

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

March 11, 2025 at 5:30 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES- None

OLD BUSINESS- None

NEW BUSINESS

- 1. SPR 25-03-** Petitions submitted by Marc Ganskop of Rushmore Properties, LLC (owner), for a Site Plan Review for K2 Homes Duplexes, in the Residential Office Zoning District, and located on parcels 02461-607 and 02461-608, which is regulated by the Land Development Regulations section 4.10.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

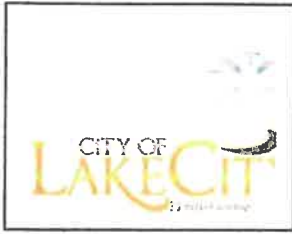
Members of the public may also view the meeting on our YouTube channel at:
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. SPR 25-03- Petitions submitted by Marc Ganskop of Rushmore Properties, LLC (owner), for a Site Plan Review for K2 Homes Duplexes, in the Residential Office Zoning District, and located on parcels 02461-607 and 02461-608, which is regulated by the Land Development Regulations section 4.10.



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

FOR PLANNING USE ONLY
 Application # SPR 25-03
 Application Fee \$200.00
 Receipt No. 2025-00031503
 Filing Date 2/6/25
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: K2 Homes Duplexes
2. Address of Subject Property: 302 & 292 NW Lake City Ave
3. Parcel ID Number(s): 34-3S-16-02461-608 & 34-3S-16-02461-607
4. Future Land Use Map Designation: _____
5. Zoning Designation: Vacant Commercial
6. Acreage: 1.3 (Combined)
7. Existing Use of Property: Vacant
8. Proposed use of Property: Multi-Family
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 2712
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Mark Ganskop Title: Owner/Contractor
 Company name (if applicable): Rushmore Properties LLC
 Mailing Address: 175 NW Amenity Court
 City: Lake City State: FL Zip: 32055
 Telephone: (386) 867-0269 Fax: (____) _____ Email: explumbing@outlook.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): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: (____) _____ Fax: (____) _____ Email: _____
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: _____
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).

9. **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.

3. **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 NOTORY 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.

Mark Ganskop

Applicant/Agent Name (Type or Print)

M Ganskop

Applicant/Agent Signature

2/5/25

Date

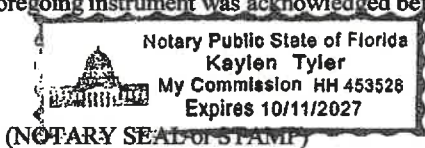
Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF FL

The foregoing instrument was acknowledged before me this 5th day of Feb, 2025, by (name of person acknowledging).



Signature of Notary
Kaylen Tyler

Printed Name of Notary

Personally, Known OR Produced Identification _____ OR verified on-line virtually _____
Type of Identification Produced

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

CIVIL ENGINEER

AFFINE ENGINEERING AND SURVEYING, INC.
10354 JEFFSON STREET, ORLANDO, FLORIDA 32825
TELEPHONE: 407-421-5534

SURVEYOR

AFFINE ENGINEERING AND SURVEYING, INC.
10354 JEFFSON STREET, ORLANDO, FLORIDA 32825
TELEPHONE: 407-421-5534

VICINITY MAP
N.T.S.



ENGINEERING PLANS

LAKE CITY AVENUE DUPLEXES

PREPARED FOR
GANSKOP PROPERTIES, LLC
657 NW SAVANNAH CIR, LAKE CITY FL 32055
CONTACT: MARK GASKOP
PHONE: (386) 867-0269

SITE DATA

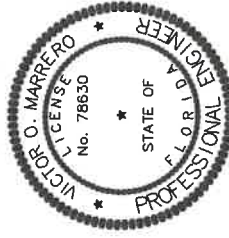
PARCEL ID: 34-35-16-02461-607 & 34-35-16-02461-608
ZONING: RO
PROJECT AREA: ± 46,365.20 SF = ±1.064 ACRES
BUILDING SETBACKS: FRONT 25'; BACK 15'; SIDES 10'

