



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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 05/21/2025

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

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

Project Number: SPR 25-06

Project Name: Envy Elite

Project Address: TBD

Project Parcel Number: 02703-014

Owner Name: TJL Associates LLC

Owner Address: 176 SW Wilshire Dr, Lake City, FL

Owner Contact Information: Telephone Number: 386-752-2336 Email: apirenallc@gmail.com

Owner Agent Name: Carol Chadwick, PE

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

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomason 7C2DC476A33B441... Date: 5/29/2025

It is suggested that ADA access aisle be swapped the the other side as most van access is on the passenger side. This is not a requirement but a suggestion.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas B0C7E588C89E4F2... Date: 5/27/2025

See email for Planning and Zoning Comments.

Business License: Reviewed by: Signed by: Marshall Sosa EBB18D144D974CD... Date: 5/27/2025

will need to apply for business tax receipt

Code Enforcement: Reviewed by: Signed by: Marshall Sosa EBB18D144D974CD... Date: 5/27/2025

No liens, codes or violations

Permitting: Reviewed by: Signed by: Loy Stockstill ED98F8FE7127496... Date: 5/21/2025

New construction permit will be required.

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. **Date:** 5/21/2025

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy **Date:** 5/23/2025

Sewer plant has available capacity

Gas Department: Reviewed by: Signed by: Steve Brown **Date:** 5/27/2025

No comment at this time.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott **Date:** 5/21/2025

Water taps are in place already, and any new taps will be up to the developer
Sewer taps are in place and flow to the private liftstation. Any relocation of taps will be up to the developer

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham **Date:** 5/29/2025

The Utility Department approved a tap application for water and sewer services. The Distributions & Collections Department noted; the water and sewer taps are in place, the sewer tap flows to a private lift station that empties into the City's sewer system, a pressure reducer is recommended for this location. The Water Treatment Plant noted; an RP backflow preventer is required per State Law F.A.C. 62-555.360. Locates must be obtained to ensure that the existing utility infrastructure is not damaged or obstructed.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Date: 5/27/2025

No comment at this time.

Fire Department: Reviewed by:  Date: 5/21/2025

No comments at this time. Fire flow is met according to the provided paperwork.

Police Department: Reviewed by: _____ Date: _____

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

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

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer Date: 5/21/2025

The site was issued ERP Permit Number ERP-023-211147-2 ENVY ELITE for the proposed development.

School Board: Reviewed by: DocuSigned by: Keith Hatcher Date: 5/22/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: Signed by: William Goodin Date: 5/21/2025

no comments