



LOI-014-2013
Request for Letters of Interest in
Leasing a Parcel of Land and Building at
764 SW Kuhn Road, Lake City, Florida

The City of Lake City is hereby soliciting letters of interest to determine whether there are parties interested in leasing a parcel of land and building at 764 SW Kuhn Road, Lake City, Florida, parcel #08040-000.

This Request for Letters of Interest does not waive the City's rights to subsequently issue an Invitation to Bid or a Request for Proposal to lease the subject parcel, or commit the City to leasing the subject parcel, or otherwise bind the City. This Request for Letters of Interest constitutes only an invitation to present Letters of Interest and confers no rights of any kind on responding parties. The City of Lake City reserves the right to take no action on received letters of interest, and the right to lease or not lease the subject parcel, with or without an Invitation to Bid or Request for Proposal.

Subject Parcel

The parcel that may be made available for lease is located as shown on the attached Boundary Survey. The parcel is approximately 1.47 acres, and is located on the corner of the intersection of SW McFarlane Avenue and SW Ballpark Glen. The building is approximately 1040 sq. ft. and contains two offices, a conference room, two restrooms and a kitchen.

Any uses not allowed under the current zoning will require a zoning amendment.

The subject parcel and building is owned by the City of Lake City and formerly operated as the Recreation Department Business Office.

Interested parties should take note that the lease price will be either negotiated, or determined by competitive bids or proposals.

Letter of Interest Format

To facilitate review, Letters of Interest should be organized in the following format and should contain information responsive to the following items:

Identify the entity submitting the letter of interest and, if different, the entity which might ultimately be leasing the property from the City.

Current Operations – Describe the current operations and locations of the entity. Include branding affiliation(s) as may be applicable.

Proposed Operations – Describe the type of development, and branding affiliation(s), if any.

Any additional information to indicate your interest in the leasing of the parcel, and any items you would suggest the City of Lake City consider in its (potential) preparation of an Invitation to Bid or Request for Proposals.

The City does not guarantee that any information herein is current or accurate. All information should be independently verified.

The City will not be responsible for any costs incurred by interested firms or individuals in the preparation of Letters of Interest.

Letters of Interest shall be submitted by 4:00 P.M., Friday, April 26, 2013, to:

City of Lake City
Attn: Procurement
205 N. Marion Avenue
Lake City, FL 32055

BOUNDARY SURVEY

IN SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on monumentation found in place, description furnished by client, and prior surveys in the area by L.L. Lee, PLS.
- 3.) Bearings projected from the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 6 and based on above referenced description furnished by client.
- 4.) Interior improvements, if present, were not located with this survey.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: February 8, 2013.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0292C).

SURVEYOR'S NOTE:

When reviewing the description for the tract, furnished by the client, the data was found not to close mathematically. Comparing existing surveys by this company and others it was determined that the distance along the East line (133.73 feet) was an apparent typographical error in the deed. The survey, and existing ground conditions, indicate that this distance should be 113.98 feet. Other, smaller, discrepancies are also compared on the face of the plat.

