



## GROWTH MANAGEMENT

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

## FOR PLANNING USE ONLY

Application # \_\_\_\_\_  
Application Fee \$200.00  
Receipt No. \_\_\_\_\_  
Filing Date \_\_\_\_\_  
Completeness Date \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: ENVY ELITE
2. Address of Subject Property: TBD, LAKE CITY, FL 32025
3. Parcel ID Number(s): 01-4S-16-02703-014
4. Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Zoning Designation: RMH-3
6. Acreage: 1.21
7. Existing Use of Property: VACANT
8. Proposed use of Property: PRIVATE CLUB
9. Type of Development (Check All That Apply):
  - ☒ Increase of floor area to an existing structure: Total increase of square footage 9720
  - ☐ New construction: Total square footage \_\_\_\_\_
  - ☐ Relocation of an existing structure: Total square footage \_\_\_\_\_

## 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): TJL ASSOCIATES, LLC  
Mailing Address: 176 SW WILSHIRE DRIVE  
City: LAKE CITY State: FL Zip: 32024  
Telephone: (386) 752.2336 Fax: ( ) Email: apiredenallc@gmail.com

4. Mortgage or Lender Information: ☐ Yes ☒ No

Name of Mortgage or Lender: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

*If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.*

**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
3. Future Land Use Map Amendment:    ☐ Yes    ☒ No  
Future Land Use Map Amendment Application No. \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes    ☒ No  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance: ☐ Yes    ☒ No  
Variance Application No. \_\_\_\_\_  
Special Exception:    ☐ Yes    ☒ No  
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. **Site Plan** – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
- vii. Number of proposed parking spaces.
- viii. Street layout.
- ix. Layout of mobile home stands (for mobile home parks only).

3. **Stormwater Management Plan**—Including the following:

- a. Existing contours at one-foot intervals based on U.S. Coast and Geodetic Datum.
- b. Proposed finished elevation of each building site and first floor level.
- c. Existing and proposed stormwater management facilities with size and grades.
- d. Proposed orderly disposal of surface water runoff.
- e. Centerline elevations along adjacent streets.
- f. Water management district surface water management permit.

4. **Fire Department Access and Water Supply Plan:** The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

5. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

6. **Concurrency Impact Analysis:** Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. **Comprehensive Plan Consistency Analysis:** An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

8. **Legal Description with Tax Parcel Number** (In Word Format).

9. **Proof of Ownership** (i.e. deed).

10. **Agent Authorization Form** (signed and notarized).

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector’s

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

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid
13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must 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.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTARY ON FOLLOWING PAGE**

## NOTICE TO APPLICANT

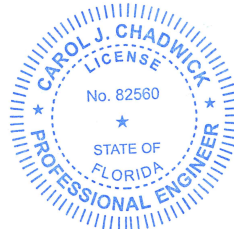
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in 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 eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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

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

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)



\_\_\_\_\_  
Applicant/Agent Signature

Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D00000  
18D463B4E7500032FEE,  
cn=Carol Chadwick  
Date: 2025.04.07 14:10:37  
-04'00'

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
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 \_\_\_\_\_ OR verified on-line virtually \_\_\_\_\_  
Type of Identification Produced

