

# LAKE CITY GROWTH MANAGEMENT

## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	No Address Ave/Vacant
Applicant	
Owner	COLC
Requested Action	Review for affordable housing
Hearing Date	April 05, 2021
Staff Analysis/Determination	Less than required lot area for home
Prepared By	David C. Young

Subject Property Information	
Size	0.125 Acres = 5,445 square feet
Location	No Address/ NE Washington St and NE Levy Way
Parcel Number	00-00-00-11775-000
Future Land Use	Residential-Medium Density <8 d.u. per acre
Current Zoning District	RSF-3
Flood Zone	X

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential-Medium Density <8 d.u. per acre	RSF-3	Residential	
South	Residential-Medium Density <8 d.u. per acre	RSF-3	Vacant	
East	Residential-Medium Density <8 d.u. per acre	RSF-3	Vacant	
West	Residential-Medium Density <8 d.u. per acre	RSF-3	Residential	

Summary of Request
Analyze property for affordable housing

**Staff Analysis.**

Less than allowable lot area for home

RSF-3 – 6,000 square feet minimum lot area – 50 feet minimum lot width

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. The new owner could apply for a Special Exception for the size of the lot.

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