SHEET INDEX

- 1 COVER SHEET
- 2 TOPOGRAPHIC SURVEY
- 3 PROPOSED SITE PLAN
- 4 DETAILS

PREPARED FOR
GANSKOP PROPERTIES LLC

AFFINE ENGINEERING
AND SURVEYING, INC.
CERTIFICATE OF
AUTHORIZATION No. 29140



VICTOR O. MARRERO
FLORIDA P.E. # 78630

Digitally signed
by Victor O
Marrero
Date: 2025.02.04
20:14:27 -05'00'

LEGAL DESCRIPTION

LOT 7C AND 8C FOREST PLANTATION COMMERCIAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 80, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



STORM WATER MANAGEMENT SYSTEM DESIGN HAS BEEN DONE IN REASONABLE CONFORMANCE WITH THE DESIGN CRITERIA AND REGULATIONS OF THE STATE OF FLORIDA, AND THE LAKE CITY LAND DEV. REGULATIONS.

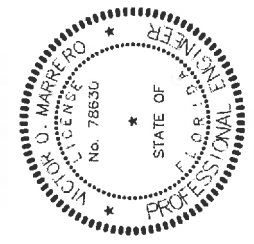
COLUMBIA COUNTY SUBMITTAL NOT FOR CONSTRUCTION



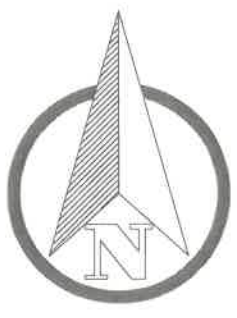
AFFINE ENGINEERING AND SURVEYING, INC

CIVIL ENGINEERS
SURVEYORS
TELEPHONE NUMBER 407-421-5534
10354 JEFFSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: NO 29140

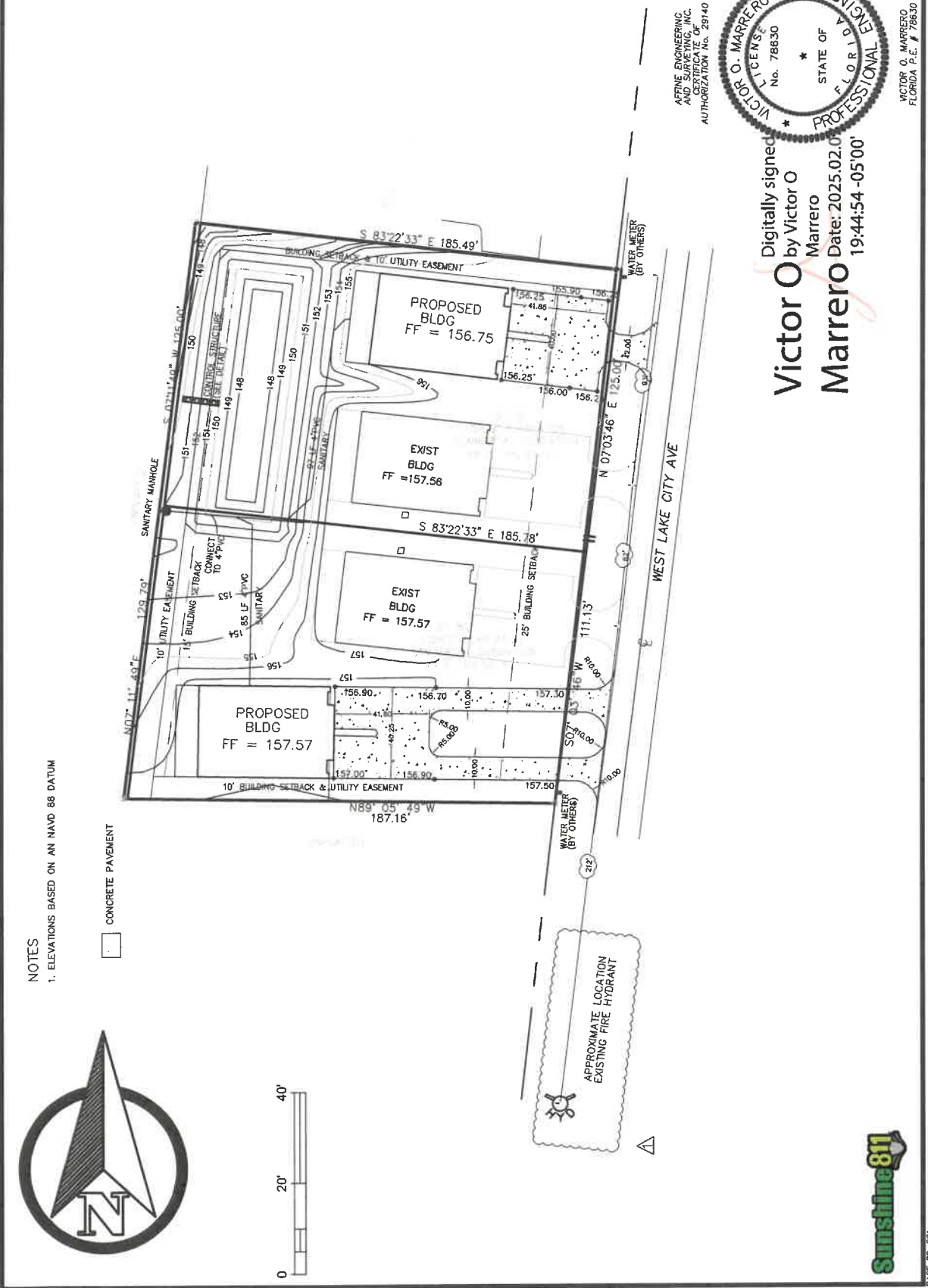
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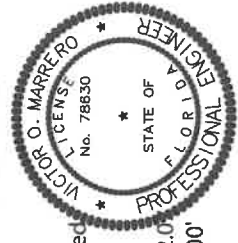
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Marrero
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REVISION DESCRIPTION	
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NOTES
 1. ELEVATIONS BASED ON AN NAVD 88 DATUM
 CONCRETE PAVEMENT