# SITE PLAN

## ENVY ELITE

SECTION 01, TOWNSHIP 04 SOUTH, RANGE 16 EAST  
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
NEW BUILDING FOR A PRIVATE CLUB			
PARCEL NUMBER	01-45-16-02703-014		
ZONING	RMH-3		
LAND USE	RESIDENTIAL-MEDIUM		
ADDRESS	TBD, LAKE CITY, FL 32025		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	52558	1.21	100
ON-SITE DISTURBANCE AREA	21252	0.49	40
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	21252	0.49	40
EXISTING IMPERVIOUS AREA			
ASPHALT PARKING & DRIVEWAYS	4974	0.11	9
TOTAL EX. IMPERVIOUS AREA	4974	0.11	9
PROPOSED IMPERVIOUS AREA (INCLUDING FUTURE EXPANSIONS)			
BUILDING	9720	0.22	18
ASPHALT PARKING & DRIVEWAYS	8747	0.20	17
CONCRETE	972	0.02	2
TOTAL PROP. IMPERVIOUS AREA	19439	0.45	37
TOTAL IMPERVIOUS AREA			
TOTAL IMPERVIOUS AREA	24413	0.56	46
LANDSCAPING			
REQUIRED	PER CITY OF LAKE CITY L.D.R. 4.2.15.10 LANDSCAPING: 10% OF OFF-STREET PARKING (8747 SF) 1 TREE PER 200 SF OF LANDSCAPING 875 S.F. LANDSCAPING & 4 TREES		
PROPOSED AREA	27,337 SF & 4 TREES		
PARKING			
REQUIRED SPACES	PER CITY OF LAKE CITY L.D.R. 4.2.15.16 1 PARKING SPACE PER 5 MEMBERS (75 MEMBERS WITH EXPANSION) -> 15 SPACES		
PROPOSED SPACES	15 INCLUDING 1 HANDICAP SPACE		



LOCATION MAP  
NOT TO SCALE

### NOTES

1. SITE PARCEL: 01-45-16-02703-014
2. FUTURE LAND USE: RESIDENTIAL-MEDIUM
3. ZONING: RMH-3
4. SITE ADDRESS: TBD, LAKE CITY, FL 32025

PROJECT SITE

#### OWNER:

TJL ASSOCIATES, LLC  
176 SW WILSHITE DRIVE  
LAKE CITY, FL 32024  
386.623.0564  
todd.lusser@gmail.com  
Contact: TODD LUSSIER

#### CIVIL ENGINEER:

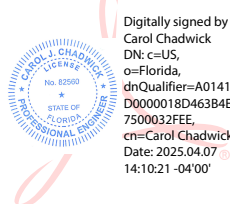
CAROL CHADWICK, P.E.  
1208 S.W. FAIRFAX GLEN  
LAKE CITY, FL 32025  
307.680.1772  
ccpewyo@gmail.com

#### SURVEYOR:

BRITT SURVEYING & MAPPING, LLC  
1438 SW MAIN BOULEVARD  
LAKE CITY, FL 32025  
386.752.7163  
lsbritt@msn.com

#### SHEET INDEX

- |   |                         |
|---|-------------------------|
| 1 | COVER SHEET             |
| 2 | NOTES, LEGEND & DETAILS |
| 3 | SITE PLAN               |



ENGINEER OF RECORD: CAROL CHADWICK, P.E.  
P.E. NO.: 82560

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.



CAROL CHADWICK, P.E. Professional Engineer State of Florida License No. 18000184033846 Date: 2025-04-07	
REVIEWED FOR: TJL ASSOCIATES, LLC 176 SW WILSHITE DRIVE LAKE CITY, FL 32024 todd.lusser@gmail.com Contact: TODD LUSSIER	
ENVY ELITE COVER SHEET	
DATE: APR 5, 2025	SHEET: 1 of 3

