#### **BOARD OF ADJUSTMENT**

#### CITY OF LAKE CITY

October 03, 2023 at 5:45 PM Venue: City Hall

#### **AGENDA**

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

**ROLL CALL** 

**MINUTES** 

**i.** Meeting Minutes: 09-12-2023

**OLD BUSINESS-** None

#### **NEW BUSINESS**

ii. SE23-06, Petition submitted by Jennifer Yarbrough and Ron Crump (agent) for Citadel Holding Company I LLC- Charles Stringham, for a Special Exception for parcel 05846-000, in the Commercial Intensive (CI) Zoning District, which is regulated by the Land Development Regulations section 4.13.

**WORKSHOP-** None

#### **ADJOURNMENT**

#### YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the

proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

#### **BOARD OF ADJUSTMENTS**

#### **MEETING MINUTES**

Date: 09/12/2023	
Roll Call:  Mrs. McKellum- Absent Mr. Nelson- Present Mr. Cooper- Not Present Mr. McMahon- Present	Mr. Carter- Present Mr. Lydick- Present
Approval of Past Minutes-Approve the mi	nutes of the 08/01/2023 Meeting.  Motion By: Mr. Carter  Seconded By: Mr. Nelson
Comments or Revisions: None	
Old Business: None	
New Business: None	
Workshop: None	
Mr. Lydick closed the meeting.	
Motion to Adjourn by: Mr. Carter Time: 5:54pm Motion Seconded By: Mr. McMahon	
Mr. Lydick, Board Chairperson	Date Approved

**Date Approved** 

**Robert Angelo, Secretary** 



#### 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	Item ii.	
Application Fee \$200.00		
Receipt No. 2023-00081276		
Filing Date 09-01-2023		
Completeness Date		

#### SPECIAL EXCEPTION

1.	JECT INFORMATION				
<b>.</b> .	Project Name: Lake City Self Store	age			
2.	Address of Subject Property	y: 1115 NW Lake Jeffrey Road			
3.	Parcel ID Number(s): 30-3S-17-05846-000				
4.	Future Land Use Map Desig	gnation: Commercial			
5.	Zoning Designation: CI (Comm	nercial Intensive)			
6. Acreage: 0.98 +/- acre					
7.	Existing Use of Property: Un	developed			
8.	Proposed use of Property:				
9.	requested (Provide a Detai	led Description): Under section	Rs") for which a Special Exception is on 4.13 "CI" Commercial Intensive. Self Storage is listed as a		
		esale, warehouse or storage use in com	npletely enclosed buildings. However, bulk storage of flammal		
	liquids is not permitted."				
	Name of Applicant(s): Jennife Company name (if applical Mailing Address: 755 Commerce	ble): Contineo Group			
			00000		
	City: Decatur	State: GA	Zip: 30030		
	City: <u>Decatur</u> Telephone ( <u>310</u> ) <u>902-3455</u>	State: <sup>GA</sup> Fax:()_	Email: jennifery@thecontineogroup.com		
2	City: Decatur Telephone (310) 902-3455  PLEASE NOTE: Florida h or from government of requests. Your e-mail ac	State: GA Fax:() nas a very broad public re fficials regarding governi ddress and communicatio	Email: jennifery@thecontineogroup.com  cords law. Most written communications		
3.	City: Decatur Telephone (310) 902-3455  PLEASE NOTE: Florida h or from government of requests. Your e-mail act	State: GA Fax:() nas a very broad public refficials regarding governiddress and communication the property owner*.	Email: jennifery@thecontineogroup.com  cords law. Most written communications ment business is subject to public recon ns may be subject to public disclosure.		
3.	City: Decatur Telephone (310) 902-3455  PLEASE NOTE: Florida It or from government of requests. Your e-mail act of the applicant is agent for Property Owner Name (title	State: GA Fax:() nas a very broad public refficials regarding governiddress and communication the property owner*. e holder): Citadel Holding Compa	Email: jennifery@thecontineogroup.com  cords law. Most written communications ment business is subject to public recon ns may be subject to public disclosure.		
3.	City: Decatur  Telephone (310) 902-3455  PLEASE NOTE: Florida have or from government of requests. Your e-mail act of the applicant is agent for Property Owner Name (title Mailing Address: 726 Somerset)	State: GA Fax:() nas a very broad public refficials regarding governiddress and communication the property owner*. e holder): Citadel Holding Compagnation	Email: jennifery@thecontineogroup.com cords law. Most written communications ment business is subject to public recon ns may be subject to public disclosure.  any   LLC Charles Stringham		
3.	City: Decatur  Telephone (310) 902-3455  PLEASE NOTE: Florida have or from government of requests. Your e-mail and If the applicant is agent for Property Owner Name (title Mailing Address: 726 Somerset City: League City	State: GAFax:()nas a very broad public refficials regarding governiddress and communication the property owner*. e holder): Citadel Holding Compate Landing LaneState: TX	Email: jennifery@thecontineogroup.com cords law. Most written communications ment business is subject to public recon ns may be subject to public disclosure.  any   LLC Charles Stringham  Zip: 77573		
3.	City: Decatur Telephone (310) 902-3455  PLEASE NOTE: Florida h or from government of requests. Your e-mail act If the applicant is agent for Property Owner Name (title Mailing Address: 726 Somerset of City: League City Telephone: (386) 292-5494	State: GA Fax:() nas a very broad public refficials regarding government ddress and communication the property owner*. e holder): Citadel Holding Compate Landing Lane State: TX Fax:()	Email: jennifery@thecontineogroup.com  cords law. Most written communications ment business is subject to public recon ns may be subject to public disclosure.  any I LLC Charles Stringham  Zip: 77573  Email: info@lakecityselfstorage.com		
3.	City: Decatur  Telephone (310) 902-3455  PLEASE NOTE: Florida R or from government of requests. Your e-mail ad If the applicant is agent for Property Owner Name (title Mailing Address: 726 Somerset R City: League City  Telephone: (386) 292-5494  PLEASE NOTE: Florida R	State: GAFax:()	Email: jennifery@thecontineogroup.com cords law. Most written communications ment business is subject to public recon ns may be subject to public disclosure.  any   LLC Charles Stringham  Zip: 77573  Email: info@lakecityselfstorage.com cords law. Most written communications		
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#### 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: $\Box$ Contingent $\Box$ Absolute
2.	Has a previous application been made on all or part of the subject property? □Yes ☒No _
	Future Land Use Map Amendment:
	Future Land Use Map Amendment Application No.
	Rezoning Amendment:
	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 <b>■</b> 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 property 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 ACKNOWELDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Jonnifor Varhrough