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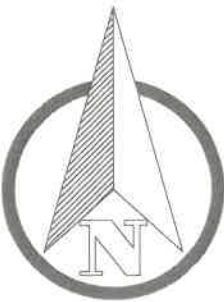
AFFINE ENGINEERING AND SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION No. 29140

VICTOR O. MARRERO
 FLORIDA P.E. # 78630

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G19-23.004 F.A.C.

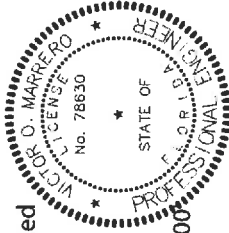


BASE 20-01



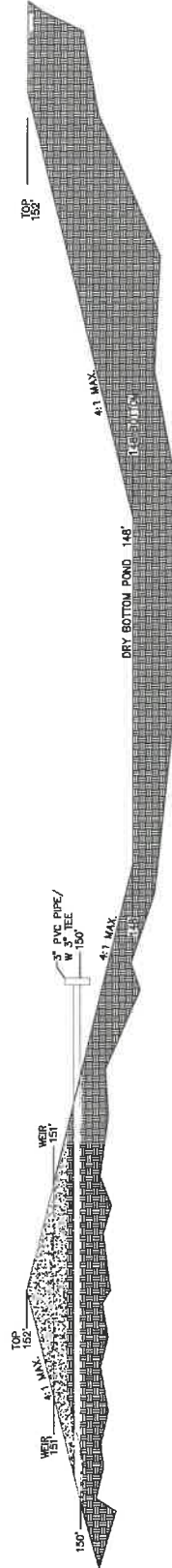
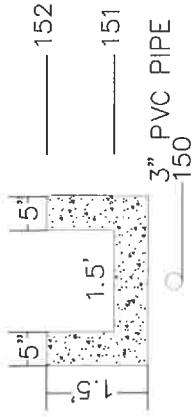
Victor
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by Victor O
Marrero
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Marrero

