

Meeting Date
June 21, 2021

# *City of Lake City* *Report to Council*

AGENDA	
Section	
Item No.	

**SUBJECT:** Parcel 12187-000 located at 515 NW Matthew Street

**DEPT. / OFFICE:** GROWTH MANAGEMENT

<b>Originator: Volunteers of America</b>		
<b>City Manager</b>  JOSEPH HELFENBERGER	<b>Department Director</b>  DAVID YOUNG	<b>Date</b>  06/01/21
<b>Recommended Action:</b> Growth Management recommends that this property be posted for sale to the highest bidder on GOV.DEAL by the City.		
<b>Summary Explanation &amp; Background:</b> <p>The Volunteers of America would like to have the City of Lake City donate this property to Volunteers of America for the construction of affordable housing project.</p> <p>This parcel is located and divided by NW Matthews Street and directly attached to the parcel for the football stadium on the South, NW Hilton Avenue on the East and NW Washington Street on the West and North.</p>		
<b>Alternatives:</b> This 4.78-acre parcel could be listed for sale to the highest bidder by the City on GOV.DEAL and the proceeds utilized for repair of homes for low income persons.		
<b>Source of Funds:</b> <p>Donation: Cost of transfer to Volunteers of America – Growth Management</p>		
<b>Financial Impact:</b> Budget impact of Growth Management funds		
<b>Exhibits Attached:</b> Letter from Volunteers of America and Columbia County Property Appraiser print out and Staff Analysis		

# LAKE CITY GROWTH MANAGEMENT

## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	RTC – Volunteers of America
Applicant	Volunteers Of America – James M Stringfellow, CEO
Owner	City of Lake City
Requested Action	Volunteers of America request the City donate this 4.78-acre parcel to Volunteers of America for an Affordable Housing project.
Hearing Date	June 21, 2021
Staff Analysis/Determination	
Prepared By	David C. Young, Director

Subject Property Information	
Size	4.78 Acres
Location	515 NW Matthews Street
Parcel Number	12187-000
Future Land Use	Recreation
Current Zoning District	Residential, Single Family - 3
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Industrial	Industrial	Storage Yard	
South	Recreational and Residential – Medium Density (<8 d.u. per acre)	RSF-3	Football Stadium and residential homes	
East	Public and Residential – Medium Density (<8 d.u. per acre)	RSF-3	Residential homes and cemetery	
West	Industrial	Industrial	Warehouse	

### **Summary of Request**

Volunteers of America would like the City to donate this parcel to the Volunteers of America for the The construction of an affordable housing project.

### **Staff Analysis.**

Growth Management recommends, if the City has no future plans for the recreational use of this parcel, that this 4.78-acre parcel be posted on the GOV.DEAL site for auction of this parcel to the highest bidder and the funds generated be utilized for the repair and revitalization of homes for the low-income property owners.



*Alex Bueno*  
Board Chair

*Janet Stringfellow*  
President & CEO

May 24, 2021

Growth Management Department  
City of Lake City, Fl

Re: Land Donation Proposal

To Whom It May Concern:

Our Mission is for Volunteers of America of Florida to engage Floridians in need to create positive life changes through compassionate support services. Our Vision is for Volunteers of America of Florida to strive to provide premier human services and experiences with superior results for individuals and families in need.

Proposal presented to: Lake City Council  
Proposal presented on: May 25, 2021

Proposal objective: this proposal has been prepared with the objective of requesting you to make a land donation to Volunteers of America of Florida for an Affordable Housing Project. Per our discussions with David Young, we are interested in a property owned by the city (515 Matthews St, Lake City Florida 32055) The current Zoning is Residential, Single Family-3 (RSF-3). We would like to work with the city to re-zone it for Multi-Family.

If you have any further questions please contact Travis Brown, VP Housing and Development at 912-210-7513, [tbrown@voa-fla.org](mailto:tbrown@voa-fla.org).

Sincerely,

A handwritten signature in blue ink, appearing to read 'JMS'.