- Tarbroagn	
Applicant/Agent Name (Type or Print)	
162	8/24/2023
Applicant/Agent Signature	Date
TATE OF FLORIDA Georgia.  OUNTY OF Dekalb  he foregoing instrument was acknowledged before me this 24  (NOTARY SEAB DICSTAMP)  Personally Known NOTARA COUNTY GENERAL STREET OUNTY GENERAL STREET OUNT	day of Aug., 2023, by (name of person acknowledging)  Signature of Notary  Exica N Bruu  Printed Name of Notary





## **Utility Locations**

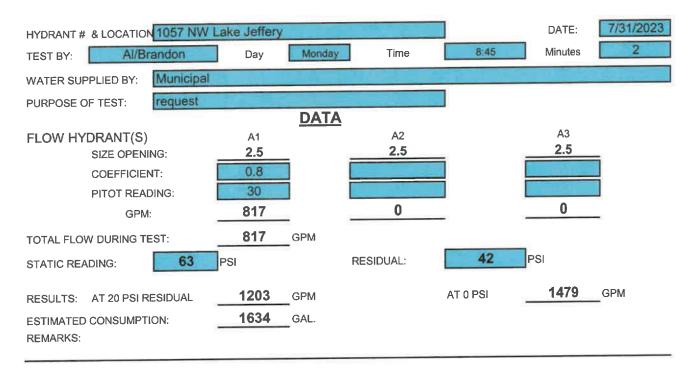
Legend

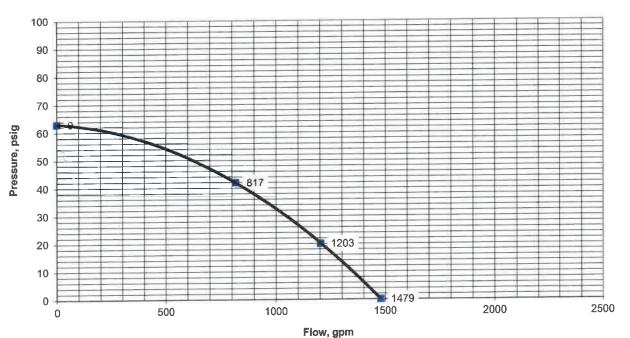
Sewer Stormwater Gravity Main

**Parcels** Gas Pipe

Water Main 2023

# City of Lake City Water flow report







#### 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

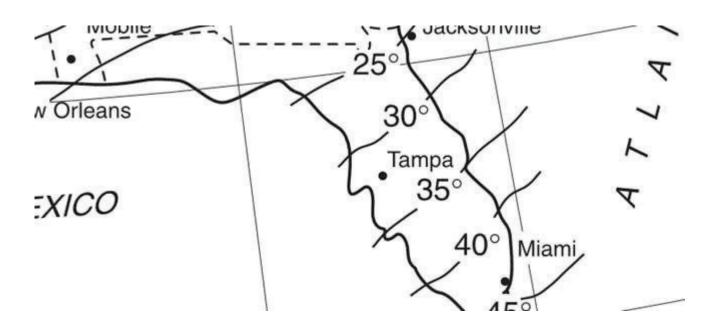
To: Ron Crump <ronc@thecontineogroup.com>

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.



