

Project Summary

Project Name: Sugarmill

Project Number: CPA 24-01 and Z 24-01

Parcel Number: 08006-001

Project Notes

- Project type: Rezoning and Comp Plan Amendment
- Future land use is: Residential Low
- Proposed future land use is: Residential High
- Zoning designation is: Residential Single Family -2 Co
- Proposed zoning is: Residential Multi-Family-2
- Proposed use of the property: Multiple Family Dwellings
- Land is conducive for use: Yes, per the LDR section 4.9.2.3.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project CPA 24-01 and Z 24-01 is for a rezoning and comp plan amendment and has been reviewed by 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@lcfia.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: 03/15/2024

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

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

Project Number: CPA 24-01 and Z 24-01

Project Name: Sugar Mill Apartments

Project Address: TBD

Project Parcel Number: 08006-001

Owner Name: MHP JR, LLC

Owner Address: PO Box 3243, Valdosta, GA

Owner Contact Information: Telephone Number: 229-560-2305 Email: sugarmillapartments777@gmail.com

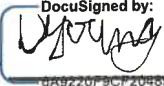
Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL


Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.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:  **Date:** 3/15/2024

No comments at this time

Planning and Zoning: Reviewed by:  **Date:** 3/19/2024

The property located on parcel 08006-001 is contiguous to RMF-1 zoning district and has a RMF-2 touching the property on the southeast corner of the property.

Business License: Reviewed by:  **Date:** 3/18/2024

Will need to apply for a business license


Code Enforcement: Reviewed by:  **Date:** 3/18/2024

No liens, codes or violations


Permitting: Reviewed by:  **Date:** 3/15/2024

permits to follow after all zoning meetings for approval.

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

Water Department: Reviewed by:  **Date:** 3/15/2024

No comments at this time

Sewer Department: Reviewed by:  **Date:** 3/15/2024

none

Gas Department: Reviewed by:  **Date:** 3/19/2024

No gas at this location.

Water Distribution/Collection: Reviewed by:  **Date:** 4/2/2024

no comments at this time

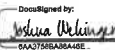
Customer Service: Reviewed by:  **Date:** 3/18/2024

No comments at this time.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  DocuSigned by:
Steve Brown
88700CE8F2F4B5... **Date:** 3/19/2024

No comment.

Fire Department: Reviewed by:  DocuSigned by:
Andrea Belinger
6A2758BA848E... **Date:** 3/21/2024

I have no issues.

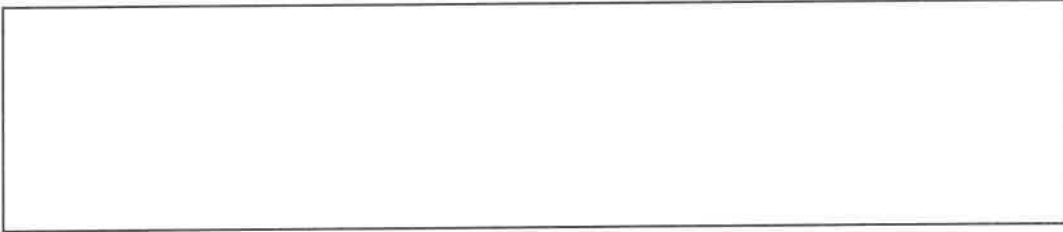
Police Department: Reviewed by:  DocuSigned by:
Sue Hall
... **Date:** 3/21/2024

No comment at this time

NOTE: 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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____



Suwannee River Water Management: Reviewed by: Garrett Spencer DocuSigned by:
6000000929420... **Date:** 3/15/2024

It appears the site will require a modification to a previously issued Environmental Resource Permit. We recommend the applicant schedule a pre-application meeting with SRWMD to go over the requirements.

School Board: Reviewed by: Leah Hatler DocuSigned by:
00000F1918DC425... **Date:** 3/25/2024

The Columbia County School District acknowledges the intent to develop the project known as Sugarmill Apartments Phase II. The District further acknowledges that this development will consist of up to 46 dwelling units on the 2.33 +/- acres located off of SW Grandview Street (Parcel number: 06-4S-17-08006-001. This property is currently zoned for Summers Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

County: Reviewed by: Chad Williams DocuSigned by:
00000F1918DC425... **Date:** 3/15/2024

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

NOTE: 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.

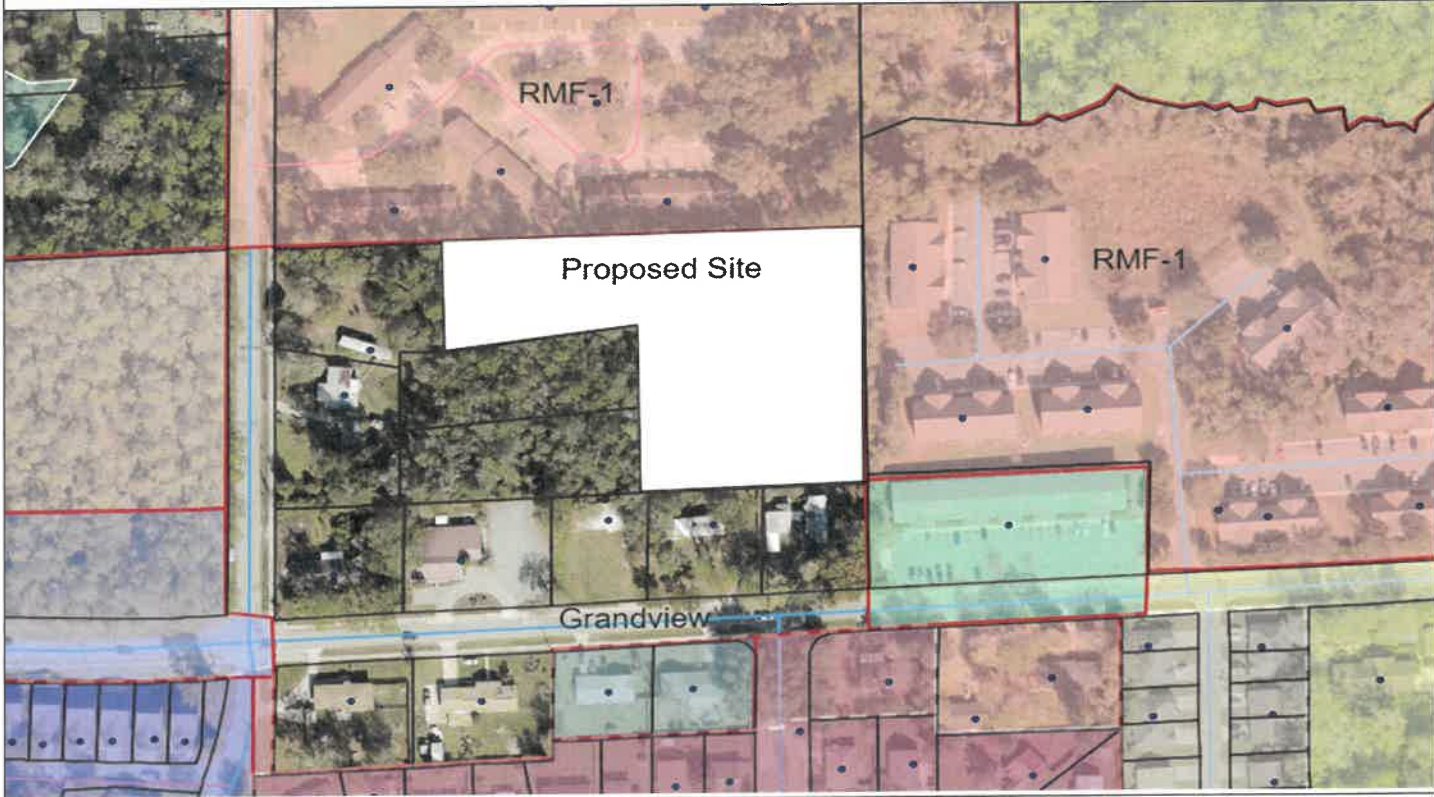
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Sugarmill Apartments Phase 2 Rezoning
Applicant	Carol Chadwick
Owner	MHP JR, LLC
Requested Action	Rezoning and Comp Plan Amendment for parcel 08006-001. Proposed change to the FLU from Residential Low County to Residential High City. Proposed zoning change from Residential Single Family-2 County to Residential Multi-Family-2 City.
Hearing Date	04-09-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.33 Acres
Location	
Parcel Number	08006-000
Future Land Use	Residential Low County
Proposed Future Land Use	Residential High City
Current Zoning District	Residential Single Family-2 County
Proposed Zoning	Residential Multi-Family 2 City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RMF-1	Residential	
E	Residential Medium	RMF-1	Residential	
S		RSF-2 Co	Residential	County Jurisdiction
W		RSF-2 Co	Residential	County Jurisdiction