CONTROL STRUCTURE

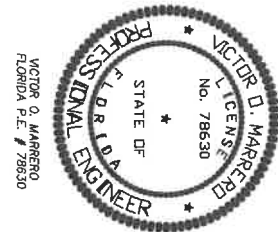
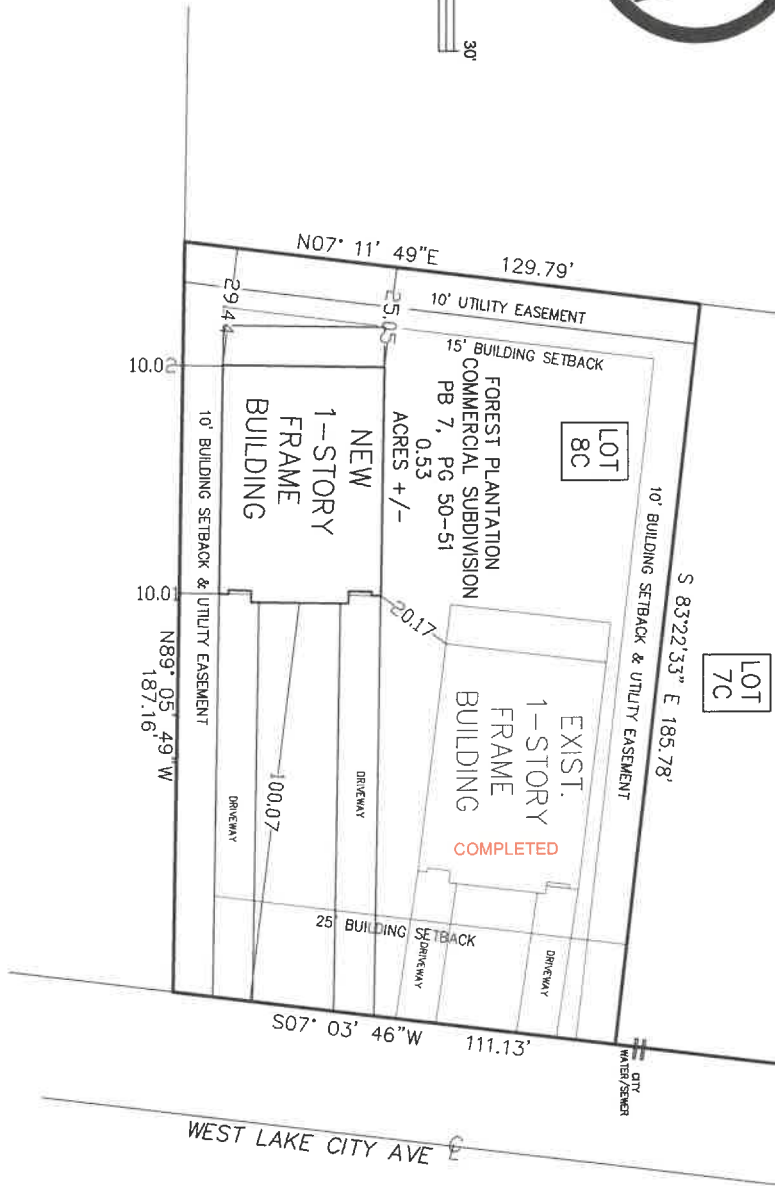




LOT 8C, DWS



PLOT PLAN LOT 8C



AFFINE ENGINEERING AND SURVEYING, INC.
136 NW GREEN LN, LAKE CITY, FLORIDA 32055
AUTHORIZATION No. 29140

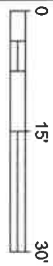
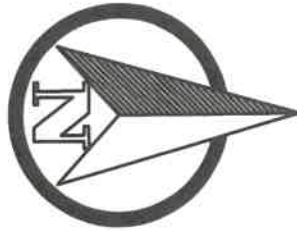
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JOB #	24018

