



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: 02/11/2025

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

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

Project Number: SPR 25-03

Project Name: K2 Homes Duplexes

Project Address: 292 and 302 NW Lake City Ave

Project Parcel Number: 02461-607 and 02461-608

Owner Name: Mark Ganskop

Owner Address: 175 NW Amenity Ct, Lake City, FL

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

Owner Agent Name: _____

Owner Agent Address: _____

Owner Agent Contact Information: Telephone: _____ Email: _____

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:** 2/18/2025

Building has no comments at this time.

Planning and Zoning: Reviewed by:  **Date:** 2/13/2025

Parcels have correct Land Use and Zoning for intended use. Per Section 4.10.7, para 2, Special Provisions, where two (2) or more multiple family structures are located together on one site, no detached residential structure shall be located closer than twenty (20) feet to another. The structures appear to be less than 20 feet apart, need specific dimensions to verify separation requirements.

Business License: Reviewed by:  **Date:** 2/14/2025

will need to apply for a Business License

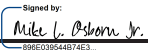
Code Enforcement: Reviewed by:  **Date:** 2/13/2025

No liens, codes or violations at both parcels

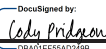
Permitting: Reviewed by:  **Date:** 2/13/2025

no issues until they get to the permitting time of construction.

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

Water Department: Reviewed by:  **Date:** 2/13/2025

If a sprinkler system is installed a Backflow device will need to be installed.

Sewer Department: Reviewed by:  **Date:** 2/13/2025

The sewer plant has available capacity

Gas Department: Reviewed by:  **Date:** 2/13/2025

Will they need natural gas service?

Water Distribution/Collection: Reviewed by:  **Date:** 2/18/2025

water and sewer taps will be completed at time of tap ticket issued

Customer Service: Reviewed by:  **Date:** 2/19/2025

A tap application will need to be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 2/13/2025

we have no concerns at this time.

Fire Department: Reviewed by:  **Date:** 2/13/2025

No issues with the site plan.

Police Department: Reviewed by:  **Date:** 2/13/2025

No concerns at this time

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 Spawar 690C0305828420 **Date:** 2/13/2025

The Project will need a stormwater permit. It appears the applicant is proposing to submit a 10/2 self certification.

School Board: Reviewed by: DocuSigned by: Leitha Hatchler 98099F1918BC425 **Date:** 2/13/2025

No Comments at this time.

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: _____ **Date:** _____