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a rezoning and comp plan amendment for the above parcel to build a multiple family dwelling complex. The property currently has the county zoning. Has not been rezoned to have the City zoning since it was annexed.

CPA 24-01

Petition Notes

Mrs. McKellum ✓✓
Mr. Nelson ✓✓
Vacant
Mr. McMahon ✓✓

Vacant
Mr. Carter
Mr. Lydick ✓✓

Notes

Mr. Young introduced
Introducing into evidence packet
Carol - change the land use
46 dwelling units
moving application in to the record

Motion to Close Public Hearing

McKellum Nelson

Motion to Second

Nelson McKellum

Motion to Approve/Deny

CPA 24-01 McMahon
224-01 Nelson

Motion to Second

Nelson McMahon

RESOLUTION NO. 2024 PZ/CPA 24-01

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-01, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING UNITS PER ACRE) TO RESIDENTIAL, HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the City of Lake City Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, pursuant to the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD, OF THE CITY OF LAKE CITY, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1. Future Land Use Map Amended. Pursuant to an application, CPA 24-01, submitted by Carol Chadwick, agent for MHP JR, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive

Plan by changing the land use classification of certain lands, the land use classification totaling 50 acres or less is hereby changed from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) on property described, as follows:

Legal Descriptions:

A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly describes as follows: All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less.

Section 2. Conflict. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. Effective Date. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 9th day of April, 2024.

PLANNING AND ZONING BOARD OF
THE CITY OF LAKE CITY, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF
THE CITY OF LAKE CITY, FLORIDA

Attest:



Robert Angelo, Secretary
to the Planning and Zoning Board



Christopher Lydick, Chair

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney



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

FOR PLANNING USE ONLY

Application # CPA24-01
 Application Fee \$ 750.00
 Receipt No. 2024-00044944
 Filing Date 03/15/2024
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

Small Scale: \$750.00 Large Scale: \$1,500.00

A. PROJECT INFORMATION

1. Project Name: SUGARMILL APARTMENTS PHASE 2
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 06-4S-17-08006-001
4. Existing Future Land Use Map Designation: RESIDENTIAL-LOW
5. Proposed Future Land Use Map Designation: RESIDENTIAL-HIGH
6. Zoning Designation: RSF-2
7. Acreage: 2.33
8. Existing Use of Property: VACANT
9. Proposed use of Property: MULTI-FAMILY APARTMENTS

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): holder) CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (307) 680.1772 Fax: () Email: ccpewyo@gmail.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): MHP JR, LLC
 Mailing Address: PO BOX 3243
 City: VALDOSTA State: GA Zip: 31604
 Telephone: (229) 560.2305 Fax: () Email: sugarmillapartments777@gmail.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: NA

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. Boundary Sketch or Survey with bearings and dimensions.
- 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
- 4. 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
 - c. Text Amendment to the Comprehensive Plan = \$750

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

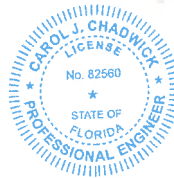
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
D0000018D463B4E
7500032FEE,
cn=Carol Chadwick
Date: 2024.03.14
20:01:55 -04'00'

CERTIFICATION TO:

HUD PROPERTIES

I DO HEREBY CERTIFY THAT THIS MAP FOR HUD PROPERTIES IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION

CODY WALLACE #6995
LB #4354

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL

SURVEY LEGAL

All that tract or parcel of land situated, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

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LEGEND

- 4"x4" CONCRETE MARKER FOUND "BRITT"
- 1/2" REBAR FOUND WITH CAP #7042
- 5/8" REBAR FOUND WITH CAP #7042
- ORIGINAL RECORDS BOOK
- RIGHT OF WAY
- EASEMENT LINE

FIELD CLOSURE: 1' IN 23,468'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 316,113'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BR6+ GNSS ROVER
CARLSON RT3 TABLET DC

LOCATED IN
SECTION 6
TOWNSHIP 4 SOUTH
RANGE 17 EAST
COLUMBIA COUNTY, FL
PLAT DATE: 7/17/2022
FIELD SURVEY DATE:
6/26/2022

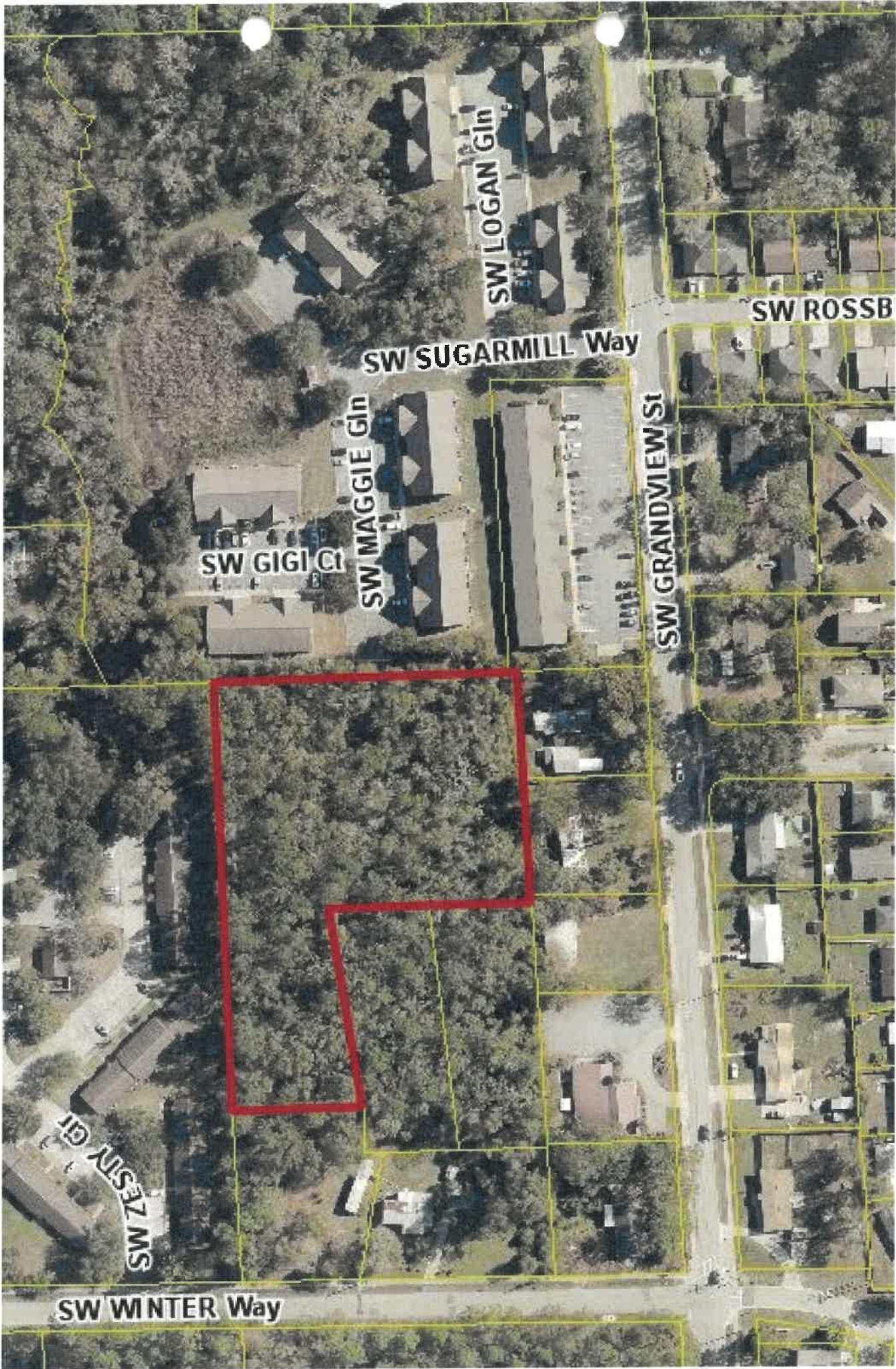
SCALE 1"=50'

