



**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. \_\_\_\_\_  
 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 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:

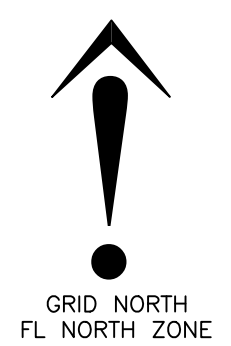
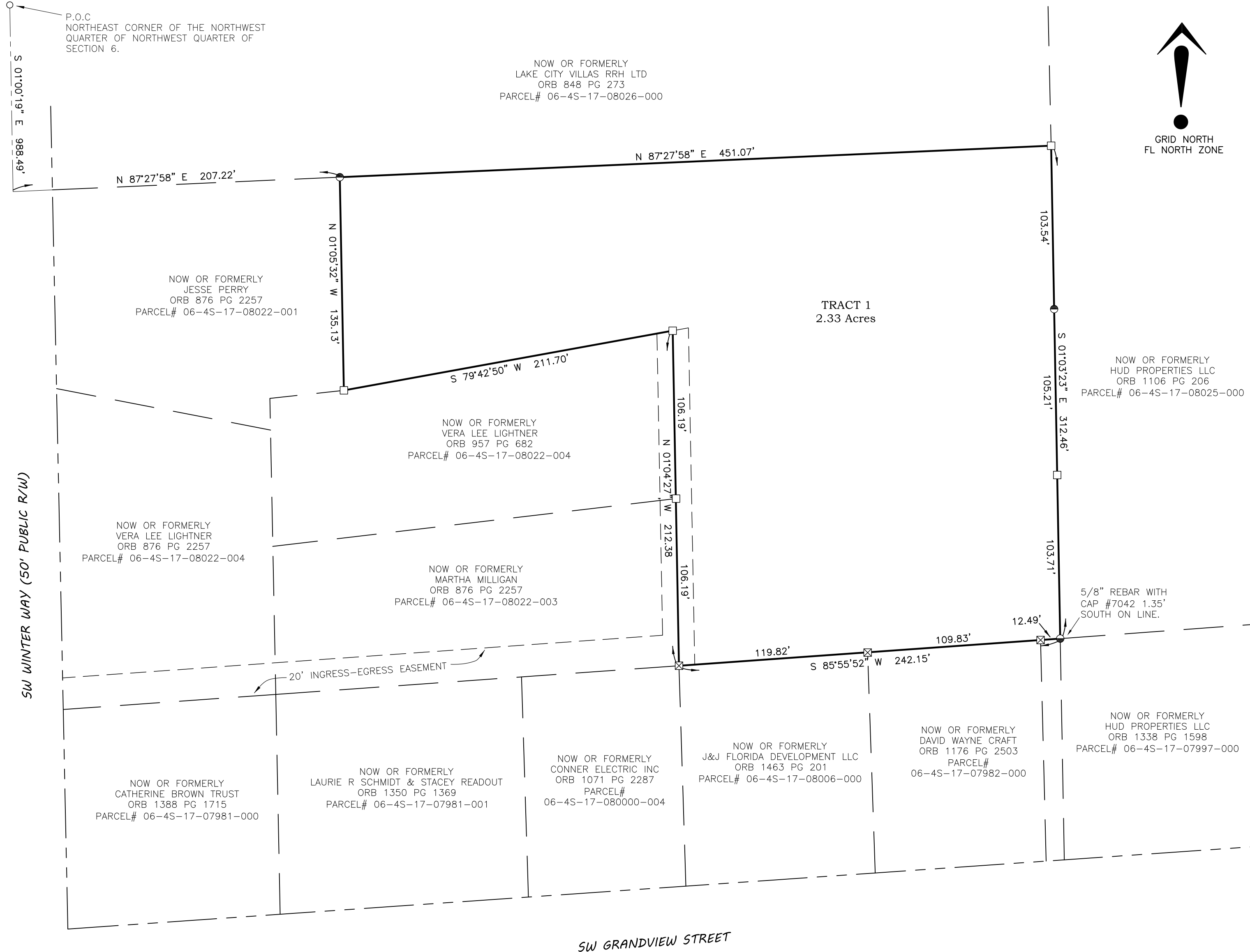
For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" 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:

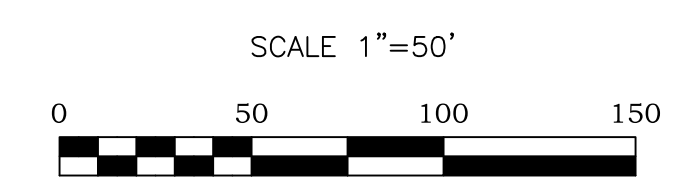
- PARCEL: 06-4S-17-008006-000
• ADDRESS: SW GRANDVIEW STREET, LAKE CITY, FL
• BEARINGS ARE BASED ON STATE PLANE GRID FLORIDA NORTH
• ALL BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE STATED
• SURVEY IS BASED ON FOUND AND ACCEPTED MONUMENTATION
• ALL VISIBLE IMPROVEMENTS WERE LOCATED ON THIS 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.



LEGEND table with symbols for concrete markers, rebar, easement lines, etc.

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, 9<sup>th</sup> 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

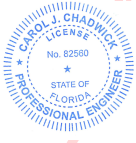
Summary of analyses:

- 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=A014  
10D0000018D463  
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 I - 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 I.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 I.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 I.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 I.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.

**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. <a href="#">...more&gt;&gt;&gt;</a>		
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.



[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](#)

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[02/07/2022 -- 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			
<b>Mailing Address</b>		<b>Property Address</b>			
MHPJR, LLC PO BOX 3243 VALDOSTA GA 31604		<b>GEO Number</b> 064S17-08006-001			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b>					
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					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
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
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$1,345.98
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>			
<b>Total Assessments</b>					\$0.00
Taxes & Assessments					\$1,345.98
<b>If Paid By</b>				<b>Amount Due</b>	
				\$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