



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

FOR PLANNING USE ONLY
 Application # Z _____
 Application Fee \$ _____
 Receipt No. _____
 Filing Date _____
 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.**

- 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.

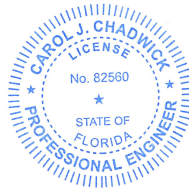
NOTICE TO APPLICANT

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 CALIFF, PSM #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 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:

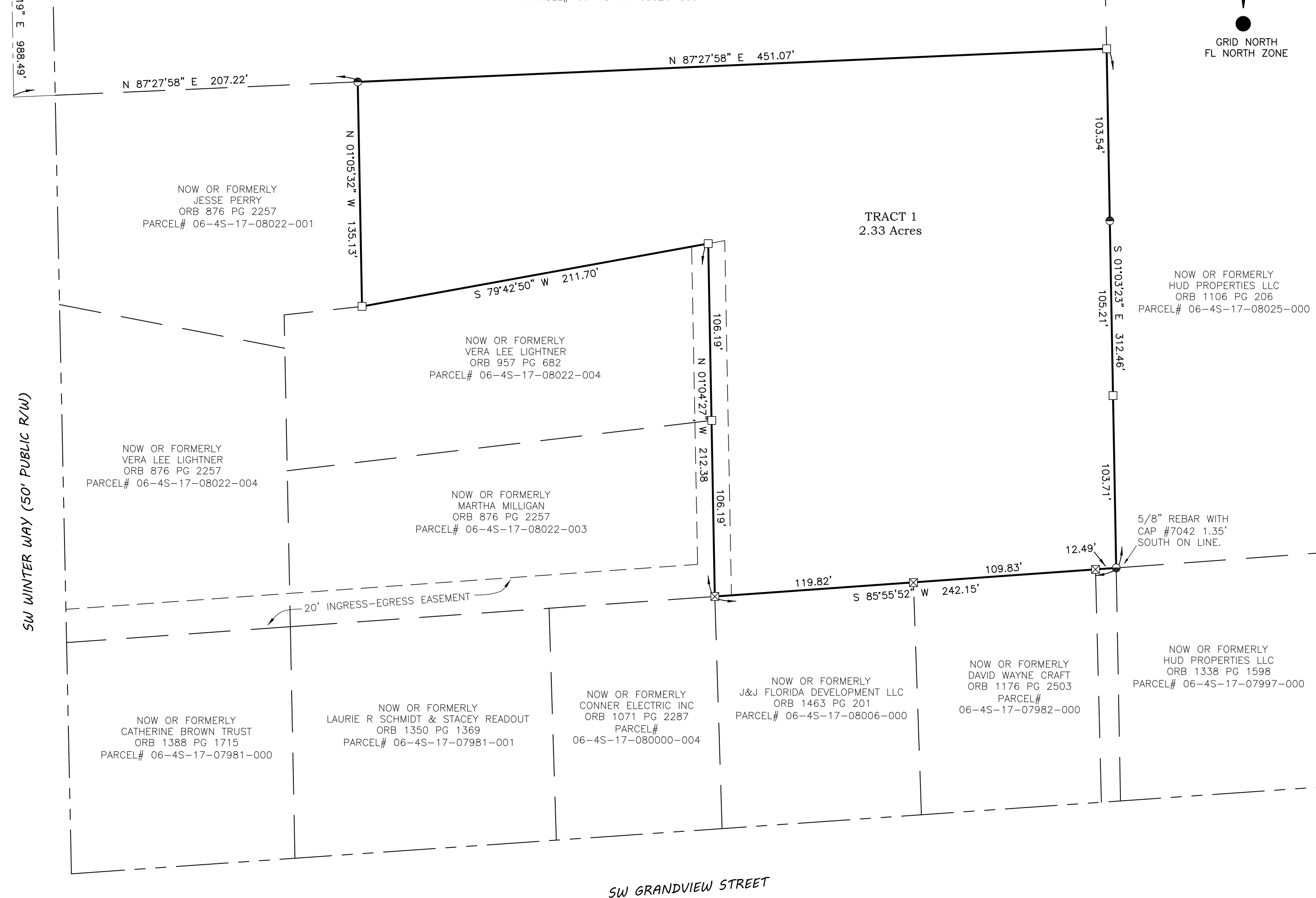
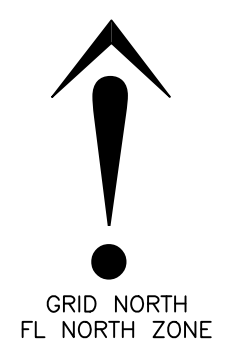
For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. 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.