**BOUNDARY SURVEY FOR:
HUD PROPERTIES**

INNOVATE!
Engineering & Surveying

PHONE: 229-249-9113 www.innovatecs.com
2214 N. Patterson Street, Valdosta, GA 31602

SW GRANDVIEW STREET



SW WINTER Way

SW ZESTY CT

SW GIGI Ct

SW MAGGIE Gln

SW LOGAN Gln

SW SUGARMILL Way

SW GRANDVIEW ST

SW ROSSB

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have little impact on the existing infrastructure, public utilities or schools. Per the proposed zoning, the maximum number of dwelling units will be 46. Apartments are assumed to have 2 bedrooms.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

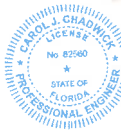
Summary of analyses:

- Trip generation: 29 Peak PM trips & 306 Total ADT
- Potable Water: 9200 gallons per day
- Potable Water: 9200 gallons per day
- Solid Waste: 2014 c.y. per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
by Carol
Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.03.14
20:01:40 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23494



**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	dwelling units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	46.00	305.90	28.52

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

Solid Waste Analysis

Use	c.y./unit/year	units	Total (c.y. per year)
Apartment	43.80	46.00	2014.80

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Comprehensive Plan Consistency Analysis

The Sugarmill Apartments Phase 2 proposed comprehensive plan amendment and zoning change is consistent with the City of Lake City's Comprehensive Plan.

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's FLU and zoning changes are consistent with the comprehensive plan as this subject property is in an area that is primarily residential.

- 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 phase 2 of an existing apartment complex.

- 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 phase 2 of an existing apartment complex.

- 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 reasonably expected to develop by the year 2024.

Consistency: Construction of the site will be completed in 2024 to 2025.

- 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: The proposed is not in an environmentally sensitive area.

- Policy I.1.5 The City shall continue to regulate and 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 a zooming or land use change of the subject property.

- 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 proposed commercial development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the site over time.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.03.14
20:01:05 -04'00'

Carol Chadwick, P.E.

Parcel: 06-45-17-08006-001

DESCRIPTION:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO A 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 2/1/2024

Parcel: << **06-4S-17-08006-001 (44044)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 0

Owner	MHPJR, LLC P O BOX 3243 VALDOSTA, GA 31604		
Site			
Description*	COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 416....more>>>		
Area	2.33 AC	S/T/R	06-4S-17
Use Code**	VACANT (0000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office.
Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$72,789	Mkt Land	\$72,789
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$72,789	Just	\$72,789
Class	\$0	Class	\$0
Appraised	\$72,789	Appraised	\$72,789
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$72,789	Assessed	\$72,789
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789	Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2021	\$100,000	1455/1116	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
					NONE

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.330 AC	1.0000/1.0000 1.0000/1.4200000 /	\$31,240 /AC	\$72,789

Search Result: 1 of 0

Inst: 202112025899 Date: 12/22/2021 Time: 9:03AM
Page 1 of 4 B: 1455 P: 1116, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 700.00

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2021-184

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of December, 2021 between Conner Investments of Florida, Inc., a Florida Corporation whose post office address is 1167 SW GRANDVIEW ST., Lake City, FL 32025, grantor, and MHPJR, LLC, a Florida Limited Liability Company whose post office address is 1394 S. MARION AVE, Lake City, FL 32025, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

See Attached "Exhibit A" and "Exhibit B"

Parcel Identification Number: 08022-005, 08022-007, 08022-006, 08022-008

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jeanette Kirby
Witness
Printed Name: Jeanette Kirby
Skyla Revis
Witness
Printed Name: Skyla Revis

Conner Investments of Florida, Inc., a Florida Corporation

By Chad Conner
Chad Conner, President

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2021 by Chad Conner, President of Conner Investments of Florida, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]



Jeanette Kirby
Notary Public
State of Florida
Comm# HH070503
Expires 12/9/2024

Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: 12/9/24

Exhibit "A"

Parcel 11

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 80°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 207.22 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 209.10 feet; thence S 01°00'36" E, a distance of 106.51 feet; thence S 79°47'16" W, a distance of 211.76 feet; thence S 01°00'36" W, a distance of 135.18 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 13

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 80°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.96 feet to the East right of way of Summers Road; thence S 01°05'33" E, a distance of 339.00 feet; thence N 86°10'36" E, a distance of 391.23 feet; thence N 01°00'36" W, a distance of 106.50 feet to the Point of Beginning; thence continue N 01°00'36" W, a distance of 106.50 feet; thence N 86°53'00" E, a distance of 242.16 feet; thence S 01°00'36" E, a distance of 105.00 feet; thence S 86°31'51" W, a distance of 242.22 feet to the Point of Beginning. Parcel contains 0.59 acres, more or less.

Exhibit "B"

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 416.32 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 242.07 feet; thence S 01°00'36" E, a distance of 103.63 feet; thence S 86°53'08" W, a distance of 242.16 feet; thence N 01°00'36" W, a distance of 106.51 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 14

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.98 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 229.00 feet; thence N 86°10'36" E, a distance of 391.29 feet to the Point of Beginning; thence continue N 86°10'36" E, a distance of 242.29 feet; thence N 01°00'36" W, a distance of 108.00 feet; thence S 01°00'36" W, a distance of 109.00 feet; thence S 86°31'31" W, a distance of 242.22 feet; thence S 01°00'36" E, a distance of 106.50 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

MHPJR, LLC

Filing Information

Document Number L21000195953

FEI/EIN Number 81-2833357

Date Filed 04/27/2021

State FL

Status ACTIVE

Principal Address

584 S.E. PERRY AVE

LAKE CITY, FL 32025

Mailing Address

P.O. 3243

VALDOSTA, GA 31604

Registered Agent Name & Address

PEAVY, MARVIN

1394 S. MARION AVE

OFFICE

LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title AP

BARKSDALE, TRACIE A

PO Box 3423

Valdosta, GA 31604

Title MGR

Peavy, Marvin

P.O. Box 3243

Valdosta, GA 31604

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2022 02/07/2022
2023 02/14/2023

Document Images

02/14/2023 – ANNUAL REPORT	View image in PDF format
02/07/2022 – ANNUAL REPORT	View image in PDF format
04/27/2021 – Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, Marvin Peavy (owner name), owner of property parcel

number 06-4S-17-08006-001 (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. Carol Chadwick, PE	1.
2. Travis Covington, PE	2.
3.	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.