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

	SA	SANITARY SEWER MAIN		ROOF DRAIN		STORM SEWER MANHOLE
	SS	SANITARY SEWER SERVICE		BENCHMARK		GRATED STORM INLET
		FORCE SEWER MAIN		REFERENCE MONUMENT		STORM INLET
	W	WATER MAIN		CABLE TV RISER		SANITARY SEWER MANHOLE
	WS	WATER SERVICE		TELEPHONE RISER		CLEAN OUT
	SW	STORM SEWER		WATER METER PIT		GAS VALVE
		SWALE/FLOWLINE		FIRE HYDRANT		GAS METER
		CULVERT		GATE VALVE		STREET LIGHT
	OP	OVERHEAD POWER		CURB STOP		GUY WIRE ANCHOR
	UP	UNDERGROUND POWER		CONIFEROUS TREE		POWER POLE
	GAS	GAS LINE		DECIDUOUS TREE		GAS MARKER
	FO	FIBER OPTIC		BUSH		ELECTRIC MARKER
	CA	CABLE TV		HEDGE/TREE LINE		TRANSFORMER SINGLE PHASE
		PROPERTY LINE		I POLE SIGN		TRANSFORMER 3 PHASE
		R.O.W.		BOREHOLE		ELECTRICAL VAULT
		BUILDING SETBACK LINE		MONITORING WELL		ELECTRICAL METER
		EASEMENT LINE		TRAFFIC SIGNAL		FIBER OPTIC PEDISTAL
		STRUCTURE				FIBER OPTIC VAULT
		EXISTING CONCRETE				SPRINKLER HEAD
		EXISTING ASPHALT				IRRIGATION CONTROL

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

UNAUTHORIZED CHANGES AND USES CAUTION:

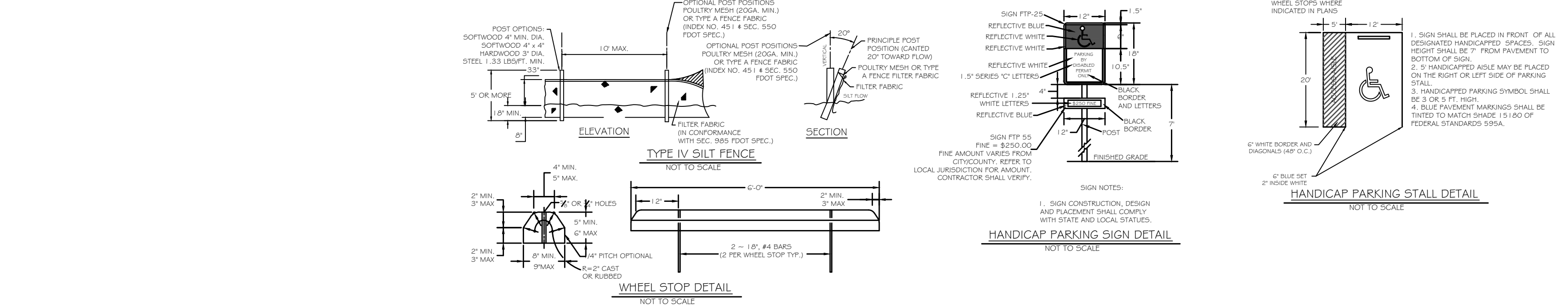
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

	SA	SANITARY SEWER MAIN		CABLE TV RISER		STORM SEWER MANHOLE
	SS	SANITARY SEWER SERVICE		TELEPHONE RISER		GRATED STORM INLET
		FORCE SEWER MAIN		WATER METER PIT		STORM INLET
	W	WATER MAIN		FIRE HYDRANT		SANITARY SEWER MANHOLE
	WS	WATER SERVICE		GATE VALVE		CLEAN OUT
	SW	STORM SEWER		CURB STOP		GAS VALVE
	OP	OVERHEAD POWER		GAS METER		STREET LIGHT
	UP	UNDERGROUND POWER		GUY WIRE ANCHOR		POWER POLE
	GAS	GAS LINE		DECIDUOUS TREE		GAS MARKER
	FO	FIBER OPTIC		BUSH		ELECTRIC MARKER
	CA	CABLE TV		HEDGE/TREE LINE		TRANSFORMER SINGLE PHASE
		PROPERTY LINE		I POLE SIGN		TRANSFORMER 3 PHASE
		STRIPING		BOREHOLE		ELECTRICAL VAULT
		BUILDING SETBACK LINE		MONITORING WELL		ELECTRICAL METER
		EASEMENT LINE		TRAFFIC SIGNAL		FIBER OPTIC PEDISTAL
		SIDEWALK				FIBER OPTIC VAULT
	SF	SILT FENCE				SPRINKLER HEAD
		PROPOSED STRUCTURE		IRRIGATION CONTROL		
		PROPOSED CONCRETE				
		PROPOSED ASPHALT				
		PROPOSED GRAVEL SURFACE				
		GRASS				



NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING.