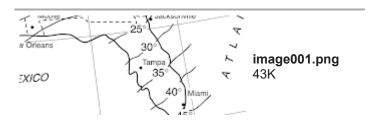
- Will the building roof be sloped (greater than 2 in 12)? It is about 50/50 on this in my experience.
- The above 2 items are important because NFPA 13 requires the remote area to be increased 30% for dry systems and 30% for a sloped roof.
- In general, personal storage facilities like this are considered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

Item ii.

- 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 gpm.
- · Flow test:
  - Static 63 psi
  - o Residual: 42 psi @ 817 gpm
  - Flow at 20 psi: 1,203 gpm
  - Flow at 0 psi 1,634 qpm
  - (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
  - o 0.20 gpm/sf over 2535 sf
  - Peak of roof @ 25 feet
  - Head used 8.0 k-factor
  - o 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]

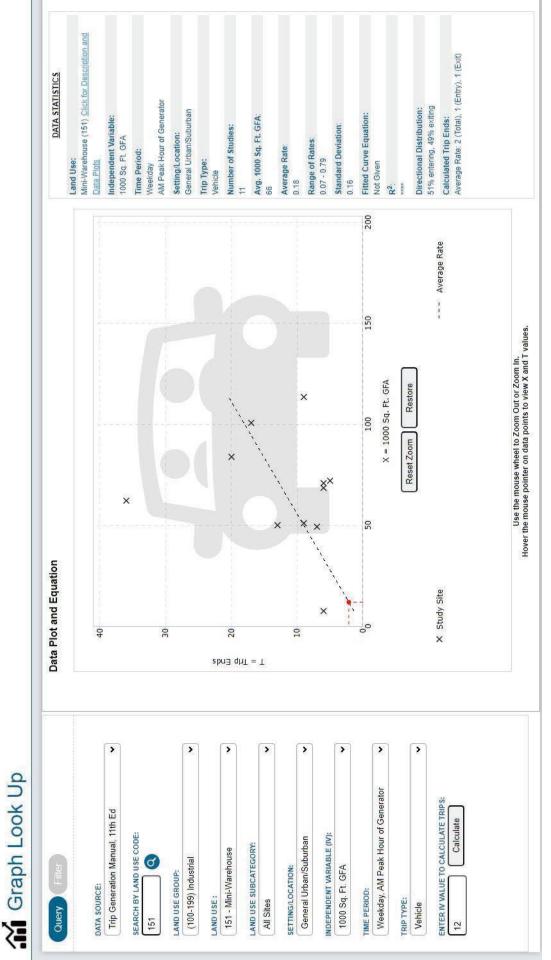








ITETripGen Web-based App





# ITETripGen Web-based App

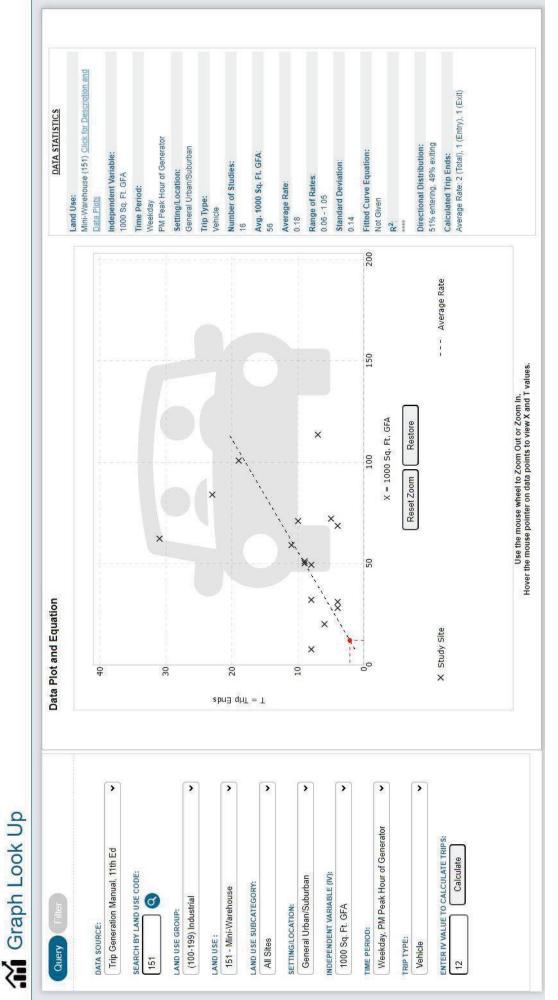




B Sign out









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 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.

Item ii.

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 <u>8</u>, 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}

Item ii.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal, the day and year first above written.