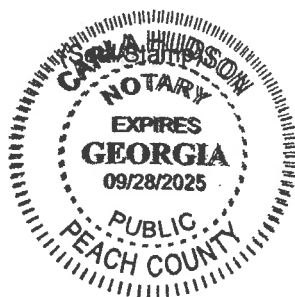
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Marvin Peavy _____ 3-11-24 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Georgia COUNTY OF: Peach

The above person, whose name is Marvin Peavy, personally appeared before me and is known by me or has produced identification (type of I.D.) Georgia Drivers License on this 11 day of March, 20 24.

Carla Hudson _____
 NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 2/7/2024 10:28:52 AM EST

Tax Record

Last Update: 2/7/2024 10:27:47 AM EST

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			
R08006-001	REAL ESTATE	2023			
Mailing Address		Property Address			
MHPJR, LLC PO BOX 3243 VALDOSTA GA 31604		GEO Number 064S17-08006-001			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description).					
06-4S-17 0000/00002.33 Acres COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	72,789	0	\$72,789	\$356.67
BOARD OF COUNTY COMMISSIONERS	7.8150	72,789	0	\$72,789	\$568.85
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	72,789	0	\$72,789	\$54.45
LOCAL	3.2170	72,789	0	\$72,789	\$234.16
CAPITAL OUTLAY	1.5000	72,789	0	\$72,789	\$109.18
SUWANNEE RIVER WATER MGT DIST	0.3113	72,789	0	\$72,789	\$22.66
LAKE SHORE HOSPITAL AUTHORITY	0.0001	72,789	0	\$72,789	\$0.01
Total Millage		18.4914	Total Taxes		\$1,345.98
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
Total Assessments					\$0.00
Taxes & Assessments					\$1,345.98
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/28/2023	PAYMENT	6400308.0001	2023	\$1,305.60

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

RESOLUTION NO. PZ/LPA Z 24-01

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE ZONING MAP OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) TO RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the Land Development Regulations, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said code;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations, and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. The proposed change conforms to the Comprehensive Plan;
2. The proposed change conforms with the existing land use pattern;
3. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
4. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
5. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
6. The proposed change does not negatively impact the living conditions in the neighborhood;
7. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities;

8. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the Land Development Regulations and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1. Pursuant to an application, Z 24-01, submitted by Carol Chadwick, agent, for MHP JR, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) on property described, as follows:

From RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to MULTIPLE FAMILY-2 (RMF-2):

A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly describes as follows:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 9th day of April, 2024.

PLANNING AND ZONING BOARD OF
THE CITY OF LAKE CITY, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF
THE CITY OF LAKE CITY, FLORIDA

Attest:

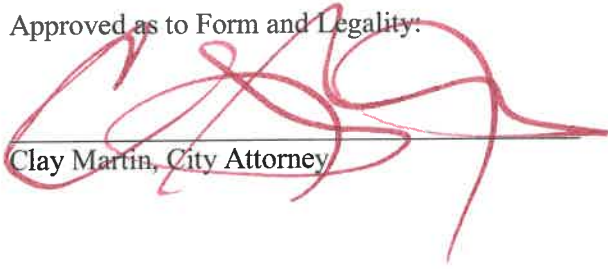


Robert Angelo, Secretary
to the Planning and Zoning Board



Christopher Lydick, Chair

Approved as to Form and Legality:



Clay Martin, City Attorney



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

FOR PLANNING USE ONLY
 Application # Z 24-01
 Application Fee \$ _____
 Receipt No. _____
 Filing Date 03/15/2024
 Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: SUGARMILL APARTMENTS PHASE 2
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 06-4S-17-08006-001
4. Future Land Use Map Designation: RESIDENTIAL-LOW
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: RMF-2
7. Acreage: 2.33
8. Existing Use of Property: VACANT
9. Proposed use of Property: MULTI-FAMILY APARTMENTS

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.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): MHP JR, LLC
 Mailing Address: PO BOX 3243
 City: VALDOSTA State: GA Zip: 31604
 Telephone: (299) 560.2305 Fax: () Email: sugarmillapartments777@gmail.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: NA
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. CPA _____
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. Boundary Sketch or Survey with bearings and dimensions.
- ✓ 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- ✓ 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
- ✓ 4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).

6. Proof of Ownership (i.e. deed).

7. Agent Authorization Form (signed and notarized).

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

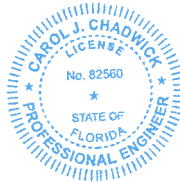
NOTICE TO APPLICANT

All nine (9) 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 eighteen (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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)

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2024.03.14 20:04:16 -04'00'

Applicant/Agent Signature

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

CERTIFICATION TO:
HUD PROPERTIES

I DO HEREBY CERTIFY THAT THIS MAP FOR HUD PROPERTIES IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION

CODY CLIFF #6995
LB #8354

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL

SURVEY LEGAL

All that tract or parcel of land situated, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.69' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 85°03'23" E a distance of 312.46' to an offset rebar monument; thence S 85°03'23" E a distance of 106.19' to a 4x4 concrete monument; thence S 79°42'50" W a distance of 212.37' to a 4x4 concrete monument; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument; thence N 01°04'27" W a distance of 212.38' to a 4x4 concrete monument; thence N 01°05'32" W a distance of 135.13' to a 4x4 concrete monument; thence N 01°05'32" W a distance of 207.22' to a 4x4 concrete monument; thence N 87°27'58" E a distance of 451.07' to the Point of Beginning. Said tract, having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO A 20' Ingress/Egress Easement and described as follows:
For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.69' to a point; thence N 87°27'58" E a distance of 207.22' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 212.38' to a point; thence S 01°04'27" W a distance of 213.67' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

SURVEY NOTES:

