

# Project Summary

**Project Name:** Lake City Self Storage Special Exception

**Project Number:** SE23-06

**Parcel Number:** 05846-000

## Project Notes

- Project type: Special Exception
- Future land use is: Commercial
- Zoning designation is: Commercial Intensive
- Proposed use of the property: Mini Storage
- Land is conducive for use: Only with a Special Exception 4.13.5.1

## Project Summary

Project SE23-06 is for a special exception and has been reviewed by Growth Management and City Staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

---

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 09/18/2023

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☒ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☐ Certificate of Appropriateness (COA) ☐

Project Number: SE23-06

Project Name: Lake City Self Storage

Project Address: 1115 NW Lake Jeffery Road, Lake City, FL

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

Owner Name: Citadel Holding Company I LLC

Owner Address: 726 Somerset Landing Lane, League City, TX

Owner Contact Information: Telephone Number: 386-292-5494 Email: info@lakecityselfstorage.com

Owner Agent Name: Jennifer Yarbrough and Ron Crump

Owner Agent Address: 755 Commerce Drive Suite 800,, Decatur, GA

Owner Agent Contact Information: Telephone: 310-902-3455 Email: jennifer@thecontineogroup.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

**Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting**

**Building Department:** Reviewed by: David Young David Young (Sep 25, 2023 14:02 EDT) Date: 09/25/2023

Comments: No issues

---

---

**Planning and Zoning:** Reviewed by: Robert Angelo Date: 09/25/2023

Comments: Recently rezoned to Commercial Intensive.

---

---

**Business License:** Reviewed by: Marshall Sova Marshall Sova (Sep 19, 2023 12:46 EDT) Date: 09/19/2023

Comments: No issues

---

---

**Code Enforcement:** Reviewed by: Marshall Sova Marshall Sova (Sep 19, 2023 12:46 EDT) Date: 09/19/2023

Comments: No code cases

---

---

**Permitting:** Reviewed by: Am Jara Date: 9/19/23

Comments: \_\_\_\_\_

---

---

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Michael L. Osborn Jr. Date: 9/21/23  
Michael L. Osborn Jr. (Sep 21, 2023 07:29 EDT)

Comments: None  
\_\_\_\_\_  
\_\_\_\_\_

Sewer Department: Reviewed by: Cody P Date: 9/21/23  
Cody P (Sep 21, 2023 07:01 EDT)

Comments: None  
\_\_\_\_\_  
\_\_\_\_\_

Gas Department: Reviewed by: Steve Brown Date: 9/25/23  
Steve Brown (Sep 25, 2023 08:38 EDT)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water Distribution/Collection: Reviewed by: Brian Scott Date: 9/21/2023  
Brian Scott (Sep 21, 2023 09:20 EDT)

Comments: no issues  
\_\_\_\_\_  
\_\_\_\_\_

Customer Service: Reviewed by: Shasta Pelham Date: 09/25/23  
Shasta Pelham (Sep 25, 2023 11:31 EDT)

Comments: None  
\_\_\_\_\_  
\_\_\_\_\_

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:**  Steve Brown [Sep 25, 2023 08:38 EDT] **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department: Reviewed by:**  Dwight Booger **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