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SHEET 1
PREPARED FOR:
GANSKOP PROPERTIES
FOREST PLANTATION

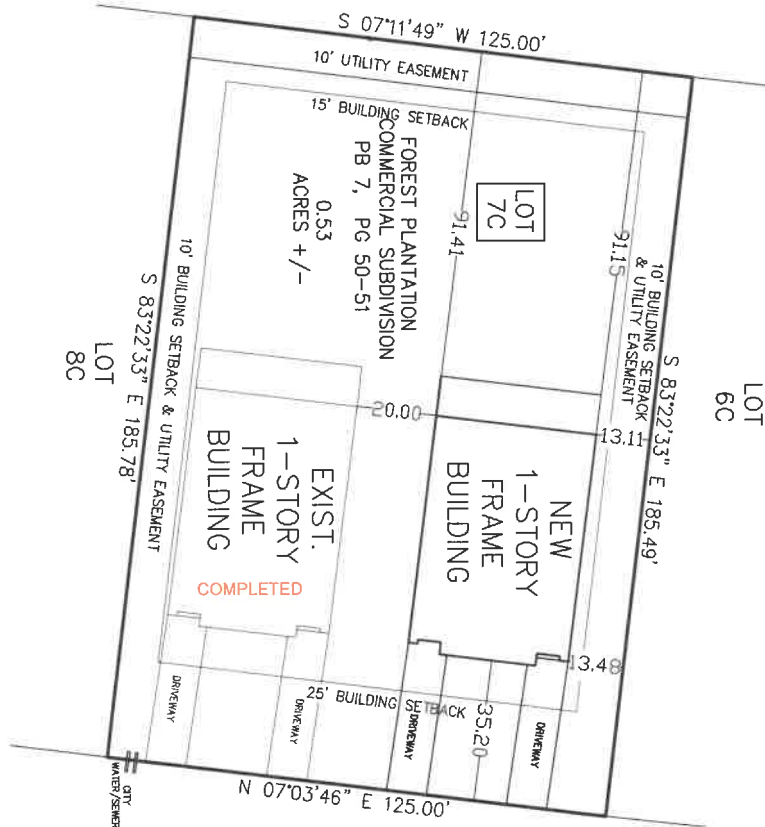


AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS SURVEYORS
TELEPHONE NUMBER 407-421-5534
136 NW GREEN LN, LAKE CITY, FLORIDA 32055
STATE OF FLORIDA REG. NO. 29140

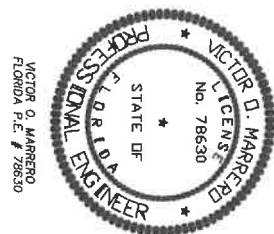
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.



PLOT PLAN
LOT 7C



WEST LAKE CITY AVE



AFFINE ENGINEERING AND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION No. 291440

VICTOR O. MARRERO
FLORIDA P.E. # 78630

REVISIONS	
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SHEET 1
PREPARED FOR: GANSKOP PROPERTIES
FOREST PLANTATION



AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS SURVEYORS
TELEPHONE NUMBER 407-421-8834
128 NW GREEN LN, LAKE CITY, FLORIDA 32055
CERTIFICATE OF AUTHORIZATION No. 291440

DRAWN BY: MW
CHECKED BY: MW
DATE: 11/2/24
SCALE: 1"=30'
JOB #: 24018



February 5, 2025

re: Lake City Avenue Duplexes Impact Analysis

The site consists of 2 existing Duplex Buildings with 2 additional buildings being proposed. The maximum allowed dwelling units is 8 units (2 units per building). Three bedroom dwelling units were used for these calculations.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 8th edition, ITE code 220
- 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: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 53 ADT & 5 Peak PM trips

Table 1

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	DU	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	8.00	53	5

* FDOT 8th Ed. ITE Trip generation

- Potable Water: 2,400 gallons per day

Table 2

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	300.00	8.00	2400.00

* 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.

- Sanitary Sewer Water: 2,400 gallons per day

Table 3

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	300.00	8.00	2400.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. 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.

- Solid Waste: 17.52 tons per year

Table 4

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	bedrooms	Total (Tons Per Year)
Apartment	4.00	24.00	17.52

**4# per bedroom per day

Please contact me at 407.421.5534 if you have any questions.