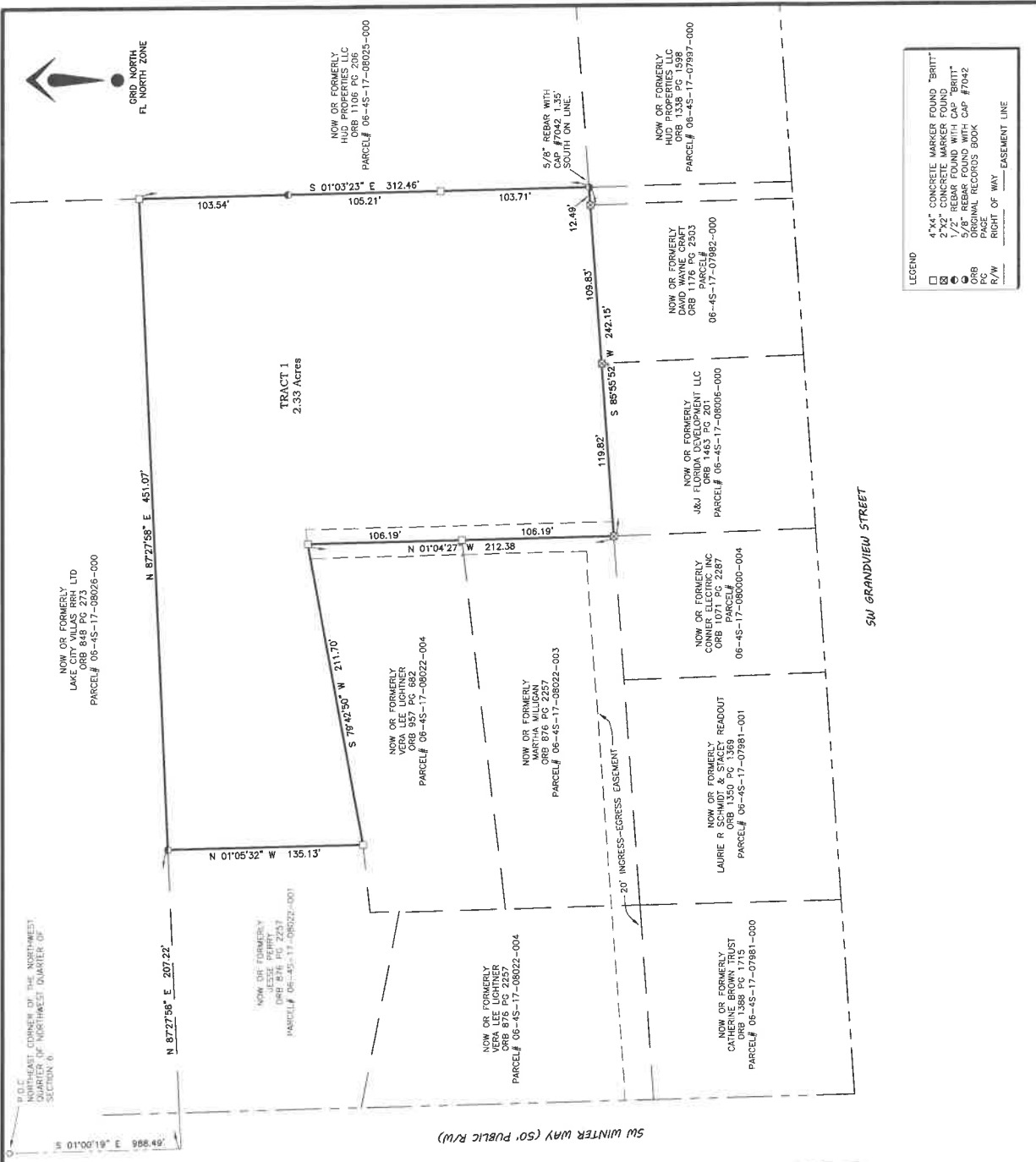
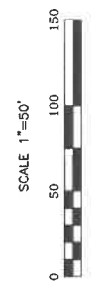
- PARCEL: 06-45-17-08906-000
- BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE STATED
- ALL BEARINGS ARE BASED ON STATE PLANE GRID FLORIDA NORTH
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- ALL USABLE IMPROVEMENTS WERE LOCATED ON THIS SURVEY
- THIS IS A RESURVEY OF ORB 1455 PAGE 1116, THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
- THIS PLAT, BEING RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, UNLESS SUCH SUPERSEDITION IS AUTHORIZED BY THE PUBLIC RECORDS OF THIS COUNTY.
- THE UNDESIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE CURATIVE RECORDS OF THE PUBLIC RECORDS OF THIS COUNTY.
- IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

INNOVATE!
Engineering & Surveying
PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

**BOUNDARY SURVEY FOR:
HUD PROPERTIES**

LOCATED IN SECTION 6 TOWNSHIP 4 SOUTH RANGE 17 EAST COLUMBIA COUNTY, FL PLAT DATE: 7/7/2022 FIELD SURVEY DATE: 6/26/2022

FIELD CLOSURE: 1' IN 23,468' ANGLE ERROR: 2' PER ANGLE PLAT CLOSURE: 1' IN 316,113' METHOD OF ADJUSTMENT: NONE EQUIPMENT USED: CARLSON ROBOTIC CR2+ CARLSON BRK6+ GNSS RECEIVER CARLSON RT3 TABLET DC





SW LOGAN Gln

SW ROSSB

SW SUGARMILL Way

SW GIGI Ct

SW MAGGIE Gln

SW GRANDVIEW St

SW ZESTY Ct

SW WINTER Way

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have little impact on the existing infrastructure, public utilities or schools. Per the proposed zoning, the maximum number of dwelling units will be 46. Apartments are assumed to have 2 bedrooms.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table I
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table I
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

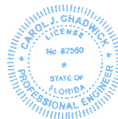
Summary of analyses:

- Trip generation: 29 Peak PM trips & 306 Total ADT
- Potable Water: 9200 gallons per day
- Potable Water: 9200 gallons per day
- Solid Waste: 2014 c.y. per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2024.03.14 20:03:58 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23494



**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	dwelling units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	46.00	305.90	28.52

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

Solid Waste Analysis

Use	c.y./unit/year	units	Total (c.y. per year)
Apartment	43.80	46.00	2014.80

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 of the requirements of Article 12 of the Land Development Regulations

The Sugarmill Apartments Phase 2 proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning and land use change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The site will have 46 dwelling units. The site is in close proximity to an elementary school and a middle school. The site will connect to public sewer and water systems.

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

- f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: The proposed changes will bring additional housing to the area.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

□

Analysis: The proposed changes will not cause adverse living conditions in the neighborhood.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis: Traffic will increase on SW Grandview Avenue but will not overtax the road system.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduce of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The zoning change will not adversely affect the property values in the area.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties in the area.

- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Analysis: The proposed change will not grant special privileges to the owner.

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The proposed multi-family use is in not allowed in the current zoning.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the City.

Analysis: The proposed changes will bring much needed additional housing to the area.

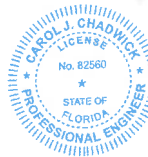
- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: the access to the site will be a continuation of an existing apartment complex. The development of the site will add much needed housing to the community.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.03.14
20:03:37 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23494

Parcel: 06-4S-17-08006-001

DESCRIPTION:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 2/1/2024

Parcel: << 06-4S-17-08006-001 (44044) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 0

Owner	MHPJR, LLC P O BOX 3243 VALDOSTA, GA 31604		
Site			
Description*	COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 416. ...more>>>		
Area	2.33 AC	S/T/R	06-4S-17
Use Code**	VACANT (0000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office.
 Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$72,789	Mkt Land	\$72,789
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$72,789	Just	\$72,789
Class	\$0	Class	\$0
Appraised	\$72,789	Appraised	\$72,789
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$72,789	Assessed	\$72,789
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789	Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2021	\$100,000	1455/1116	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.330 AC	1.0000/1.0000 1.0000/1.4200000 /	\$31,240 /AC	\$72,789

Search Result: 1 of 0

Inst: 202112025899 Date: 12/22/2021 Time: 9:03AM
Page 1 of 4 B: 1455 P: 1116, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 700.00

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2021-184

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of December, 2021 between **Conner Investments of Florida, Inc., a Florida Corporation** whose post office address is **1167 SW GRANDVIEW ST., Lake City, FL 32025**, grantor, and **MHPJR, LLC, a Florida Limited Liability Company** whose post office address is **1394 S. MARION AVE, Lake City, FL 32025**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

See Attached "Exhibit A" and "Exhibit B"

Parcel Identification Number: 08022-005, 08022-007, 08022-006, 08022-008

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to..

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Jeanette Kirby
Witness
Printed Name: Jeanette Kirby
Shirley Davis
Witness
Printed Name: Shirley Davis

Conner Investments of Florida, Inc., a Florida Corporation
By Chad Conner
Chad Conner, President

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2021 by Chad Conner, President of Conner Investments of Florida, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]

 Jeanette Kirby
Notary Public
State of Florida
Comm# HH070503
Expires 12/9/2024

Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: 12/9/24

Exhibit "A"

Parcel 11

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 207.22 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 209.10 feet; thence S 01°00'36" E, a distance of 106.51 feet; thence S 79°47'18" W, a distance of 311.76 feet; thence N 01°00'36" W, a distance of 135.18 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.96 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 329.00 feet; thence N 86°10'36" E, a distance of 391.23 feet; thence N 01°00'36" W, a distance of 106.50 feet to the Point of Beginning; thence continue N 01°00'36" W, a distance of 106.50 feet; thence N 86°33'08" E, a distance of 242.16 feet; thence S 01°00'36" E, a distance of 105.00 feet; thence S 86°31'51" W, a distance of 242.22 feet to the Point of Beginning. Parcel contains 0.59 acres, more or less.