Digitally signed by Carol Chadwick, DN: c=US, o=Florida, dnQualifier=4014100000018046384, 672000251E, cn=Carol Chadwick, Date: 2025.04.07 14:50:50 -0400

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.

CAROL CHADWICK, P.E.  
Professional Engineer  
No. 12589  
State of Florida  
Exp. 12/31/2026

ENVI ELITE  
NOTES, LEGEND & DETAILS

DATE: 04/05/2025  
TIME: 14:50:50  
PROJECT: 2 of 3



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 5, 2025

re: Envy Elite Drainage Memo

Per ERP-04-0580, each lot is permitted for 60% impervious area. Please refer to site plan for impervious area summary.

Lot size is 1.21 acres or 52558 s.f. Total impervious surface is 24413 s.f. or 37% of the entire site.

The proposed design and construction of this site shall not cause adverse impacts to:

- Existing surface water storage
- Conveyance capabilities
- Water quantity
- Flooding conditions
- Minimum flows and levels established by the State of Florida
- Water quality

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A01410  
D0000018D463B4E  
7500032FEE,  
cn=Carol Chadwick  
Date: 2025.04.07  
14:09:31 -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 #FL25014

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 7, 2025

re: Envy Elite Fire Flow Report

ISO:  $NFF = (C)(O)[1 + (X + P)] = 1000 * 0.85[1 + (0 + 0)] = 850 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area:  $C = 1000$

(O) = Occupancy factor:  $C-2 = 0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 0.6 * \sqrt{9720} = 1065 \rightarrow 1000$

Where:

F = the coefficient related to the construction type = 0.6

A = the effective building area = 9720 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/07/25, the water flow is 1576 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2025.04.07  
14:09:20 -04'00'

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 #FL25014

# City of Lake City

## Water flow report

HYDRANT # & LOCATION **1509 Century Glen**

DATE: **4/7/2025**

TEST BY: **John/Brandon**

Day

**Monday**

Time

**8:45**

Minutes

**2**

WATER SUPPLIED BY: **Municipal**

PURPOSE OF TEST: **request**

### DATA

#### FLOW HYDRANT(S)

SIZE OPENING:

A1  
**2.5**

A2  
**2.5**

A3  
**2.5**

COEFFICIENT:

**0.8**

PITOT READING:

**26**

GPM:

