



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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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: 06/15/23

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

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

Project Number: SPR23-12

Project Name: Pines at Forest Meadows Site Plan Review

Project Address: 450 NW Lake City Ave, Lake City, FL 32055

Project Parcel Number: 02461-601 and 602

Owner Name: Mark Ganskop

Owner Address: 736 SW Arbor Lane, Lake City, FL 32024

Owner Contact Information: Telephone Number: 386-867-0269 Email: explumbing@outlook.com

Owner Agent Name: Victor Marrero

Owner Agent Address: 128 NW Green Lane, Lake City, FL 32055

Owner Agent Contact Information: Telephone: 407-421-5534 Email: vmarrero.affine.us@gmail.com

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

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

Building Department: Reviewed by: _____ **Date:** _____

Comments: _____

Planning and Zoning: Reviewed by: Robert Angelo **Date:** 07/20/2023

Comments: _____

Land is conducive for multi-family dwellings per LDR sections 4.10.2.3

Rezoning of parcel to higher density was not approved by City Council.

Business License: Reviewed by: Marshall Sova **Date:** 06/12/23
Marshall Sova Jun 12, 2023 12:03 EDT

Comments: Will need to apply for a business license

Code Enforcement: Reviewed by: Marshall Sova **Date:** 6/12/23
Marshall Sova Jun 12, 2023 12:03 EDT

Comments: _____

No open code cases

Permitting: Reviewed by: John J... **Date:** _____

Comments: Needs to apply for Access permits for new drive ways if City. Waste pro form when at Building stage.

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

Water Department: Reviewed by: Michael L. Osborn Jr. Michael L. Osborn Jr. (Jun 13, 2023 08:15 EDT) **Date:** 6/13/23

Comments: _____

Sewer Department: Reviewed by: Cody Pridgen Cody Pridgen (Jun 13, 2023 07:27 EDT) **Date:** 6/13/23

Comments: None

Gas Department: Reviewed by: Steve Brown Steve Brown (Jul 10, 2023 08:15 EDT) **Date:** 7/10/2023

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Brian Scott (Jul 6, 2023 10:26 EDT) **Date:** _____

Comments: Meters will be set at right a way on lake city ave, not up on private property. They need to make sure they don't encroach

on the city easement at rear of property. I have also a concern with the retention pond that closes to the sanitary sewer manholes and the city not being able to access the manholes. City Inspector needs to be on site during construction and easement needs marked

Customer Service: Reviewed by: _____ **Date:** _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Steve Brown (Jul 10, 2023 08:15 EDT) **Date:** 7/10/2023

Comments: _____

Fire Department: Reviewed by:  Dwight Berger **Date:** 7/10/2023

Comments: No Concerns at this time.

Police Department: Reviewed by: _____ **Date:** _____

Comments: _____

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.