Exhibit "B"

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 416.32 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 242.07 feet; thence S 01°00'36" E, a distance of 103.63 feet; thence S 86°53'08" W, a distance of 242.16 feet; thence N 01°00'36" W, a distance of 106.51 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 14

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.95 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 329.00 feet; thence N 86°10'38" E, a distance of 391.29 feet to the Point of Beginning; thence continue N 86°10'36" E, a distance of 242.29 feet; thence N 01°00'36" W, a distance of 108.00 feet; thence S 01°00'36" W, a distance of 108.00 feet; thence S 86°31'31" N, a distance of 342.22 feet; thence S 01°00'36" E, a distance of 108.50 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MHPJR, LLC

Filing Information

Document Number L21000195953
FEI/EIN Number 81-2833357
Date Filed 04/27/2021
State FL
Status ACTIVE

Principal Address

584 S.E. PERRY AVE
LAKE CITY, FL 32025

Mailing Address

P.O. 3243
VALDOSTA, GA 31604

Registered Agent Name & Address

PEAVY, MARVIN
1394 S. MARION AVE
OFFICE
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title AP

BARKSDALE, TRACIE A
PO Box 3423
Valdosta, GA 31604

Title MGR

Peavy, Marvin
P.O. Box 3243
Valdosta, GA 31604

Annual Reports

Report Year	Filed Date
-------------	------------

2022

02/07/2022

2023

02/14/2023

Document Images

[02/14/2023 – ANNUAL REPORT](#)

[View image in PDF format](#)

[02/07/2022 – ANNUAL REPORT](#)

[View image in PDF format](#)

[04/27/2021 – Florida Limited Liability](#)

[View image in PDF format](#)



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

AGENT AUTHORIZATION FORM

I, Marvin Peavy (owner name), owner of property parcel

number 06-4S-17-08006-001 (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. Carol Chadwick, PE	1.
2. Travis Covington, PE	2.
3.	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.

Marvin Peavy (Owner Signature (Notarized)) 3-11-24 (Date)

NOTARY INFORMATION:
 STATE OF: Georgia COUNTY OF: Peach

The above person, whose name is Marvin Peavy, personally appeared before me and is known by me or has produced identification (type of I.D.) Georgia Drivers License on this 11 day of March, 20 24.

Carla Hudson
 NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 2/7/2024 10:28:52 AM EST

Tax Record

Last Update: 2/7/2024 10:27:47 AM EST

[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			
R08006-001	REAL ESTATE	2023			
Mailing Address		Property Address			
MHPJR, LLC PO BOX 3243 VALDOSTA GA 31604		GEO Number 064S17-08006-001			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
06-4S-17 0000/00002.33 Acres COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	72,789	0	\$72,789	\$356.67
BOARD OF COUNTY COMMISSIONERS	7.8150	72,789	0	\$72,789	\$568.85
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	72,789	0	\$72,789	\$54.45
LOCAL	3.2170	72,789	0	\$72,789	\$234.16
CAPITAL OUTLAY	1.5000	72,789	0	\$72,789	\$109.18
SUWANNEE RIVER WATER MGT DIST	0.3113	72,789	0	\$72,789	\$22.66
LAKE SHORE HOSPITAL AUTHORITY	0.0001	72,789	0	\$72,789	\$0.01
Total Millage		18.4914	Total Taxes		\$1,345.98
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
Total Assessments					\$0.00
Taxes & Assessments					\$1,345.98
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
12/28/2023	PAYMENT	6400308.0001	2023	\$1,305.60

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY PLANNING AND ZONING BOARD

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, April 9, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **SPR 24-04**, Petition submitted by Dalton Kurtz, (agent) for Juston Trimback, (owner), for a Site Plan Review for Legends at Lake City, in a Residential Multi-Family 2 zoning district, and located on parcel 02463-000, which is regulated by the Land Development Regulations Section 4.9.
2. **CPA24-01 and Z24-01**, Petition submitted by Carol Chadwick, (agent) for MHP JR, LLC (owner), for Comprehensive Plan Amendment to the Future Land Use and a Rezoning to the Official Zoning Atlas of land located in the Residential Single Family-2 County zoning districts, on parcel 08006-001
3. **LDR 24-03**, Text amendment to the Land Development Regulations Section 4.2 and Sections 4.4 through 4.17, to amend the parking requirements for the City of Lake City.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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 with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech.

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Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, March 25, 2024 10:01 AM
To: Angelo, Robert
Subject: RE: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

Confirmed

Thank you
Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, March 25, 2024 9:57 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

Looks good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, March 25, 2024 9:30 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

Good morning!

Proof attached for approval to run 3x5.5 272.25

Thank you

Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, March 25, 2024 8:24 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Planning and Zoning Meeting Notice for 04-09-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **March 28, 2024** paper.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



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Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech.

PUBLIC NOTICE

[Faint, illegible text on the sign]



CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z24-01, an application by Carol Chadwick, as agent for MHP JR, LLC owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL SINGLE FAMIL-2 COUNTY (RSF-2 Co) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:

A parcel of land lying in Section 06, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows:

PARCEL 06-4S-17-08006-001

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less

WHEN;	April 9 th , 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

Copies of the amendment are available for public inspection by contacting the Growth Management office at growthmanagement@lcfla.com or by calling 386-719-5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the amendment.

**FOR MORE INFORMATION CONTACT
ROBERT ANGELO
PLANNING AND ZONING TECHNICIAN
AT 386-719-5820**

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, March 26, 2024 9:14 AM
To: Angelo, Robert
Subject: RE: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

Confirmed

Thank you
Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, March 26, 2024 9:06 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

Looks good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, March 26, 2024 8:39 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

Good morning,

Two proofs attached for approval by noon tomorrow.

Thank you

Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, March 26, 2024 8:22 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal Ad Notice for CPA24-01 and Z24-01

Kym

Please publish in the legal section of the Lake City Reporter on **March 28, 2024.**

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



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LAKE CITY REPORTER
1086 SW MAIN BLVD STE 103
PO BOX 1709
LAKE CITY FL 32056-1709
(386)752-1293

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 03/26/24 08:35 by kharr-cn

Acct #: 45150

Ad #: 808569

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 03/28/2024 Stop: 03/28/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 18.91 Words: 748
Total STD 18.91
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 312.02

Affidavits: 1
Ad Descrpt: CPA24-01
Descr Cont: NOTICE OF PUBLIC HEARINGS
Given by: *

Contact: AP CHERYL 719-5794
Phone: (386)719-5804
Fax#:
Email:
Agency:

P.O. #:
Created: kharr 03/26/24 08:33
Last Changed: kharr 03/26/24 08:35

PUB ZONE EDT TP RUN DATES
LCR A 96 S 03/28

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY COMPREHENSIVE PLAN

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on April 9, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) CPA 24-01, an application by Carol Chadwick, P.E., as agent for MHP JR, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, LOW DENSITY COUNTY (less than or equal to 2 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) for the property described, as follows:

PARCEL 06-4S-17-08006-001
All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar

with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less

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

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they 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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

808569
March 28, 2025

LAKE CITY REPORTER
1086 SW MAIN BLVD STE 103
PO BOX 1709
LAKE CITY FL 32056-1709
(386)752-1293

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 03/26/24 08:36 by kharr-cn

Acct #: 45150

Ad #: 808570

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 03/28/2024 Stop: 03/28/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 18.56 Words: 727

Total STD 18.56

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 306.24

Affidavits: 1

Ad Descrpt: Z24-01

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 03/26/24 08:35

Last Changed: kharr 03/26/24 08:36

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 03/28

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on April 9, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) Z24-01, an application by Carol Chadwick, as agent for MHP JR, LLC owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL SINGLE FAMILY 2 COUNTY (RSF-2 Co) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:

PARCEL 06-4S-17-08006-001
All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less

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

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than 12:00 p.m. on the day of the meeting.

