



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # SPR 22-01

Application Fee \$200.00

Receipt No. _____

Filing Date _____

Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Lake City Self Storage Phase 2
2. Address of Subject Property: 1143 NW Lake Jeffery Rd, Lake City
3. Parcel ID Number(s): 30-35-17-05842-002
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI
6. Acreage: 2.31
7. Existing Use of Property: Storage Units
8. Proposed use of Property: Storage Units
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 8400 SF
 - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Cudwizk, PE Title: Civil Engineer
Company name (if applicable): _____
Mailing Address: 1208 SW Fairfax Glen
City: Lake City State: FL Zip: 32025
Telephone: 807 680-1772 Fax: (_____) Email: ccudwizk@gmail

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): Chude Stringham, Citadel 1 Holdings Co. LLC
Mailing Address: 726 Somerset Landing Lane
City: League City State: TX Zip: 77573
Telephone: 413 388-5480 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. _____
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. 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.

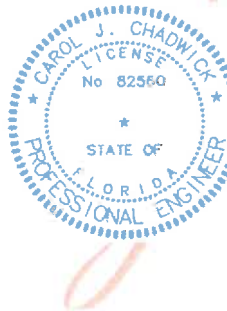
I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature



Digitally signed by
Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D0000
01711349D4A700
01621F, cn=Carol
Chadwick Date
Date: 2021.11.04
13:28:23 -04'00'

Date

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

City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

November 4, 2021

re: Lake City Self Storage Phase 2 Drainage Permit

The existing site was previously permitted by SRWMD per Project Number 203156-1. The site was permitted for 1.62 acres of impervious surface. The site currently contains 1.18 acres of impervious surface. Phase 2 will contain 0.44 acres of impervious surface; therefore, the existing basin was previously designed with the capacity for Phase 2.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick

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o=Unaffiliated,
ou=A01410D0000
01711349D4A7000
1621F, cn=Carol
Chadwick
Date: 2021.11.04
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Carol Chadwick, P.E.

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Civil Engineer

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Lake City, FL 32025

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November 4, 2021

re: Lake City Self Storage Phase 2 Fire Department Access and Water Supply Plan

The fire protection for this project will be provided by an existing fire hydrant located approximately 250 feet west of the entrance to the site.

The new building will not require any water connections.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol
Chadwick

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ou=A01410D000001711349D4A
70001621F, cn=Carol Chadwick
Date: 2021.11.04 13:25:31 -04'00'

Carol Chadwick, P.E.

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Civil Engineer

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Lake City, FL 32025

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November 4, 2021

re: Lake City Self Storage Phase 2 Concurrency Impact Analysis

Lake City Self Storage Phase 2 is an expansion of a current storage unit facility. The site will have no water or sewer connections. No trash disposal is available on-site.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 8th edition, ITE code 151
- Potable Water Analysis for a residence per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis for a residence per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Solid Waste Analysis

Summary of analyses:

- Trip generation: 107.70 ADT & 1.04 Peak PM trips
- Potable Water: 0 gallons per day
- Potable Sewer: 0 gallons per day
- Solid Waste: 0 pounds per day


See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

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Carol Chadwick
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o=Unaffiliated,
ou=A01410D00000
1711349D4A70001
621F, cn=Carol
Chadwick
Date: 2021.11.04
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CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Units in Phase 2	Total ADT	Total PM Peak
151	Mini Warehouse	0.25	0.02	54.00	13.50	1.08

*storage unit

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)
Storage Units	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)
Storage Units	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	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Storage Units	0.00	0.00	0.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

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Civil Engineer

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Lake City, FL 32025

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ccpewyo@gmail.com

www.carolchadwickpe.com

November 4, 2021

re: Lake City Self Storage Phase 2 Comprehensive Plan Consistency Analysis

Lake City Self Storage Phase 2 is an expansion of a current storage unit facility.

Future Land Use Element

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

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

Consistency: The subject property is currently used as a storage unit rental facility. Phase 2 is an expansion of the current site.

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

Consistency: The subject property is located with direct access to NW Lake Jeffery Road. The proposed site will have no water or sewer connections.

- Policy 1.1.2 The city's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is currently used as a commercial site.

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

Consistency: Construction will be completed in 2022.

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

Consistency: No wetlands are located on the subject property.

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

Consistency: No impacts to adjacent land topography or soil conditions will result due to the change in use.

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

Consistency: The subject property is currently commercial.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol
Chadwick
DN: c=US, o=Unaffiliated,
ou=A01410D000001711349D4A
70001621F, cn=Carol Chadwick
Date: 2021.11.04 13:24:54 -04'00'

Carol Chadwick, P.E.

2022 Working Values

updated: 10/28/2021

[Aerial Viewer](#) [Pictometry](#) [Google Maps](#)

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☐ Sales

[illegible]

Property & Assessment Values

Sales History

▼ Building Characteristics

*Biddg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	1999	\$10,620.00	25934.00	0 x 0
0140	CLFENCE 6	1999	\$5,662.00	1490.00	0 x 0
0260	PAVEMENT-ASPHALT	2006	\$12,290.00	9490.00	0 x 0

Code	Desc	Units	Adjustments	Eff Rate	Land Value
4810	MINI STORAGE (MKT)	2.310 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$18,480

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

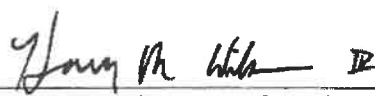

Print Name: HARRY M. WILSON IV

By: 
Name: Jack Barnette
Title: Manager


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.