Respectfully,

Victor O Digitally signed
by Victor O
Marrero Marrero
Date: 2025.02.05
20:02:06 -05'00'

Victor O. Marrero, PE, PSM



February 5, 2025

re: Lake City Avenue Duplex

Lake City Avenue Duplexes proposed plan is 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 project fronts Lake City Avenue, and is consistent with the City's Future Land Use plan. The generated traffic will not substantially impact any residential neighborhoods.

- 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 sub regional 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 project has direct access to Lake City Avenue which is collector road where city water and city sewer are available.

- 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 project is consistent with the surrounding residential multi family and single family uses.

- 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 2023.

Consistency: The project is consistent with the future land use map.

- 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 project will not cause any adverse effects to 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: The proposed project will be in conformance to the land topography and soil conditions and will be served by existing sewer, gas and water systems.

- 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 multifamily residential project is compatible with the adjacent properties and can co-exist without negative impacts to other uses in relative proximity to the development over time.

Please contact me at 407.421.5534 if you have any questions.

Respectfully,

Digitally signed
by Victor O
Marrero
Date: 2025.02.05
20:00:07 -05'00'

Victor O. Marrero, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Job (24018) Ganskop

LEGAL DESCRIPTION

PARCELS 34-3S-16-02461-607 AND 34-3S-16-02461-608

LOT 7C AND 8C FORECT PLANTATION COMMERCIAL S/D ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 50 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FL

Prepared by and return to:

Brent E. Baris, Esq.
Baris Law, PLLC
15906 NW 288th Lane
Alachua, FL 32615
File No. 23-016
Parcel Nos. 34-3S-16-02461-608 &
34-3S-16-02461-607

Inst: 202512001364 Date: 01/23/2025 Time: 1:45PM
Page 1 of 2 B: 1531 P: 2059, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

[Space Above This Line For Recording Data]

Quit Claim Deed

This **Quit Claim Deed** made this 23rd day of January, 2025 between **Mark Ganskop, a married man**, grantor, and **K2 Homes LLC, a Florida limited liability company**, whose post office address is 175 NW Amenity Ct., Lake City, FL 32055, of the County of Columbia, State of Florida, 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 **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lots 7C and 8C, Forest Plantation Commercial Subdivision according to the map or plat thereof as recorded in Plat Book 7, Page 50 of the Public Records of Columbia County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record along with taxes subsequent to December 31, 2024

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 736 SW Arbor Ln, Lake City, FL 32024.

This Instrument was prepared by Brent E. Baris, Esq. of Baris Law, PLLC. Title to the land described herein has not been examined by Brent E. Baris and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances. Grantee by the acceptance and recordation of this document releases the preparer hereof of any liability regarding the above stated matters.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

Brent Baris
Witness Name: Brent Baris
Witness Address: 15906 NW 288th Lane
Alachua, FL 32615

Mark Ganskop (Seal)
Mark Ganskop

Kaylen Tyler
Witness Name: Kaylen Tyler
Witness Address: 175 NW Amenity Ct.
Lake City, FL 32055

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of January, 2025 by Mark Ganskop who is personally known or has produced a driver's license as identification.

[Notary Seal]



Brent Baris
Notary Public
Printed Name: Brent Baris
My Commission Expires: 8/3/25



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

Detail by Entity Name

Florida Limited Liability Company

K2 HOMES LLC

Filing Information

Document Number	L25000011472
FEI/EIN Number	NONE
Date Filed	01/06/2025
Effective Date	01/06/2025
State	FL
Status	ACTIVE

Principal Address

175 NW AMENITY CT
LAKE CITY, FL 32055

Mailing Address

175 NW AMENITY CT
LAKE CITY, FL 32055

Registered Agent Name & Address

GANSKOP, MARK A
736 SW ARBOR LN
LAKE CITY, FL 32024

Authorized Person(s) Detail

Name & Address

Title MGR

GANSKOP, MARK A
736 SW ARBOR LN
LAKE CITY, FL 32024

Title MGR

GANSKOP, LAUREN L
736 SW ARBOR LN
LAKE CITY, FL 32024

Annual Reports

No Annual Reports Filed

Document Images

[01/06/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R02461-607
GANSKOP MARK

