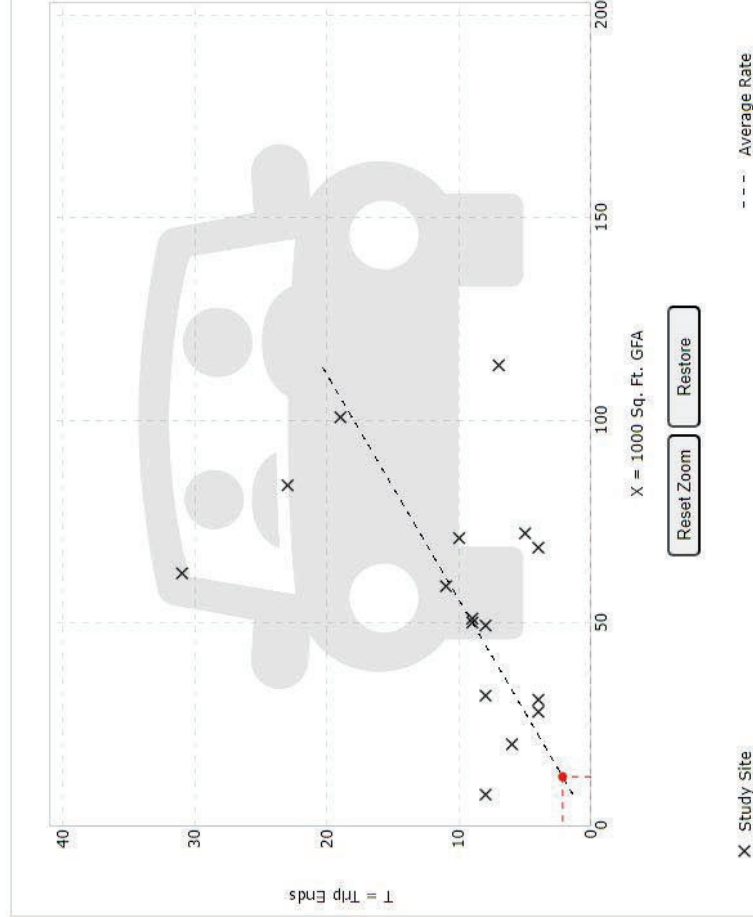
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

12

Calculate

## Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.  
Hover the mouse pointer on data points to view X and T values.

## DATA STATISTICS

Land Use:	Mini-Warehouse (151) <a href="#">Click for Description and Data Plots</a>
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday PM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	16
Avg. 1000 Sq. Ft. GFA:	56
Average Rate:	0.18
Range of Rates:	0.06 - 1.05
Standard Deviation:	0.14
Fitted Curve Equation:	Not Given
R <sup>2</sup> :	****
Directional Distribution:	51% entering, 49% exiting
Calculated Trip Ends:	Average Rate: 2 (Total), 1 (Entry), 1 (Exit)



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.**

**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.

*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.

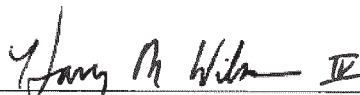
*{Signature on the following page}*


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


  
Print Name: HARRY M. WILSON IV

  
Print Name: BERT C. SIMON

By:   
Name: Jack Barnette  
Title: Manager

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.

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

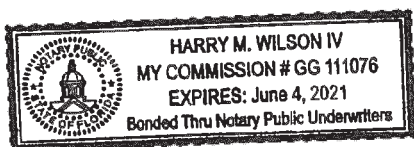


Exhibit "A"

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  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , 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@lcfcla.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.

Owner Signature (Notarized) Date 8/4 2023

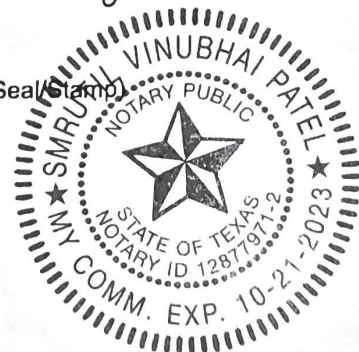
#### NOTARY INFORMATION:

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

(Seal/Stamp)





[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
2021	04/15/2021
2022	04/19/2022
2023	04/26/2023

Document Images

<a href="#">04/26/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/07/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/24/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/22/2018 -- Foreign Limited</a>	View image in PDF format

## 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.

<b>Account Number</b>	<b>Tax Type</b>	<b>Tax Year</b>			
R05846-000	REAL ESTATE	2022			
<b>Mailing Address</b> CITADEL I HOLDING COMPANY LLC 726 SOMERSET LANDING LANE LEAGUE CITY TX 77573		<b>Property Address</b> 1115 LAKE JEFFERY LAKE CITY  <b>GEO Number</b> 303S17-05846-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b> 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,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
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
<b>Total Millage</b>		18.5989	<b>Total Taxes</b>	\$241.79	
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
<b>Total Assessments</b>				\$50.40	
<b>Taxes &amp; Assessments</b>				\$292.19	
<b>If Paid By</b>				<b>Amount Due</b>	
				\$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