By:

Signed, sealed and delivered in the presence of:

**GRANTOR:** 

Name: Jack Barnette Title: Manager

LAKE CITY SELF STORAGE, LLC, a Florida limited liability company

STATE OF FLORIDA

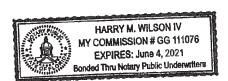
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 31 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 TR

My Commission Expires: 6/4/21



Inst. Number: 201812016550 Book: 1366 Page: 949 Page 3 of 3 Date: 8/10/2018 Time: 8:02 AM P.DeWitt Cason Clerk of Courts, Columbia County, Florida Doc Deed: 3,500.00 Int Tax: 0.00 Doc Mort: 0.00

Item ii.

#### 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@lcfla.com

AGENT AUTHOR	RIZATION FORM
1, Charles Stringhaw	(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 for is an officer of the corporation; or, partner as desaid person(s) is/are authorized to sign, speak a relating to this parcel.	nd represent me as the owner in all matters
Printed Name of Person Authorized	Signature of Authorized Person
1. Jennifer Yarbrough (Contineo Group)	1. 263
2. Ron Crump (Contineo Group)	2. For T. Cop
3 harles Stringham	3.
4.	4.
5.	5.
I, the owner, realize that I am responsible for all a with, and I am fully responsible for compliance w Development Regulations pertaining to this parce	ith all Florida Statutes, City Codes, and Land
If at any time the person(s) you have authorized officer(s), you must notify this department in writi authorization form, which will supersede all previunauthorized persons to use your name and/or li	ng of the changes and submit a new letter of ous lists. Failure to do so may allow
Owner Signature (Notarized)	8/W 2023 Date
NOTARY INFORMATION: STATE OF: HEXOSCOUNTY OF:	Galveston_
The above person, whose name is	me or has produced identification his 21 day of August, 2023.
California	WINUBHA!
NOTARYS SIGNATURE	(Seal Clamb) ARY PUBI
	N × SM N N N N N N N N N N N N N N N N N N N
	37.05 15 OF 16,000 NE



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**

04/26/2023 ANNUAL REPORT	View image in PDF format
04/19/2022 ANNUAL REPORT	View image in PDF format
04/15/2021 ANNUAL REPORT	View image in PDF format
05/07/2020 ANNUAL REPORT	View image in PDF format
06/24/2019 ANNUAL REPORT	View image in PDF format
06/22/2018 Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Item ii.

#### Columbia County Tax Collector

Item ii.

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

#### **Tax Record**

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

Exemption Detail

Register for eBill

Escrow Code

#### **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	Тах Туре	Tax Year
R05846-000	REAL ESTATE 2022	
Mailing Address	Property Address	
CITADEL I HOLDING COMPANY LLC 726 SOMERSET LANDING LANE	1115 LAKE JEFFERY LAK	E CITY
LEAGUE CITY TX 77573	GEO Number	
	303S17-05846-000	

Exempt Amount	Taxable Value
See Below	See Below

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,

Millage Code

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 COLUMBIA COUNTY SCHOOL BOARD	7.8150	13,000	0	\$13,000	\$101.60
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	T	otal Taxes		\$241.79

Non-Au 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
Г		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

1/31/2023 PAYMENT 9922950.0002 2022 \$286.35

Item ii.

#### Prior Years Payment History

	Prior Year Taxes Due
NO DELINQUENT TAXES	

## PROJECT DEVELOPER

CITADEL I HOLDINGS COMPANY, LLC 726 SOMERSET LANDING LANE LEAGUE CITY, TX 77573

> CONTACT: CHUCK STRINGHAM PHONE: (386) 292-5494 EMAIL: INFO@LAKECITYSELFSTORAGE.COM

# PROJECT CIVIL ENGINEER

CONTINEO GROUP, LLC

755 COMMERCE DRIVE SUITE 800 ATLANTA, GA 30030 CONTACT: RON CRUMP, P.E. PHONE: (404) 556-7721 EMAIL: RONC@THECONTINEOGROUP.COM

S.00°35'21"W. 212.27' (DEED)