**761**

**0**

**0**

TOTAL FLOW DURING TEST: **761** GPM

STATIC READING: **74** PSI

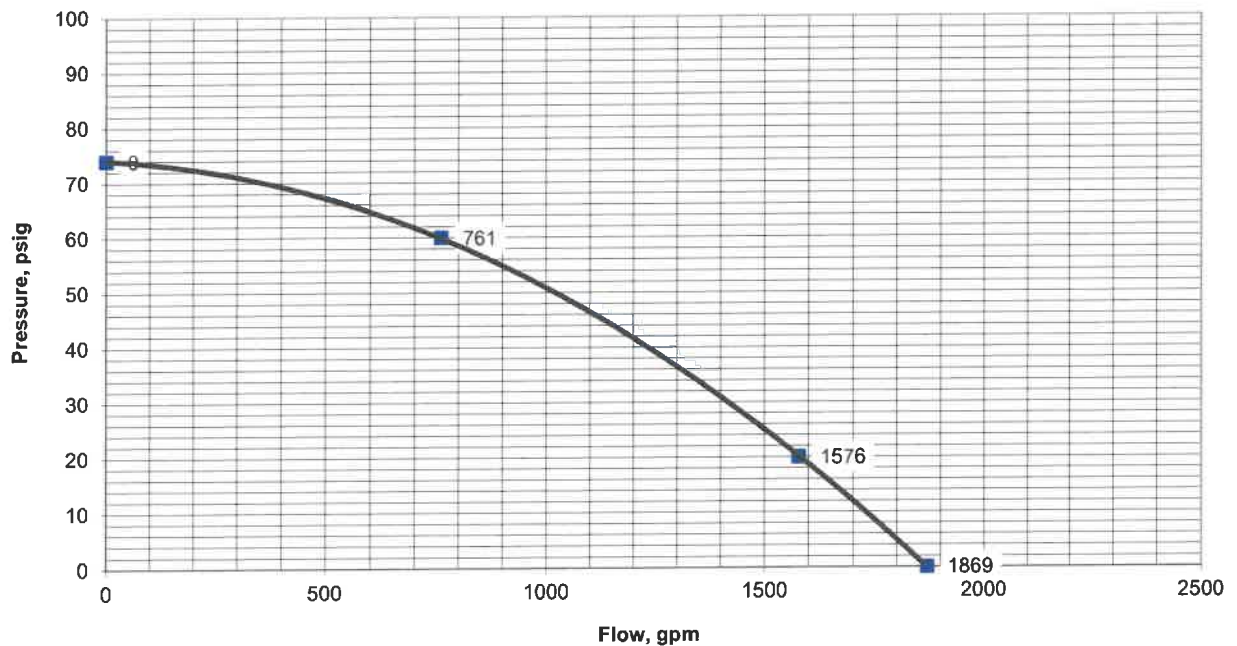
RESIDUAL: **60** PSI

RESULTS: AT 20 PSI RESIDUAL **1576** GPM

AT 0 PSI **1869** GPM

ESTIMATED CONSUMPTION: **1521** GAL.

REMARKS:



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 5, 2025

re: Envy Elite Mobility Plan

The site doesn't have sidewalk in the right-of-way to connect to.

The site shall have one ADA space.

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  
84E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2025.04.07  
14:09:06 -04'00'

Carol Chadwick, P.E.

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CC Job #FL25014

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 6, 2025

re: Envy Elite Concurrency Impact Analysis

The subject property will be used as a private club for cheerleading practice and training. The site will utilize the City of Lake City sewer and water systems. The calculations reflect the total possible building size and members. The expansions may or may not be constructed in the future.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 492
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Commercial Generation Study, Palm Beach County 1993

Summary of analyses:

- Trip generation: 320 ADT & 48 Peak PM trips
- Potable Water: 1935 gallons per day
- Potable Water: 1935 gallons per day
- Solid Waste: 389 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.



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CC Job #FL25014

**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
492	Health Club	32.93	4.95	9.72	320.08	48.11

**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)
---------------------------	---	-----------------------------------	-------------------------

Country Club	25 + 15	25 + 15	1935.00
--------------	---------	---------	---------

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (75 MEMBERS & 4 EMPLOYEES)

**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)
---------------------------	---	-----------------------------------	-------------------------

Country Club	25 + 15	25 + 15	1935.00
--------------	---------	---------	---------

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (75 MEMBERS & 4 EMPLOYEES)

**Solid Waste Analysis**

Use	Volume Pounds Per S.F. Per Month	S.F.	Total (c.y. per month)
Clubhouse	0.04	9720.00	389.00

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 6, 2025

re: Envy Elite Comprehensive Plan Consistency Analysis

The Envy Elite proposed site plan consistent with 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 will be used as a private club for cheerleading practice and training. The surrounding properties are currently used as commercial.*

- 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 surrounding properties are currently used as commercial. The site has direct access to a collector road, SW Sisters Welcome Road.*

- 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 will be used as a private club for cheerleading practice and training.*

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2026.

*Consistency: The subject property will be used as a private club for cheerleading practice and*

training.

