

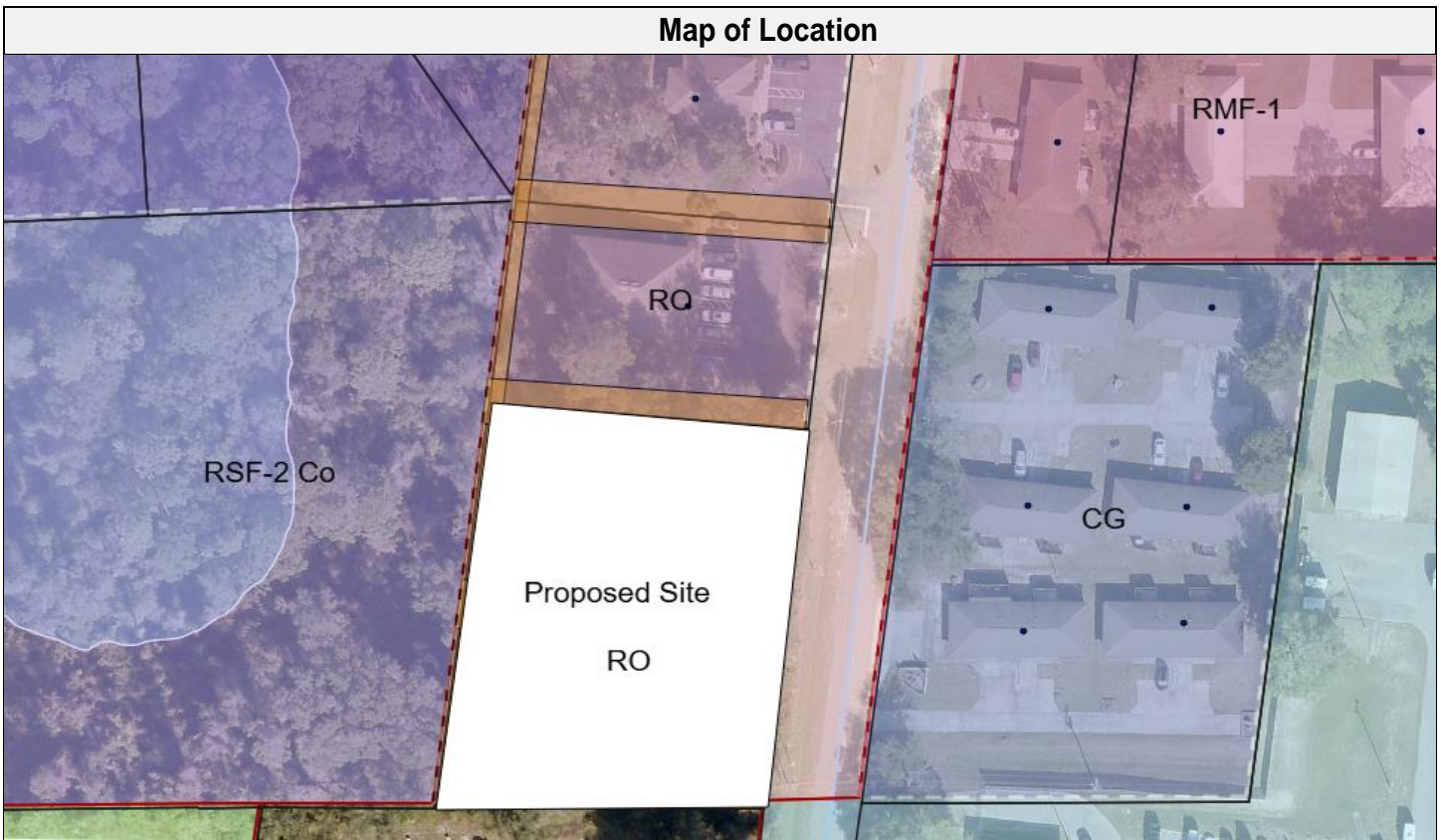
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

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.