GARDEN OF REST ONEAL-SHEPPARD WANDA PID: 30-35-17-11662-000

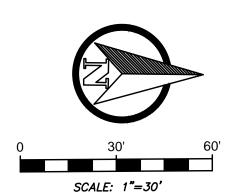
ZONED: RSF-2 Co

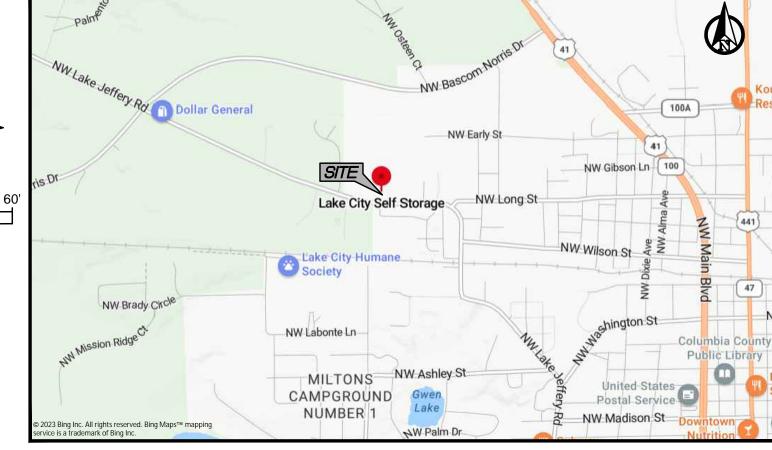
#### LEGAL DESCRIPTION

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

#### 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, 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 NOOD37'00'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.





### VICINITY MAP

SITE LEGEND

\_ \_ \_ \_ \_ SETBACK LINE — — — — — EASEMENT LINE

> TRAFFIC FLOW ARROW (PAVEMENT MARKING) ADA STALL DUMPSTER PAD LOCATION

PARKING SPACE COUNT

STANDARD: 10' X 20'

ADA: 12' X 20', W/ 5' X 20' ACCESS AISLE

MIN: 12; MAX: NONE

STANDARD DUTY ASPHALT

CROSS ACCESS/SHARED DRIVE

SITE SUMMARY PARCEL NUMBER 30-3S-17-05846-000 ALTERNATE KEY CI (COMMERCIAL, INTENSIVE) EXISTING ZONING OVERLAY DISTRICT FUTURE LAND USE PROPOSED USE SELF-STORAGE TOTAL SITE AREA ± 0.98 AC MIN. LOT SIZE N/A MIN. LOT WIDTH N/A MIN. LOT DEPTH MAX. BUILDING HEIGHT MAX. FAR 1.0 SIDE SETBACK 10' FOR YARD, OTHERWISE 0 REAR SETBACK 10' ADJ TO RESIDENTIAL LANDSCAPE BUFFER 10' ALONG ROW

PARKING SIZE

REQUIRED PARKING

PROPOSED PARKING MIN. ADA SPACES LOADING SPACE REQUIREMENTS

MIN. LOADING SPACES

THE SITE IS CURRENTLY PARTIALLY DEVELOPED, WITH TREE THE ENTIRE SITE IS LOCATED WITHIN THE "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

THERE ARE NO WETLANDS ON SITE. NO PORTION OF THE 25' STATE STREAM BUFFER IMPACTS SITE. MIN. 10% OF OFF-STREET PARKING AREA TO BE LANDSCAPED.

PARKING REQUIRED BASED ON: WAREHOUSE OR STORAGE: 1 SP/1,500-SF FLOOR AREA 18,000-SF / 1,500-SF = 12 SP

LANDSCAPE ISLAND EACH SEPARATE LANDSCAPE AREA TO BE MIN. 50-SF, W/ MIN. DIM. OF 3' & INCL. MIN. 1 TREE.

UTILITY AVAILABILITY

SEWER

\*PER CONVERSATION W/ CITY OF LAKE CITY UTILITY SERVICES ADMINISTRATOR

DRAWN: JOB NO: 23-245 06/19/23

SITE PLAN

	A LAIN STEAM		N.00°   2'38"W. 478.88"	10' SIDE BSL & TRANSITION BUFFER	
	ANDSCAPE				
NW LAK	10, FRONT	100.2' EX. BUILDING 100.4'	100.2' EX. BUILDING 20 20 100.2'	ا 100.3' EX. BUILDING ا 100.17'	
JEFFER .	AT BSL	N/F CITADEL I HOLDING COMPANY LLC			
TRONG STATE OF THE	20' FRON	PID: 30-35-17-05842-002 ZONED: CI	100.2'	100.31	N/F MAZZOCCHI RALPH PETER PID: 30-3S-17-05842-000
N.88°44'00"E. 326.70" (DEED)		EX. BUILDING 30 12 100.2'	EX. BUIZ. 08	EX. BUILDING	PID: 30-35-17-05842-000  Z ZONED: RSF-1
00"E. DEED)	N 00°37'00"E.	CONNECT TO EXISTING AS	WEST TO THE TOTAL THE TOTAL TO THE TOTAL TOT		25 25 25 25
PROPOSED TAP TO WATER MAIN  APPROX. LOCATION				PROPOSED BUILDING	- i2 - i2 - i
OF WATER MAIN	5x10 5x10 5x10 5x10 5x1 0 05x	37 00 5 x 0 20 9 47 (FIELD)	7 9 9	PROPOSED BUILDING 3000 S.F. F.F= 189.69	(3)
PROPOSED CONNECTION TO POWER LINE (H)	0 10×15 10× 0 10×20 10×	50 10 10 10 10 10 10 10 10 10	-80- -80- -80- -80- -80- -80- -80- -80-		
RY ROAL TIC REGIS) 00 IIT: 30 N	15 10X15 10 20 10X20 10	6 15 10×15 10 10 10×10 10 6	105.3 .88°13'23'W	ROPOSED BUILDING 3000 S.F. F.F=189.69	EXISTING BS
LAKE JEFFERY I PAVED/PUBLIC 100' ROW PER C AADT: 3,600 ED SPEED LIMIT:	X10	X15 10 X15 10 X10 X	1, (FIELD)	F.F=189.69	BASIN 2
LAKE. PAVE PAVE AAI ED SPE	BUILDING 18,000–SF 12–SPACES	5 10 X1	X X X X X X X X X X X X X X X X X X X	22 32	
NN (POST)	FFE=190.0	X15 10	7. 8 × × × × × × × × × × × × × × × × × ×		
S.88°44'00 LINE	0 10X10 10	X15	#43"E. (FIELD)-100"E-100	5,00°10'36"E. 276,76"	
"W. 11 O"W. 11	15 10X15 10 20 10X20 10 10 10X10 10	15 15 10 11 11 12 15 16 17 17 17 17 17 17 17 17 17 17 17 17 17	N/F  B 700C GARDEN OF RES  ONEAL-SHEPPARD W		
5.97°	<u>SX10</u>   SX10   SX10   Sx5   SX	X	PID: 30-3S-17-11662- ZONED: RSF-2 Co	-000	
(FIELD)	01X01 01X01 01X01 01X01 01X01		(FIELD)  REAR BSL		

