

LAKE CITY GROWTH MANAGEMENT

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	No Address/ Corner of NE Hernando Ave and NE Washington St
Applicant	
Owner	City of Lake City
Requested Action	Analyze for Affordable Home
Hearing Date	April 05, 2021
Staff Analysis/Determination	Lot does not have the required minimum square footage
Prepared By	David C, Young

Subject Property Information	
Size	0.125 acre = 5,445 square feet
Location	Corner of NE Hernando Ave & NE Washington St
Parcel Number	12043-000
Future Land Use	Residential - Medium Density (< 8 d.u. per acre)
Current Zoning District	RO
Flood Zone	X

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential - Medium Density (< 8 d.u. per acre)	RO	Vacant	
South	Residential - Medium Density (< 8 d.u. per acre)	RO	Vacant	
East	Residential - Medium Density (< 8 d.u. per acre)	RO	Residential	
West	Commercial	C-CBD	Commercial -CBD	

Summary of Request
Analyze lot for affordable housing

Staff Analysis.

This lot does not have the minimum square footage.

This lot could be combined with 497 NE Hernando Ave to then have a total of 19,776.24 square feet and a lot width of 119.5 feet and if these lots are combined or this lot be granted a variance on the square footage, then due to the shortage of affordable housing within the City of Lake City, staff recommends this property be sold with the restriction that that the property be developed for permanent affordable housing through GOV.DEALS with advertisement of pending sale and auction in newspaper and City of Lake City web site.

- RO – Single Family – 6,000 square feet minimum lot area – 50 feet minimum lot width
- Duplexes – 10,000 square feet minimum lot area – 70 feet minimum lot width

Property shall be required to be surveyed and an appraisal by a Florida licensed property appraiser prior to property being sold.