

LAKE CITY GROWTH MANAGEMENT

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Affordable Housing/Vacant 06047-000
Applicant	
Owner	COLC
Requested Action	Review of city owned property for affordable housing
Hearing Date	April 05, 2021
Staff Analysis/Determination	Suitable for affordable homes
Prepared By	David C. Young

Subject Property Information	
Size	0.703 acre = 30,622.68 square feet
Location	No address – NW Ashley and NW Fern Brook Loop
Parcel Number	31-3S-178-06047-000
Future Land Use	Public
Current Zoning District	RSF-3
Flood Zone	X

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Public	RSF-3	National Guard	
South	Residential-Low Density < 2d.u. per acre	RSF-1	Residential	
East	Residential-Low Density < 2d.u. per acre	RSF-1	Residential	
West	Residential-Low Density < 2d.u. per acre	RSF-1	Residential	

Summary of Request
Analysis of property for the construction of affordable homes

Staff Analysis.

Appropriate for affordable homes

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.

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