

LAKE CITY GROWTH MANAGEMENT

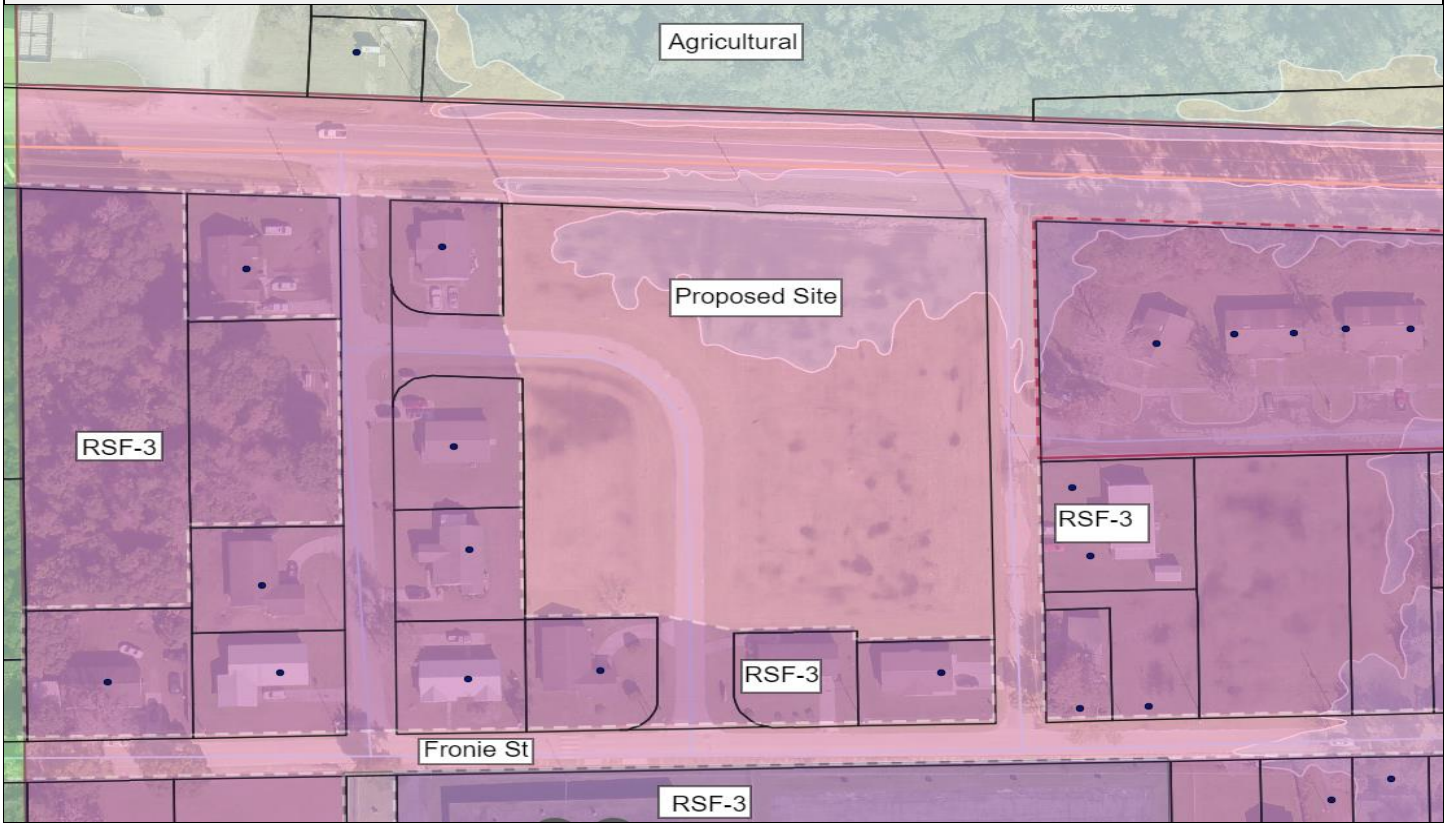
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Muffin's Cove Replat SD23-03
Applicant	Sylvester Warren and Vanessa George
Owner	Sylvester Warren and Vanessa George
Requested Action	Petition to subdivide parcel 11209-000 into lots to build single family home. The parcel is located in the RSF-3 zoning district.
Hearing Date	11-07-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.69 Acres
Location	Bowden Dr., Lake City, FL
Parcel Number	11209-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Single Family-3
Proposed Zoning	Residential Single Family-3
Flood Zone-BFE	Flood Zone X and AE Base Flood Elevation-167

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Agricultural	A	Vacant	
E	Res Medium	RSF-3 and RMF-1	Residential	
S	Res Medium	RSF-3	Residential	
W	Res Medium	RSF-3	Residential	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to subdivide parcel 11209-000 into lots to be able to build single family homes.