Year: 2024 **Bill Number:** **Owner:** GANSKOP
Tax District: 8673 **MARK**
 1 **Property Type:** **Discount Period:** 2%
 Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
 GANSKOP MARK 302 LAKE CITY
 736 SW ARBOR LN LAKE CITY 32055
 LAKE CITY FL 32024

This Bill:

All Bills:

Cart Amount:

- [Bill 8673 -- No Amount Due](#)
- [Pay All Bills](#)
- [Print Bill / Receipt](#)
- [Register for E-Billing](#)
- [Property Appraiser](#)

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$123.52	\$123.52	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$197.01	\$197.01	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$18.85	\$18.85	\$0.00
LOCAL	3.1430	\$79.24	\$79.24	\$0.00
CAPITAL OUTLAY	1.5000	\$37.82	\$37.82	\$0.00
Subtotal	5.3910	\$135.91	\$135.91	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$7.40	\$7.40	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	18.3997	\$463.84	\$463.84	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$58.81	\$58.81	\$0.00
TOTAL	\$58.81	\$58.81	\$0.00



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R02461-608
GANSKOP MARK

Year: 2024 **Bill Number:** **Owner:** GANSKOP
Tax District: 8674 **MARK**
 1 **Property Type:** **Discount Period:** 2%
 Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
 GANSKOP MARK 292 LAKE CITY
 736 SW ARBOR LN LAKE CITY 32055
 LAKE CITY FL 32024

This Bill:

All Bills:

Cart Amount:

- [Bill 8674 -- No Amount Due](#)
- [Pay All Bills](#)
- [Print Bill / Receipt](#)
- [Register for E-Billing](#)
- [Property Appraiser](#)

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$118.88	\$118.88	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$189.59	\$189.59	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$18.14	\$18.14	\$0.00
LOCAL	3.1430	\$76.26	\$76.26	\$0.00
CAPITAL OUTLAY	1.5000	\$36.39	\$36.39	\$0.00
Subtotal	5.3910	\$130.79	\$130.79	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$7.12	\$7.12	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	18.3997	\$446.38	\$446.38	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$58.81	\$58.81	\$0.00
TOTAL	\$58.81	\$58.81	\$0.00



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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: Signed by: Mike L. Osborn Jr. 08E039C44B74E3 **Date:** 2/13/2025

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

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EFSACD24B **Date:** 2/13/2025

The sewer plant has available capacity

Gas Department: Reviewed by: Signed by: Steve Brown BB7100CE8F2F4E5 **Date:** 2/13/2025

Will they need natural gas service?

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F509E86125784F9 **Date:** 2/18/2025

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

Customer Service: Reviewed by: DocuSigned by: Shasta Pellam 08D97A03165D4E0 **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* _____ **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 Hatcher* _____ **Date:** 2/13/2025

No Comments at this time.