# LAKE CITY GROWTH MANAGEMENT

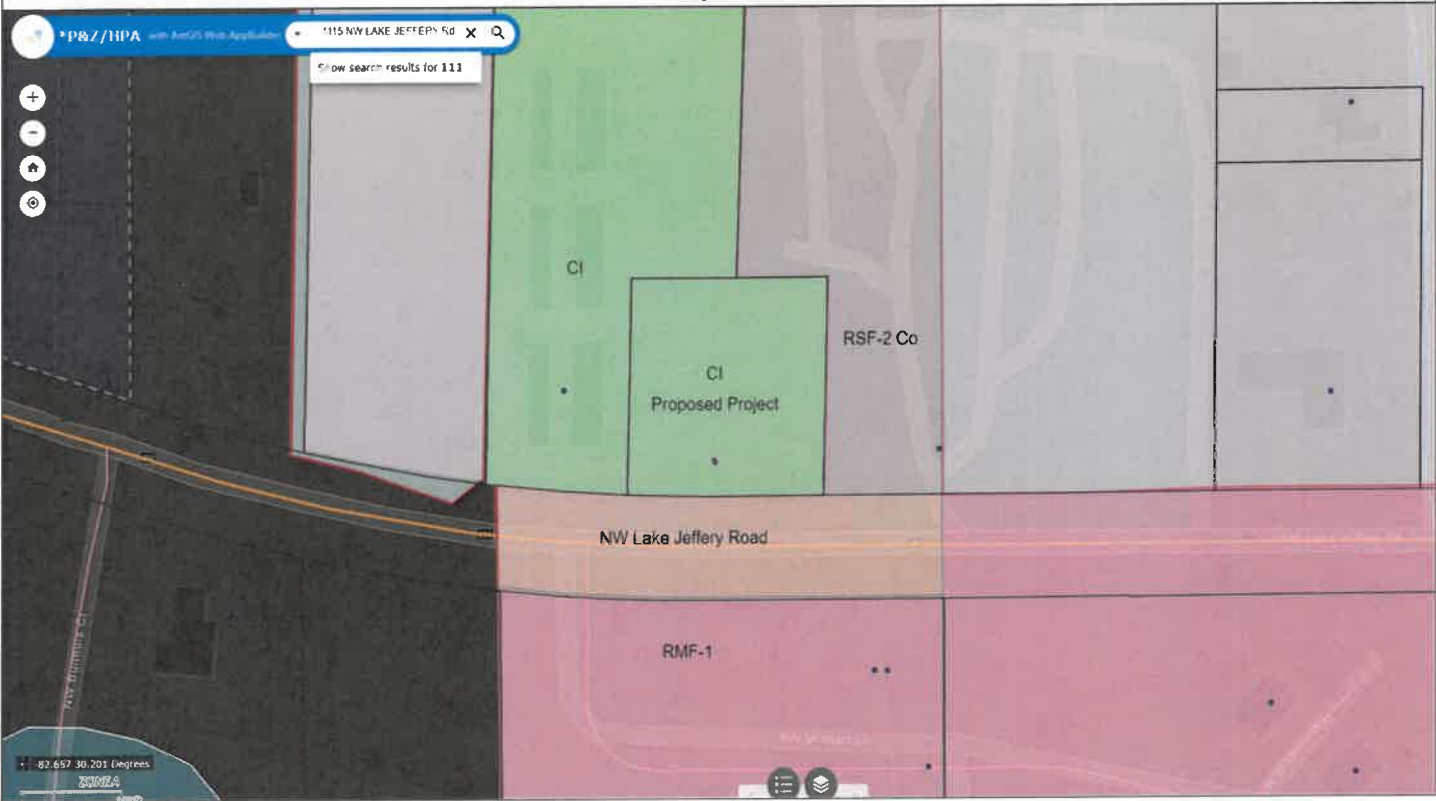
## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Lake City Self Storage
Applicant	Jennifer Yarbrough and Ron Crump
Owner	Citadel Holding Company I LLC- Charles Stringham
Requested Action	Petition for a special exception for parcel 05846-000 to allow wholesale, warehouse or storage use in completely enclosed buildings.
Hearing Date	10-03-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.98 Acres
Location	1115 NW Lake Jeffery Rd, Lake City, FL
Parcel Number	05846-000
Future Land Use	Commercial
Proposed Future Land Use	N/A
Current Zoning District	Commercial Intensive (CI)
Proposed Zoning	N/A
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Low	RSF-2	Cemetery	
E	Residential Low	RSF-2	Cemetery	
S	Residential Medium	RMF-1	Residential	
W	Commercial	CI	Mini Storage	

Map of Location



Picture of Location



<b>Summary of Request</b>
Applicant has requested a special exception to allow an expansion of their current mini storage facility.