A. THE PROPOSED USE IS IN CONFORMANCE WITH THE CITY'S COMPREHENSIVE PLAN, AND SHOULD NOT HAVE AN ADVERSE EFFECT ON THE COMPREHENSIVE PLAN.

B. THE PROPOSED USE IS COMPATIBLE WITH ESTABLISHED LAND USE

C. THE PROPOSED PROJECT WILL NOT MATERIALLY ALTER THE POPULATION DENSITY PATTERN.

D. THE PROPOSED USE, BEING A SELF-STORAGE FACILITY, SHOULD PROVE ADVANTAGEOUS TO THE COMMUNITY. E. THE PROPOSED USE SHOULD HAVE NO ADVERSE EFFECT ON LIVING

CONDITIONS IN THE NEIGHBORHOOD. F. THE PROPOSED USE WILL NOT EXCESSIVELY INCREASE TRAFFIC

CONGESTION OR OTHERWISE AFFECT PUBLIC SAFETY.

G. THE PROPOSED USE WILL UTILIZE A STORWMATER MANAGEMENT POND, WHICH WILL SERVE TO PREVENT ANY POTENTIAL DRAINAGE PROBLEMS.

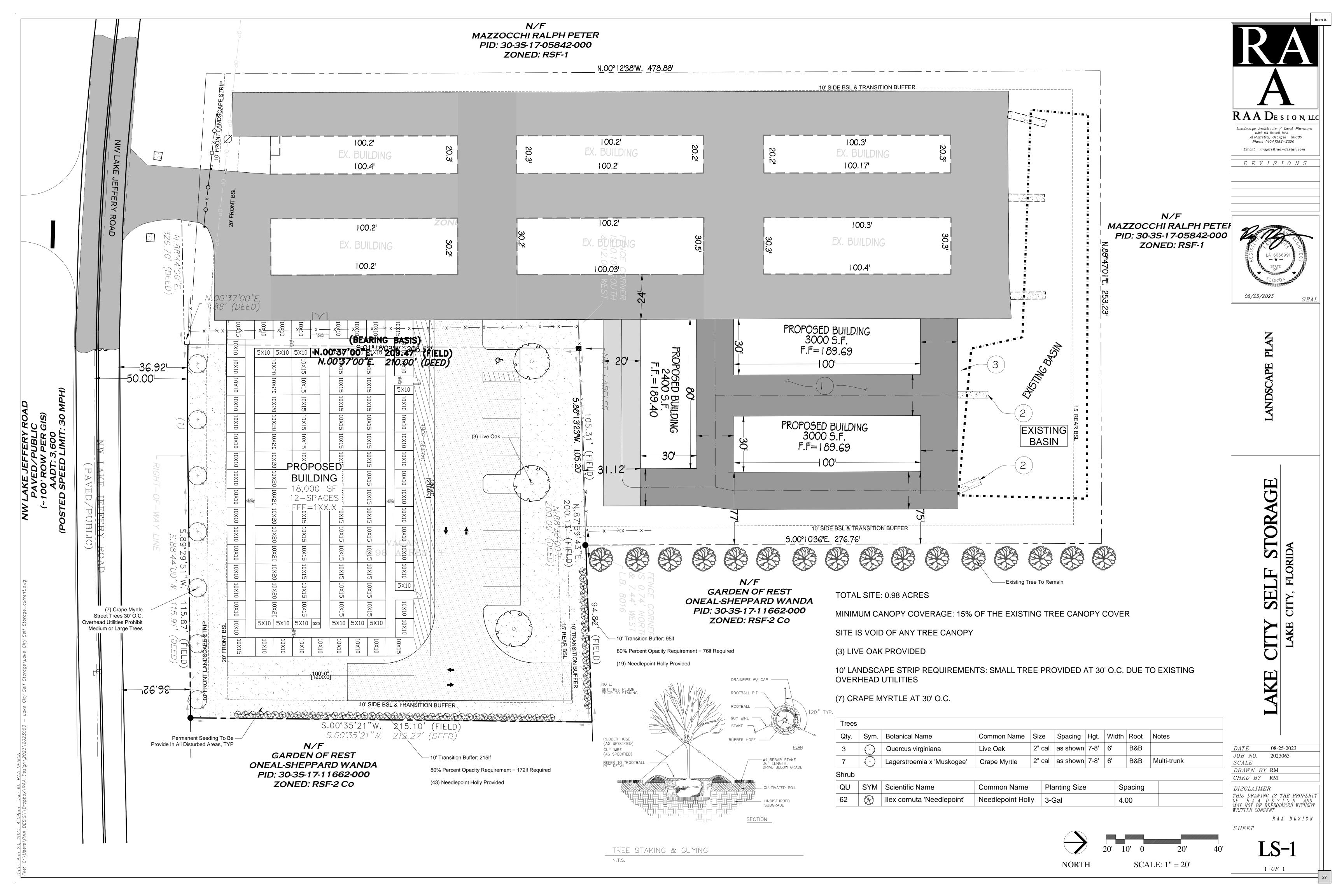
H. THE PROPOSED USE, BEING A SINGLE ON-STORY STRUCTURE, WILL NOT SERIOUSLY REDUCE LIGHT AND AIR TO ADJACENT PROPERTIES.