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

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

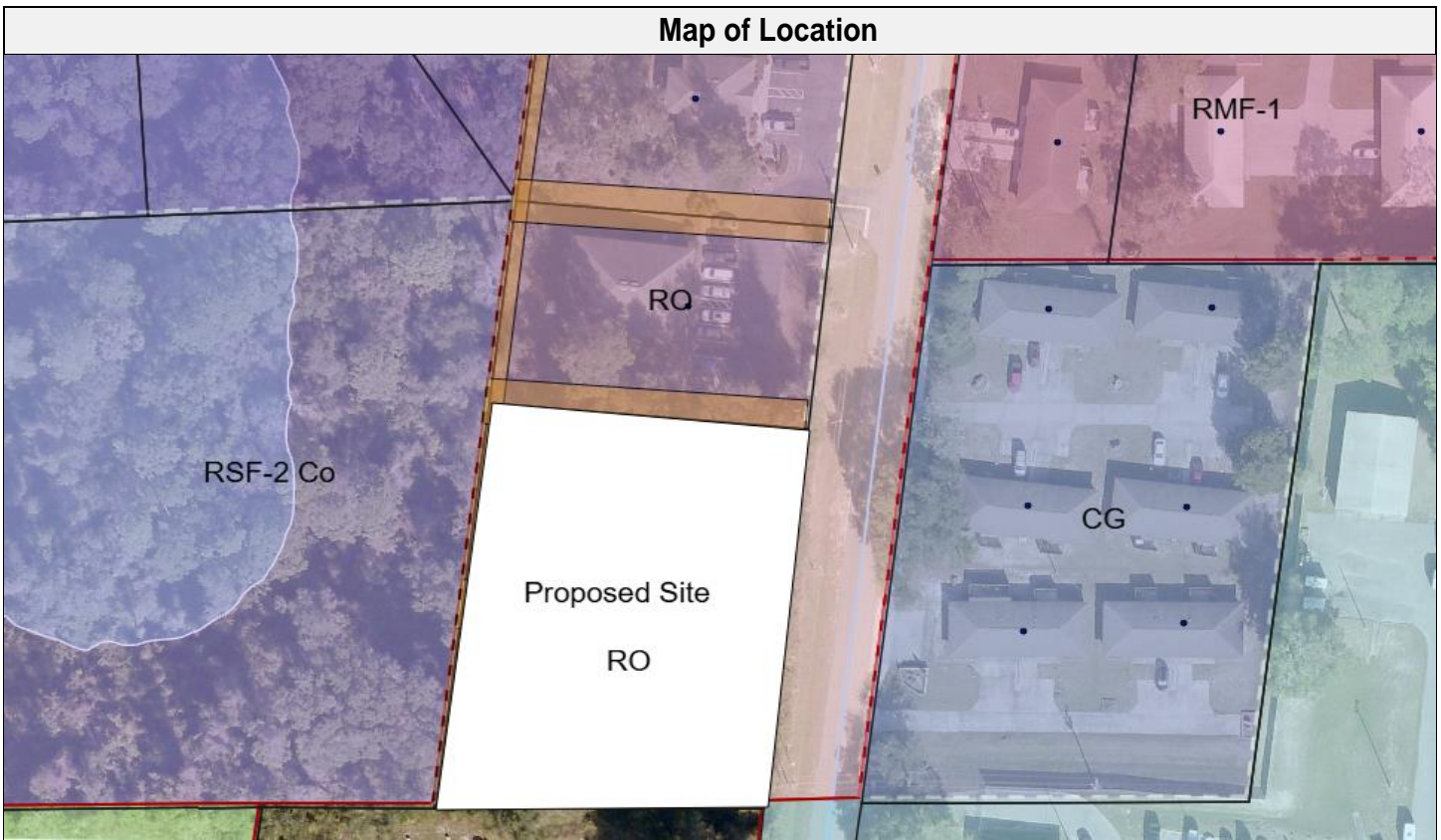
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	K2 Homes Duplexes Site Plan Review SPR 25-03
Applicant	Mark Ganskop, owner
Owner	Mark Ganskop
Requested Action	<ul style="list-style-type: none"> Review a site plan for two new duplexes.
Hearing Date	03-11-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.04 Acres
Location	292 and 302 NW Lake City Ave, Lake City, FL
Parcel Number	34-3S-16-02461-607 and 608
Future Land Use	Residential Medium
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Office
Proposed Zoning	Residential Office
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RO	Office	
E	Commercial	CG	Office	
S			Retail	County Jurisdiction
W	Residential Low Co	RSF-2 Co	Stormwater Pond	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	10,000/ 4.10.6.1	22,215 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	20-10-15/ 4.10.7.1	Meets required setbacks.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.10.7	No wetland
Max height of signs.	18-foot/ 4.2.20.7.3	none
Max square footage of signs.	NA	NA
Lot coverage of all buildings.	40%/ 4.10.9	40 % coverage.
Minimum landscape requirements.	None /4.10.10	NA
Minimum number of parking spaces.	8 spaces/ 4.2.15.16	8 spaces
Minimum number of ADA parking spaces.	0 space	0 space
Parking space size requirement.	10x20	10x20
ADA parking space size.	NA	NA



Picture of Location



Summary of Request

Applicant has petitioned to get an approval of a site plan to build two duplexes.