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they 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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

805570
March 28, 2024

NOTICE OF PUBLIC HEARINGS
CONCERNING AMENDMENTS TO THE
CITY OF LAKE CITY COMPREHENSIVE PLAN

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on April 9, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

- (1) CPA 24-01, an application by Carol Chadwick, P.E., as agent for MHP JR, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, LOW DENSITY COUNTY (less than or equal to 2 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) for the property described, as follows:

PARCEL 06-4S-17-08006-001

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

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Management at growthmanagement@lcfla.com or by calling 386.719.5746.

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NOTICE OF PUBLIC HEARINGS
CONCERNING AMENDMENTS TO THE
CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

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PARCEL 06-4S-17-08006-001

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March 15, 2024

To Whom it May Concern

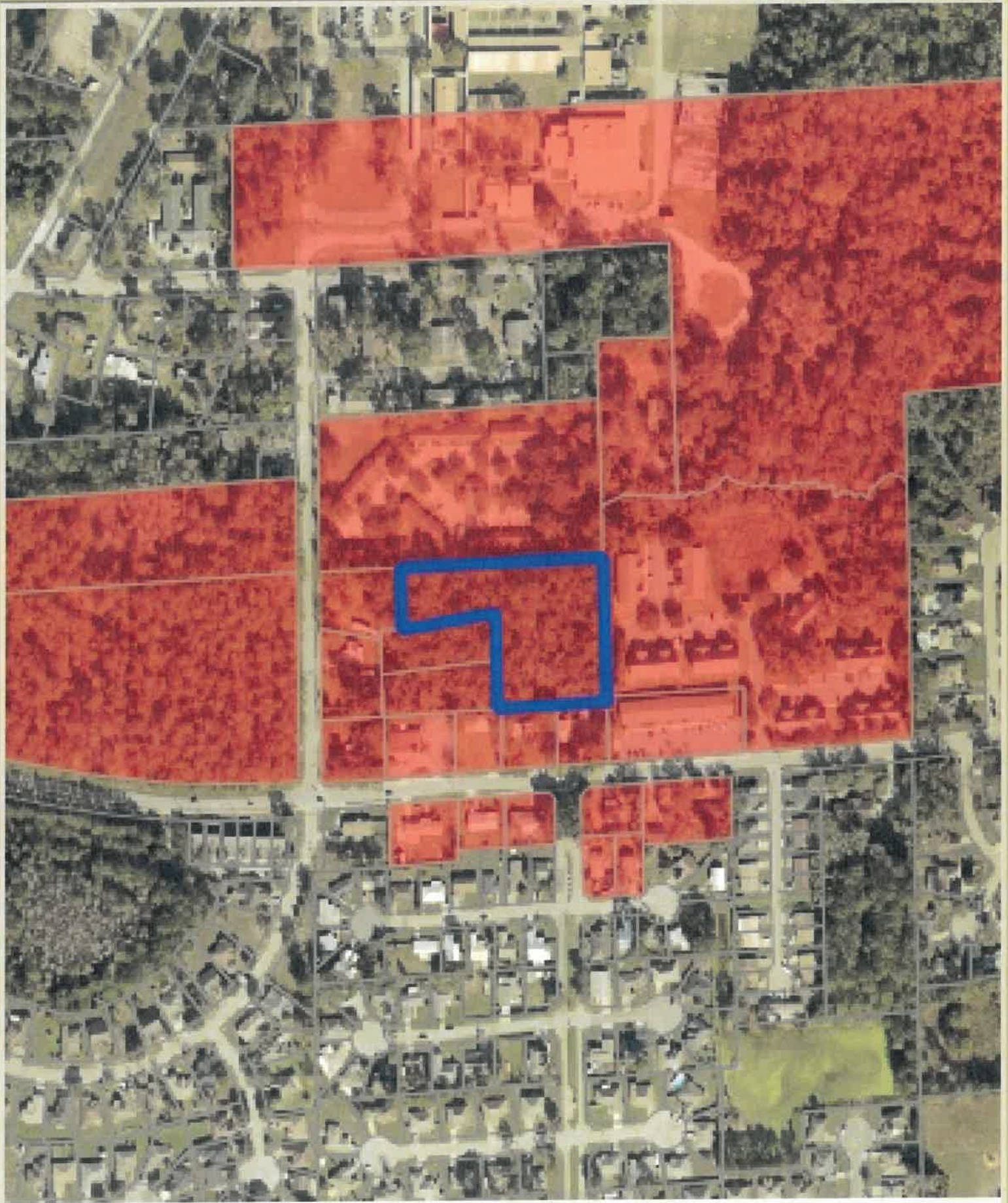
On April 9, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a petition to rezone parcel 08006-001 from Residential Single Family-2 County to Residential Multi-Family 2 City and to amend the Future Land Use from Residential Low County, allowing two (2) dwelling units per acres, to Residential High, allowing for twenty (20) dwelling units per acre.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email growthmanagement@lcfla.com.

Robert Angelo

Planning and Zoning Tech
City of Lake City

GIS Buffer



0

480

960

1440

1920

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
BOONE JAMES	182 SW GROUSE PL	.	LAKE CITY	FL	32025	
MHPJR, LLC	P O BOX 3243	.	VALDOSTA	GA	31604	
SCHOOL BOARD OF COLUMBIA CO MIDDLE SCHOOL	372 W DUVAL ST	.	LAKE CITY	FL	32055	
MILLIGAN MARTHA	12021 MCCORMICK RD #801	.	JACKSONVILLE	FL	32225	
LIGHTNER VERA LEE	843 LONGFELLOW ST NW	.	WASHINGTON	DC	20011	
MOBLEY CHARLES E	P O BOX 402	C/O BERNICE PRESLEY	LAKE CITY	FL	32056	
CONKLIN JUDITH	925 SW ALEXANDRIA BLVD	.	LAKE CITY	FL	32025	
CONERSTONE DEVELOPMENT GROUP LLC	180 NW AMENITY CT	.	LAKE CITY	FL	32055	
HUD PROPERTIES LLC	PO BOX 3243	.	VALDOSTA	GA	31604	
VANN AND WATSON PROPERTIES LLC	164 NW MADISON ST	.	LAKE CITY	FL	32055	
HUD PROPERTIES LLC	P O BOX 3243	.	VALDOSTA	GA	31604	
KICKER DALEE	4603 RIVERSIDE OAKS	.	KINGWOOD	TX	77345	
CRAFT DAVID WAYNE	2327 S MARION AVE	.	LAKE CITY	FL	32025	
J & J FLORIDA DEVELOPMENT LLC	242 SE MIMOSA PL	.	LAKE CITY	FL	32025	
AUGER LAURENT K	1152 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CONNER ELECTRIC INC	1198 SW LAKE MONTGOMERY AVE	.	LAKE CITY	FL	32025	
WELLS PRUDENCE MICHELLE	1170 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CHUNG WAIMING	1196 SW GRANDVIEW ST	.	LAKE CITY	FL	32055	
SCHMIDT LAURIE R	1197 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CATHERINE BROWN TRUST	410 G ST NE	.	WASHINGTON	DC	20002	
WILSON GARY W	1114 SW TIMMY LANE	.	LAKE CITY	FL	32025	
PERRY JESSE	259 WINTER WAY	.	LAKE CITY	FL	32025	
LIGHTNER VERA L	843 LONGFELLOW ST NW	.	WASHINGTON	DC	20011	
LAKE CITY VILLAS RRH LTD	3111 PACES MILL RD	SUITE A-250	ATLANTA	GA	30339	