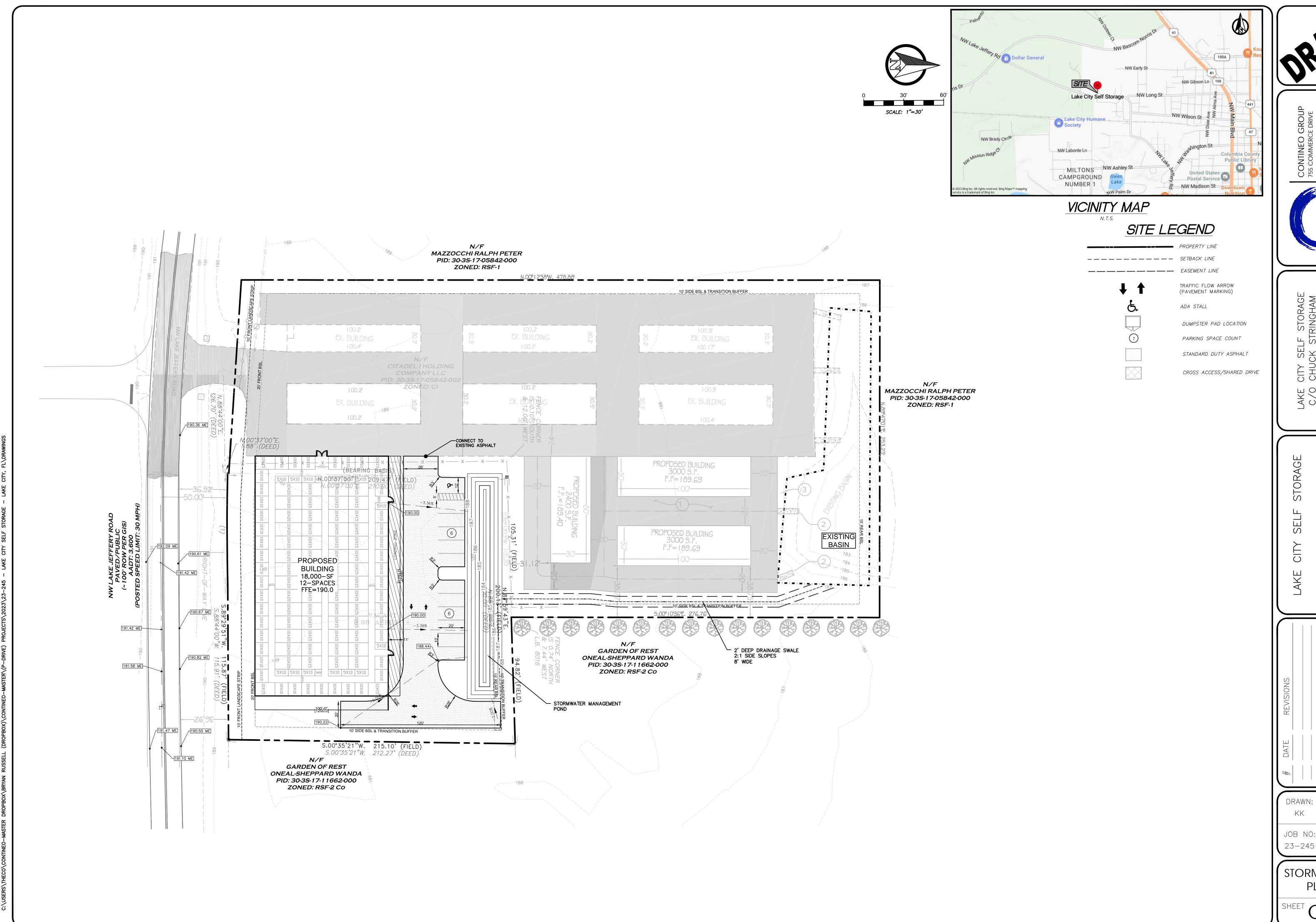
VALUES IN THE ADJACENT AREAS.