SURVEY NOTES:

- PARCEL: 06-4S-17-008006-000
• ADDRESS: SW GRANDVIEW STREET, LAKE CITY, FL
• BEARINGS ARE BASED ON STATE PLANE GRID FLORIDA NORTH
• ALL BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE STATED
• SURVEY IS BASED ON FOUND AND ACCEPTED MONUMENTATION
• ALL VISIBLE IMPROVEMENTS WERE LOCATED ON THIS SURVEY
• THIS IS A RESURVEY OF ORB 1455 PAGE 1116, THE PUBLIC RECORDS OF COLUMBIA COUNTY
• NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
• THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

P.O.C. NORTHEAST CORNER OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 6.

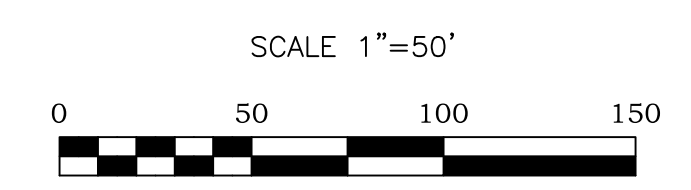
NOW OR FORMERLY LAKE CITY VILLAS RRH LTD ORB 848 PG 273 PARCEL# 06-4S-17-08026-000



LEGEND table with symbols for concrete markers, rebar, easement lines, and other survey features.

INNOVATE Engineering & Surveying logo and contact information: 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 BRx6+ GNSS ROVER CARLSON RT3 TABLET DC

I:\PROJECTS\1444A JOB\2022\44 685 1394 S MARION AVE COLUMBIA CO\1444A 685.DWG 7/7/2022 2:57 PM

SW WINTER Way

SW ZESTY Ct



SW GIGI Ct

SW MAGGIE Gln

SW SUGARMILL Way

SW LOGAN Gln

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 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.

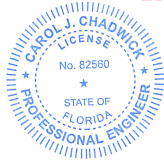
Analysis: The proposed changes will bring much needed additional housing to the area.

- 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

Columbia County Property Appraiser

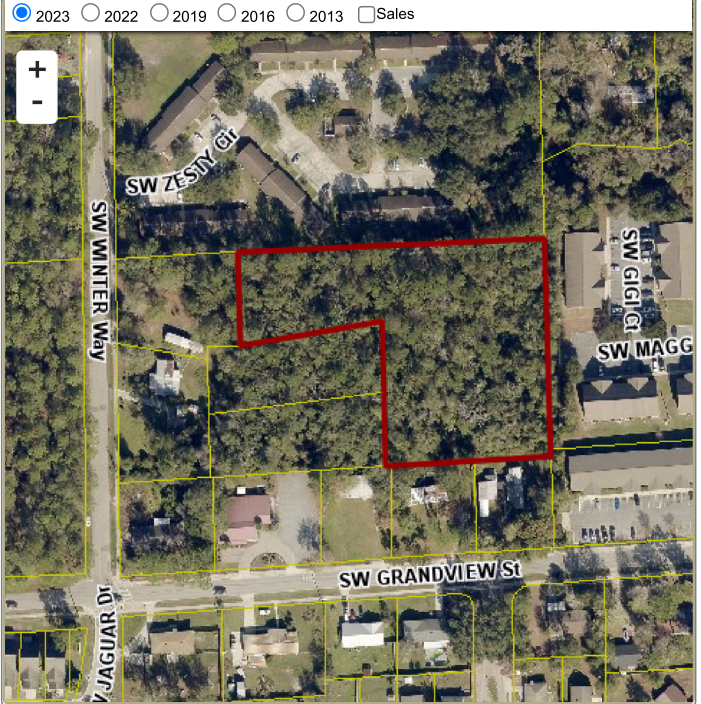
Jeff Hampton

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 PNT 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 PNT 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 ClerkDoc 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
Stacy Davis
Witness
Printed Name: Stacy 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 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 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 211.76 feet; thence S 01°00'36" W, a distance of 135.16 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 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°53'08" 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 24.96 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 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°31'51" 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.



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

Document Images

[02/14/2023 -- ANNUAL REPORT](#)

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

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GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfcla.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, 2024.

Caleb W. _____
 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
CITY OF LAKE CITY	4.9000	72,789
BOARD OF COUNTY COMMISSIONERS	7.8150	72,789
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	72,789
LOCAL	3.2170	72,789
CAPITAL OUTLAY	1.5000	72,789
SUWANNEE RIVER WATER MGT DIST	0.3113	72,789
LAKE SHORE HOSPITAL AUTHORITY	0.0001	72,789
		Exemption Amount
		0
		Taxable Value
		\$72,789
		Taxes Levied
		\$356.67
		\$568.85
		\$54.45
		\$234.16
		\$109.18
		\$22.66
		\$0.01
Total Millage		Total Taxes
18.4914		\$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