- 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 use of the subject property is consistent with commercial properties and will not have any adverse environmental impacts on the existing land uses.*

- 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 development over time.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

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 #FL25014

# COLUMBIA COUNTY

## Property Appraiser

### Parcel 01-4S-16-02703-014

#### Owners

TJL ASSOCIATES, LLC  
176 SW WILSHIRE DR  
LAKE CITY, FL 32024

#### Parcel Summary

Location	
Use Code	0000: VACANT
Tax District	1: CITY OF LAKE CITY
Acreage	2.1300
Section	01
Township	4S
Range	16
Subdivision	DIST 2
Lineage	Split from 01-4S-16-02703-004

#### Legal Description

COMM NE COR OF SE1/4, W 208.75 FT FOR POB, CONT W 331.73 FT, N 60 DEG W 83.11 FT TO E R/W OF SW SISTERS WELCOME RD, SW ALONG R/W 24.05 FT, S 60 DEG E 57.95 FT, TO CURVE, SE ALONG CURVE 96.23 FT, SE 284.72 FT, E 43.86 FT, N 197.90 FT TO POB. EX 448 SQ FT DESC IN WD 1163-834.

669-578, 676-620, 867-335, 1039-1855, 1163-834,  
WD 1521-646, WD 1523-539

#### Working Values

	2025
Total Building	\$0

#### Value History

None



30° 10' 14" N 82° 39' 30" W

	2025
Total Extra Features	\$0
Total Market Land	\$45,795
Total Ag Land	\$0
Total Market	\$45,795
Total Assessed	\$45,795
Total Exempt	\$0
Total Taxable	\$45,795
SOH Diff	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1523/539	2024-09-10	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: PEELER LESLIE EARL Grantee: TJL ASSOCIATES, LLC
<u>WD</u> 1521/646	2024-08-12	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: PEELER LESLIE EARL Grantee: TJL ASSOCIATES, LLC

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0000	VAC RES	00	.00	.00	2.13	\$21,500.00/ <u>AC</u>	2.13	1.00	\$45,795

Personal Property

None

Permits

None

## TRIM Notices

Not found for this property.

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 09, 2025.

Prepared by and return to:

TJL Associates, LLC  
176 SW Wilshire Drive  
Lake City, Florida 32024

Parcel Identification No 00-00-00-14174-000

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10<sup>TH</sup> day of September, 2024 between Leslie Earl Peeler, a Single Man, whose post office address is PO Box 2238, Lake City, FL 32056, of the County of , State of Florida, Grantor, to TJL Associates, LLC, a Florida Limited Liability Company,, whose post office address is 176 SW Wilshire Drive Lake City, Florida 32024, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE APART HEREOF

LEGAL PROVIDED BY GRANTOR

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME

THE PURPOSE OF THIS DEED IS TO CORRECT AN OMITTED LESS OUT IN THE LEGAL DESCRIPTION OF THAT CERTAIN DEED RECORDED IN OR BOOK 1521 PAGE 646.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining


Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**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:*

  
Leslie Earl Peeler

WITNESS

PRINT NAME Christy Wells

WITNESS


PRINT NAME Macy McRae

182 S. Marion Ave.  
Lake City, FL 32025  
WITNESS 1 ADDRESS

182 S. Marion Ave  
Lake City FL 32025  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 10<sup>th</sup> day of September ~~August~~, 2024, by Leslie Earl Peeler.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: \_\_\_\_\_



**CHRISTY WELLS**  
Notary Public  
State of Florida  
Comm# HH489451  
Expires 2/5/2028

Exhibit "A"