I. THE PROPOSED USE SHOULD NOT ADVERSELY AFFECT PROPERTY

J. THE PROPOSED USE SHOULD NOT DETER THE IMPROVEMENT OF ADJACENT PROPERTIES.

K. THE PROPOSED PROJECT SHOULD BE CONSIDERED WITHIN THE SCALE & NEEDS OF THE COMMUNITY.





ORAFT

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer



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

UED FOR: CONCEPT PLAN (SIDICTION: CITY OF LAKE CITY CATION: 1115 NW LAKE JEFFERY RD,

drawings and the design represented herein are the exclusive property Contineo Group Reproduction or any use of these drawings other than e project, intended without the express written consent of The Contineo

DRAWN:	CHECK:
KK 	EGS
JOB NO:	DATE:
23-245	06/19/23

STORMWATER PLAN

HEET C101

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.

#### **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

# 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:
Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)
Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA) Project Number:
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:

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 (Sep 25, 2023 14:02 EDT). Date: 09/25/2023 Comments: No issues Planning and Zoning: Reviewed by: <u>Fobut Angels</u> Date: <u>09/25/2023</u> Comments: Recently rezoned to Commercial Intensive. Business License: Reviewed by: Marshall Sova Date: 09/19/2023 Comments: No issues Code Enforcement: Reviewed by: Marshall Sova Date: 09/19/2023 Comments: No code cases Comments: \_\_\_\_\_

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

Water Department: Reviewed by: Michael L. Osborn 1r. Water Department: Reviewed by: Michael L. Osborn Jr. Sep 21, 2023 07:29 EDT	_Date:	9/21/23
Comments: None		
Sewer Department: Reviewed by: Cody Price Coon (Sep 21, 2023 07:01 EDT)  Comments:		
Comments: NOTIE		
Gas Department: Reviewed by: Steve Brown [Sep 25, 2023 08:38 EDT]	_Date:	9/25/23
Comments:		
Water Distribution/Collection: Reviewed by: Brian Scott   Sep 21, 2023 09:20 EDT)  Comments: NO ISSUES		
Customer Service: Reviewed by: Shasta Pelham (Sep 25, 2023 11:31 EDT)  Comments: None	_ Date:	09/25/23

#### 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:	Date:	
Comments:		
Police Department: Reviewed by:	Date:	
Comments:		

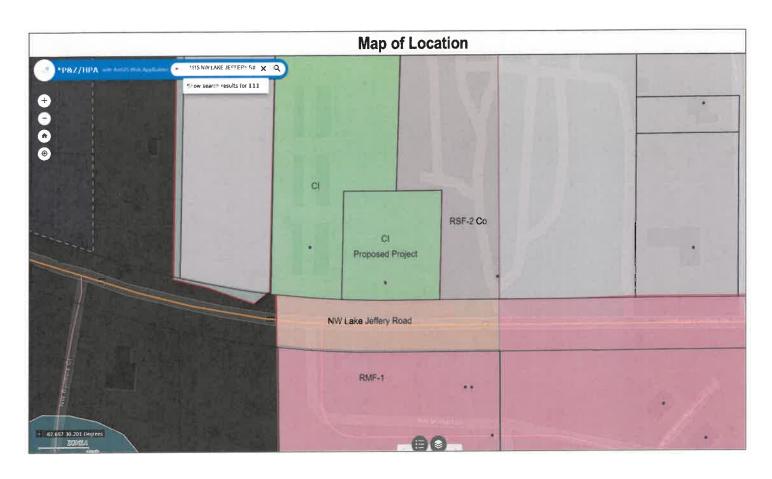
Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

# 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

TO SHEET WATER OF	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	





	Item I
Summary of Dogwood	
Summary of Request  Applicant has requested a special exception to allow an expansion of their current mini stora facility.	яge