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

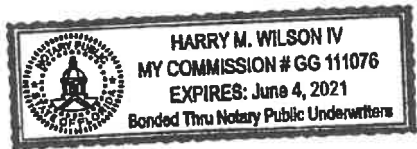


Exhibit "A"

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.



[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
2019	06/24/2019
2020	05/07/2020
2021	04/15/2021

Document Images

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 Lake City Self Storage
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for SITE PLAN
(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: Owner

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

Telephone: 413-388-5480 Date: 10/5/2021

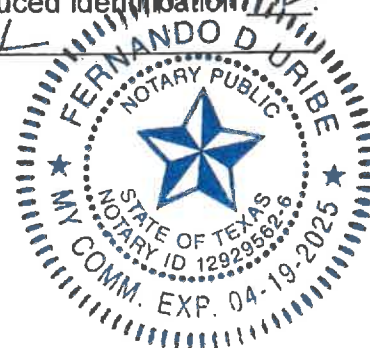
Applicant/Owner's Signature: [Signature]

Print Name: Charles Stringham

STATE OF ~~FLORIDA~~ Texas
COUNTY OF _____

The Foregoing instrument was acknowledged before me this 7 day of October, 20 21, by CHARLES T. STRINGHAM,
whom is personally known by me ☒ OR produced identification ☐
Type of Identification Produced TX DL

[Signature]
(Notary Signature) (SEAL)



Columbia County Tax Collector

Generated on 11/3/2021 9:32:43 PM EDT

Tax Record

Last Update: 11/3/2021 9:29:36 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
R05842-002	REAL ESTATE	2021
Mailing Address CITADEL I HOLDING COMPANY LLC 726 SOMERSET LANDING LANE LEAGUE CITY TX 77573		Property Address 1143 LAKE JEFFERY LAKE CITY GEO Number 303S17-05842-002
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 /4810 COMM 25.20 FT E OF NW COR OF SE1/4 OF NW1/4, S 1264.50 FT TO N R/W CR-250, E'LY ALONG R/W 188.93 FT FOR POB, CONT E ALONG R/W 143 FT, N 209.99 FT, E 105.20 FT, N 276.76 FT, W 253 FT, S 479.42 FT TO POB. 330-565, 630-692, DC 743-1895, See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	295,186
CITY OF LAKE CITY	4.9000	295,186
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	295,186
LOCAL	3.6430	295,186
CAPITAL OUTLAY	1.5000	295,186
SUWANNEE RIVER WATER MGT DIST	0.3615	295,186
LAKE SHORE HOSPITAL AUTHORITY	0.0000	295,186
Total Millage	18.9675	Total Taxes
		\$5,598.94
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$603.00
Total Assessments		\$603.00
Taxes & Assessments		\$6,201.94
If Paid By	Amount Due	
11/30/2021	\$5,953.86	
12/31/2021	\$6,015.88	
1/31/2022	\$6,077.90	
2/28/2022	\$6,139.92	
3/31/2022	\$6,201.94	

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)

PARCEL NUMBER: 30-3S-17-05842-002

DESCRIPTION

PARCEL 1

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N88°35'37"E, ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4, 25.20', THENCE S00°12'00"E, 1264.50' TO THE N. RIGHT OF WAY LINE, ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1859.86' AND A CENTRAL ANGLE OF 5°49'13", AN ARC DISTANCE OF 188.93' TO THE POINT OF BEGINNING, THENCE CONTINUE EASTERLY, STILL ALONG SAID N. RIGHT OF WAY LINE, STILL ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1859.86', AND A CENTRAL ANGLE OF 4°24'19", AN ARC DISTANCE OF 143.00', THENCE N01°14'12"E, 209.99', THENCE N88°36'24"E, 105.20', THENCE N00°10'36"W, 276.76', THENCE S89°49'24"W, 253.00', THENCE S00°10'36"E, 479.42' TO THE POINT OF BEGINNING.

PARCEL 2,

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, RUN THENCE ALONG THE S. LINE OF SAID SE 1/4 OF THE NW 1/4, N°88'44"E, 326.7'; RUN THENCE N00°37'E, 1.88' TO THE NORTH RIGHT OF WAY LINE OF S-250; CONTINUE N00°37'E, 210.00'; RUN THENCE N88°33'E, 200.00'; RUN THENCE S00°59'W, 212.27' TO THE N. RIGHT OF WAY LINE OF SR 250; RUN THENCE ALONG SAID NORTH RIGHT OF WAY LINE S88°44'W, 115.91' TO THE POINT OF CURVATURE, RUN THENCE ON A CORD BEARING S88°59'W, A CHORD DISTANCE OF 84.09' TO POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

DOUG GEIGER CUSTOM FRAMING, LLC
554 NW Armadillo Lane
Lake City, FL 32055

First Federal Bank of Florida

63-8448/2631

8015

PAY TO THE
ORDER OF

City of Lake City
Two hundred & 00/100

12-29-2021
\$ 200⁰⁰

DOLLARS

MEMO Lake City Self Storage Site Plan



Ingrid Geiger
AUTHORIZED SIGNATURE MP

Security features included. Details on back.

Miscellaneous Revenue/
Other Transactions

PLEASE PRINT YOUR NAME:

LAST NAME: GEIGER

FIRST NAME: DOUG

STREET ADDRESS: 554 NW Armadillo Ln.

PHONE NUMBER: Lake City FL 32055

For Growth Management USE

ONLY

Type of
Project# SPR 22-01

DESCRIPTION: Lake City Self

Storage Site Plan

PAYMENT AMOUNTS 200.00

CASH ☐

CHECK ☒

CC ☐