DESCRIPTION PARCEL 1:  
COMMENCE AT THE NE CORNER OF SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°40'51"W., ALONG THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF 208.75 TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°40'51"W., ALONG SAID NORTH LINE A DISTANCE OF 331.73 FEET; THENCE N.60°19'18"W., 83.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE S.20°51'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 24.05 FEET; THENCE S.60°48'21"E., 57.95 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 24000 FEET, AND AN INTERNAL ANGLE OF 22°58'25"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 96.83 FEET TO A POINT OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30000 FEET AND AN INTERNAL ANGLE OF 54°22'41"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 284.72 FEET; THENCE N.87°41'12"E., 43.86 FEET; THENCE N.00°20'48"E., 197.90 FEET TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES, DRAINAGE, INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.00°02'48"E., ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 535.67 FEET; THENCE N.61°59'33"W., 806.97 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE N.28°51'19"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING; THENCE S.60°48'21"E., 57.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 21300 FEET AND AN INTERNAL ANGLE OF 22°58'25"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 85.41 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 32700 FEET AND AN INTERNAL ANGLE OF 54°16'36"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 309.77 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1500 FEET AND AN INTERNAL ANGLE OF 70°41'09"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 18.51 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING A CUL-DE-SAC, AND HAVING A RADIUS OF 43.00 FEET AND AN INTERNAL ANGLE OF 245°49'01"; THENCE RUN SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 183.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.25°50'41"E., 72.47 FEET; THENCE S.87°41'12"E., 46.77 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 27200 FEET AND AN INTERNAL ANGLE OF 34°35'23"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 260.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 26700 FEET AND AN INTERNAL ANGLE OF 16°50'58"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.52 FEET; THENCE S.87°40'31"W., 4.07 FEET; THENCE N.60°19'18"W., 83.11 FEET TO A POINT ON THE FOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE S.28°31'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 51.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run S.88°58'33"W. along the North line of said Southeast 1/4 a distance of 507.76 feet to the POINT OF BEGINNING; thence S.00°56'09"W. 27.18 feet to a point on the Northeastly Right-of-Way line of SW Century Glen; thence N.50°44'43"W. along said Northeastly Right-of-Way line 42.02 feet to the point of intersection of said Right-of-Way line with the North line of said Southeast 1/4 and also with the former Easterly line of the Seaboard Coastline Railroad (now abandoned); thence N.88°58'33"E. along the North line of said Southeast 1/4 a distance of 32.98 feet to the POINT OF BEGINNING. Containing 448 Square Feet, more or less.



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

## Detail by Entity Name

Florida Limited Liability Company  
TJL ASSOCIATES, LLC

### Filing Information

**Document Number** L23000253352  
**FEI/EIN Number** 93-1702033  
**Date Filed** 05/23/2023  
**Effective Date** 05/24/2023  
**State** FL  
**Status** ACTIVE

### Principal Address

176 SOUTHWEST WILSHIRE DRIVE  
LAKE CITY, FL 32024 UN

### Mailing Address

176 SOUTHWEST WILSHIRE DRIVE  
LAKE CITY, FL 32024 UN

### Registered Agent Name & Address

LUSSIER, TODD G  
176 SOUTHWEST WILSHIRE DRIVE  
LAKE CITY, FL 32024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

LUSSIER, TODD G  
176 SOUTHWEST WILSHIRE DRIVE  
LAKE CITY, FL 32024

Title MGR

LUSSIER, JENNIFER C  
176 SOUTHWEST WILSHIRE DRIVE  
LAKE CITY, FL 32024

### Annual Reports

Report Year	Filed Date
2024	05/01/2024

### Document Images

[05/01/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/23/2023 -- 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, TJL Associates (owner name), owner of property parcel

number 02703-014 (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	Digitally signed by Carol Chadwick o=Florida, dnQualifier=A0141 0D0000018D463B4 E7500032FEE, cn=Carol Chadwick Date: 2025.04.07 14:08:13 -04'00'
1. Carol Chadwick, PE	1.	
2.	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.

Todd L 4-4-2025  
Owner Signature (Notarized) Date

#### NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Todd Lussier,  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Cynthia M. Innocent  
NOTARY'S SIGNATURE

(Seal/Stamp)