9589 0710 5270 1174 6704 47

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Label City: FL 32025

Postmark: 05/70 16

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03/20/2024

Postage and Fees: \$4.40

Total Postage and Fees: \$5.08

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Postmark: 05/70 16

Postmark Here

03/20/2024

Postage and Fees: \$4.40

Total Postage and Fees: \$5.08

PS Form 3800, January 2023 (with changes) See Reverse for Instructions

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For delivery information, visit our website at www.usps.com

Label City: DE 19711

Postmark: 05/70 16

Postmark Here

03/20/2024

Postage and Fees: \$4.40

Total Postage and Fees: \$5.08

PS Form 3800, January 2023 (with changes) See Reverse for Instructions

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For delivery information, visit our website at www.usps.com

Label City: DE 19702

Postmark: 05/70 16

Postmark Here

03/20/2024

Postage and Fees: \$4.40

Total Postage and Fees: \$5.08

PS Form 3800, January 2023 (with changes) See Reverse for Instructions

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For delivery information, visit our website at www.usps.com

Label City, FL 32025
 ZIP+4®

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$5.03

Sent to

Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

Postmark Here
 03/20/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Label City, FL 32025
 ZIP+4®

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$5.03

Sent to

Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

Postmark Here
 03/20/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

Label Valdosta, GA 31694
 ZIP+4®

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

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Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com

Label City, FL 32025
 ZIP+4®

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

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Label City, FL 32025
 ZIP+4®

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.62

Total Postage and Fees \$5.02

Sent to

Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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 03/20/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Label City, FL 32025
 ZIP+4®

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.62

Total Postage and Fees \$5.02

Sent to

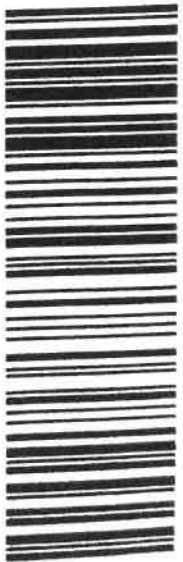
Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

Postmark Here
 03/20/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

1459 NW Wayne Place
Lake City, FL 32058

CERTIFIED MAIL



9589 0710 5270 1174 6704 54

Schmidt Louise R
1197 SW Grendwires St
Lake City, FL 32025

Retail



32025

RDC 99

\$5.1

R2305K

U.S. PC
FCM LE
LAKE C
MAR 20

1459 NW 5th Avenue Place
Lakeland City, FL 32805



9589 0710 5270 1174 6704 61

Wells Prudence Michelle
1170 SW Grandchester ST
Lakeland City, FL 32805

Retail



UNITED STATES
POSTAL SERVICE®

RDC 99



32025

Lake City to 222
1459 NW Wayne Place
Lake City FL 32025

Chung Waiming
1196 SW Grandview St
Lake City, FL 32025

CERTIFIED MAIL



9589 0710 5270 1174 6704 78

Retail



32025

RDC 99

U.S. FCM LAK
MAR
\$5
R230

1459 NW Wayne Place
Lake City, FL 32025

Perry Jesse
259 Winter Way
Lake City, FL 32025

CERTIFIED MAIL

9589 0710 5270 1174 6705 15



Retail



UNITED STATES
POSTAL SERVICE

RDC 99



32025

Lake City, FL 32055
1459 NW Weavie Pl.

School Board of Columbia County
Attn: Middle School
372 W. Duval St
Lake City, FL 32055



9589 0710 5270 1174 6705 46

Retail



UNITED STATES
POSTAL SERVICE®



32055

RDC 99

U.S. POSTA
FCM LETTE
LAKE CITY,
MAR 20, 20

\$5.08

R2305K136

1459 WWS WEAVER PL.
LAKE CITY FL 32055

Wilson Gary W
1114 SW Timmy Lane
Lake City, FL 32055

CERTIFIED MAIL



9589 0710 5270 1174 6705 22

Retail



UNITED STATES
POSTAL SERVICE®

RDC 99



32025

U.S. PC
FCM LE
LAKE C
MAR 20

\$5.1

R2305K

1459 NW Wayne Place
Lake City, FL 32055

CERTIFIED MAIL



9589 0710 5270 1174 6704 85

Charles E Mobrey C/O Bernice Presley
PO Box 402
Lake City, FL 32056

Retail



32056

RDC 99

\$5.

U.S. P
FCML
LAKE
MAR 2

R2305

1459 NW Oceanine Place
Lakeland City, FL 32855

CERTIFIED MAIL



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Anger Laurent Y
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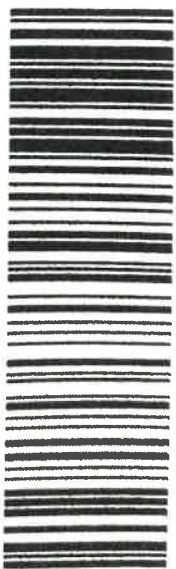


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1451 NW Wayne Place
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Craft David Wayne
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LAKE CITY, FL 32025

JUDITH CONKLIN
925 SW ALEXANDRIA BLVD
LAKE CITY, FL 32025

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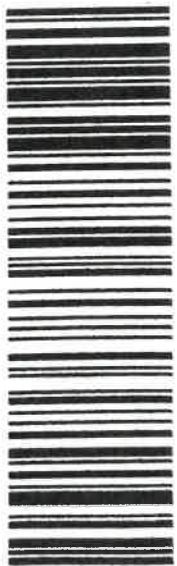


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1459 NW Sycamore Place
Lake City, FL 32025



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James Boone
182 SW Grouse Pl
Lake City, FL 32025

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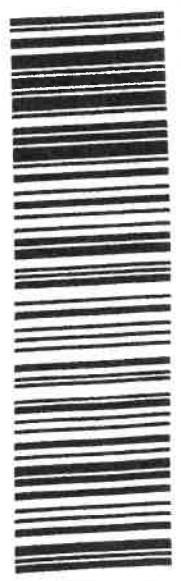


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4603 Riverside Oaks
Kingwood, TX 77345

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Suite A-25D
Atlanta, GA 30339

1459 NW Wayne
Place
Lake City FL 32055

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Catherine Brown Trst
410 G ST NE
Washington, DC ~~20001~~
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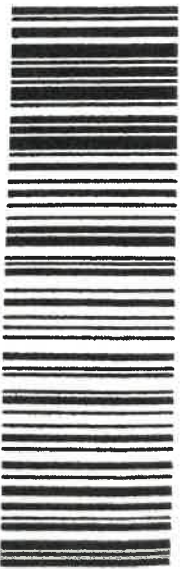
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Lake City, FL 32805

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Nera Lighter
843 Longfellow ST NW
Washington, DC 20011



20011

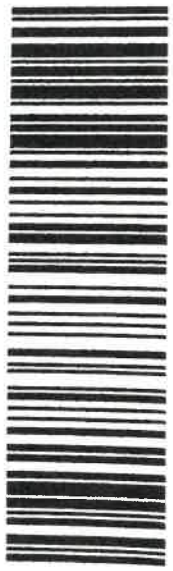
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MHPJR, LLC
PO Box 3243
Jalisco, CA
95031

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LAKE CITY, FL 32055

Nann and Watson Properties, LLC
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LAKE CITY, FL 32055

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Lak City FL 32055

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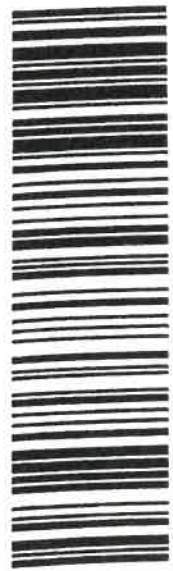
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J A J FL Development, LLC
242 SE Mimosa PL
Lak City, FL 32025

1459 New Wayne Place
Lake City, FL 32055

Milligan Maetha
1201 McCormick Rd #801
Jacksonville, FL 32225

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~~Lighthouse~~ Vera Lee
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