

LAKE CITY GROWTH MANAGEMENT

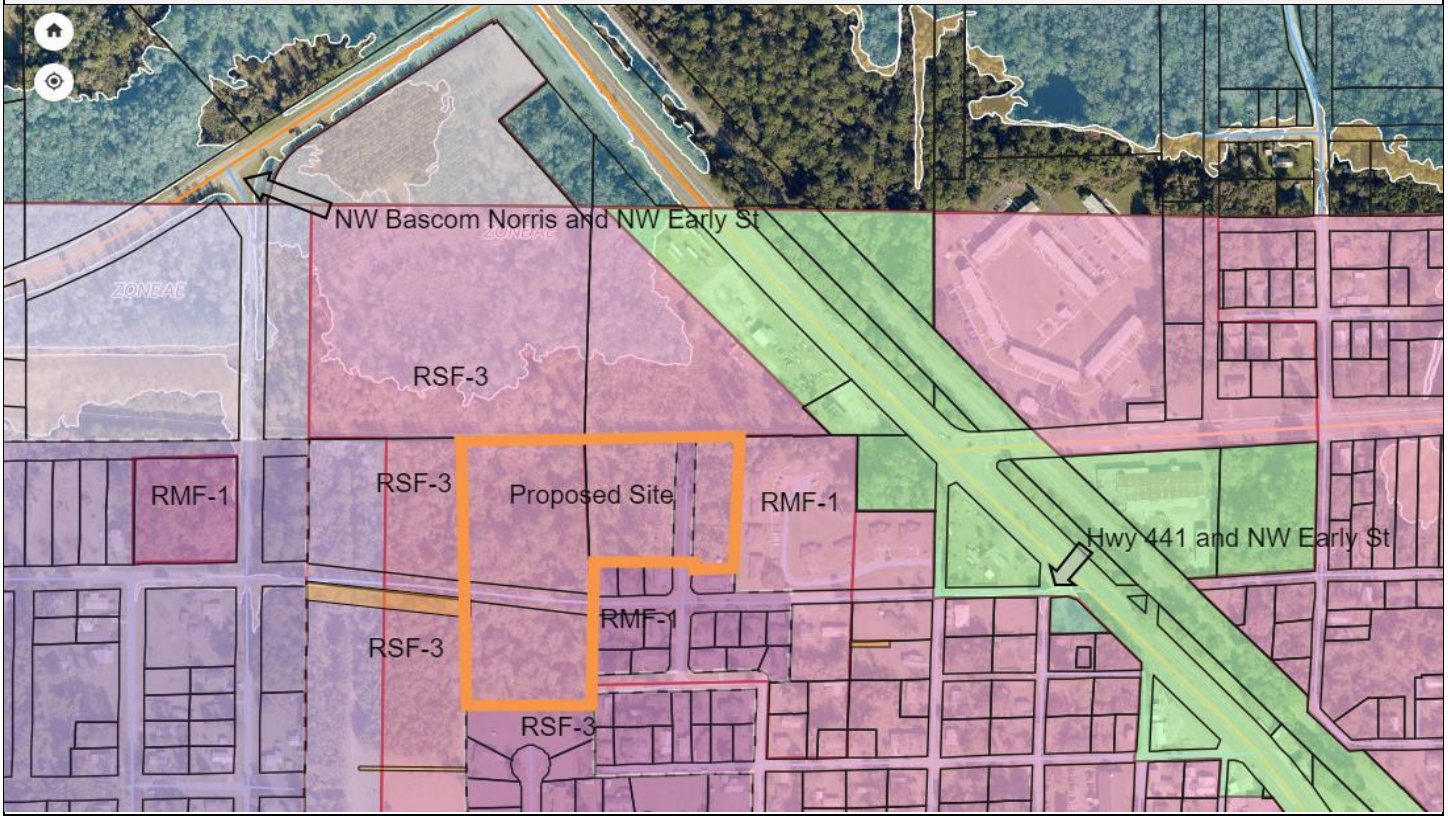
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Winsberg Apartments Rezoning-Z23-0 and CPA23-00
Applicant	David Winsberg
Owner	David Winsberg
Requested Action	Rezone parcels 11602-002 and 11642-000 from residential multi-family 1 and residential single-family 3 to residential multi-family 2. Change the FLU from residential medium to residential high.
Hearing Date	
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 7.50 Acres
Location	NW Early St, Lake City, FL
Parcel Number	11602-002 and 11642-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High
Current Zoning District	Residential Multi-Family 1 and Residential Single-Family 2
Proposed Zoning	Residential Multi-Family 2 (RMF-2)
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	RSF-3	Vacant	
E	Residential Medium	RMF-1	Residential	
S	Residential Medium	RMF-1	Residential	
W	Residential Medium	RSF-3	Vacant	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to rezone the above parcel from Residential Multi-Family 1 and Residential Single-Family 3 to Residential Multi-Family 2 and change the FLU from Residential Medium to Residential High. The current density allows for 8 dwelling units per acre and the proposed density will allow for 20 dwelling units. The parcels are not contiguous and are not in close proximity with the Residential Multi-Family 2 Zoning District. The applicants traffic analysis states that this change will potentially add 997.5 trips per day on NW Early St.