Janet M Stringfellow  
President and CEO

405 Central Avenue, Suite 100, Saint Petersburg, FL 33701-3866, 727 369 8500  
[info@voa-fla.org](mailto:info@voa-fla.org) ♦ [www.voa-fla.org](http://www.voa-fla.org)

# Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 5/28/2021

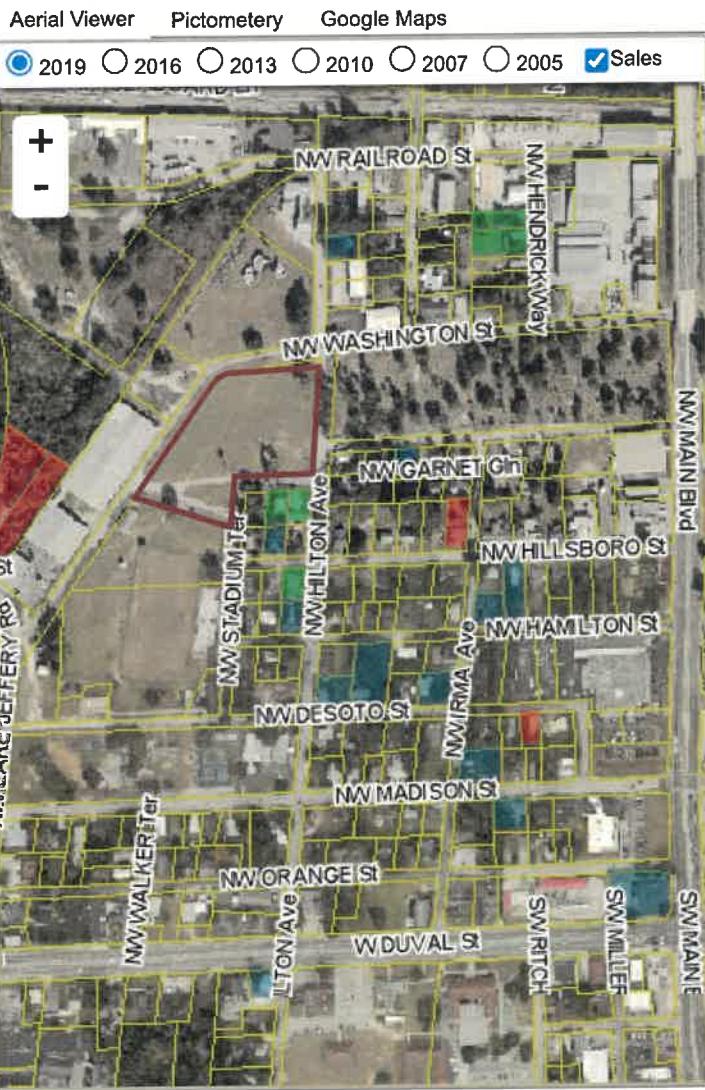
Parcel: << 00-00-00-12187-000 (40758) >>

## Owner & Property Info

Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055		
Site	515 MATTHEW ST, LAKE CITY		
Description*	N DIV: BEG NE COR, RUN W 460 FT, S 350 FT, W 262.5 FT, S 311 FT, E 480.2 FT, N 296.17 FT, E 243 FT, N 363.83 FT TO POB, EX A PARCEL DEEDED TO SCHOOL BOARD DESC ORB 778-680. PART OF BLOCK 126		
Area	4.78 AC	S/T/R	30-3S-17
Use Code**	MUNICIPAL IMP (8900)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



## Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$364,379	Mkt Land	\$364,380
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$364,379	Just	\$364,380
Class	\$0	Class	\$0
Appraised	\$364,379	Appraised	\$364,380
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$364,379	Assessed	\$364,380
Exempt	OTHER \$364,379	Exempt	04 \$364,380
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
N O N E						

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	208,217.000 SF (4.780 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$364,380



Columbia County Property Appraiser					Jeff Hampton   Lake City, Florida   386-758-1083
<b>PARCEL: 00-00-00-12187-000 (40758)</b>   MUNICIPAL IMP (8900)   4.78 AC					NOTES:
N DIV: BEG NE COR, RUN W 460 FT, S 350 FT, W 262.5 FT, S 311 FT, E 480.2 FT, N 296.17 FT, E 243 FT, N 363.83 FT TO POB, EX A PARCEL DEeded TO SCHOOL B					
		<b>2021 Working Values</b>			
<b>CITY OF LAKE CITY</b>		Mkt Lnd	\$364,380	Appraised	\$364,380
Owner: 205 N MARION AVE LAKE CITY, FL 32055		Ag Lnd	\$0	Assessed	\$364,380
Site: 515 MATTHEW ST, LAKE CITY		Bldg	\$0	Exempt	\$364,380
Sales Info	N O N E	XFOB	\$0	Total	county:\$0 city:\$0 other:\$0 school:\$0
		Just	\$364,380	Taxable	



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

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