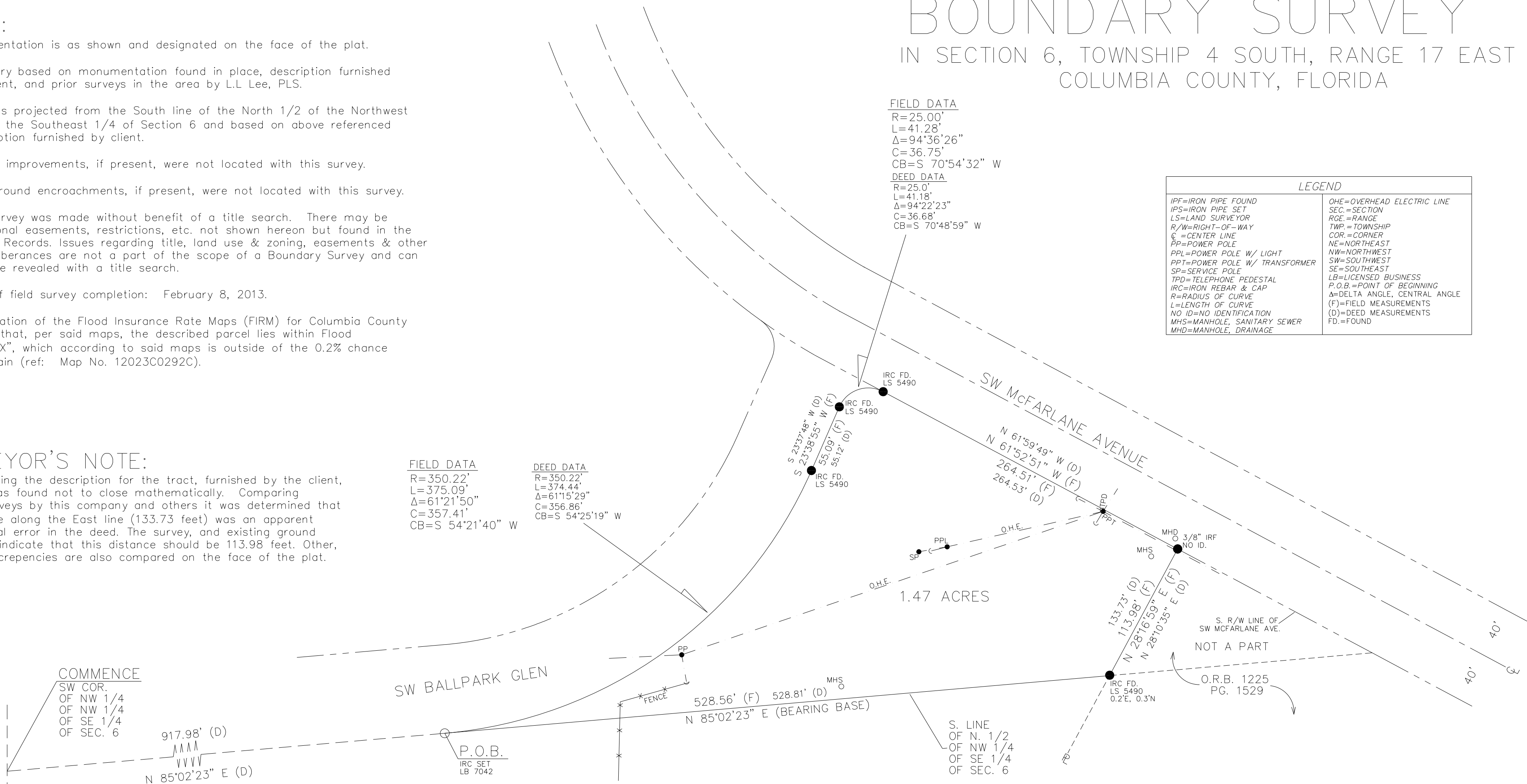
FIELD DATA
R=25.00'
L=41.28'
Δ=94°36'26"
C=36.75'
CB=S 70°54'32" W

DEED DATA
R=25.0'
L=41.18'
Δ=94°22'23"
C=36.68'
CB=S 70°48'59" W

LEGEND	
IPF=IRON PIPE FOUND	OHE=OVERHEAD ELECTRIC LINE
IPS=IRON PIPE SET	SEC.=SECTION
LS=LAND SURVEYOR	RGE.=RANGE
R/W=RIGHT-OF-WAY	TWP.=TOWNSHIP
C=CENTER LINE	COR.=CORNER
FP=POWER POLE	NE=NORTHEAST
PPL=POWER POLE W/ LIGHT	NW=NORTHWEST
PPT=POWER POLE W/ TRANSFORMER	SW=SOUTHWEST
SP=SERVICE POLE	SE=SOUTHEAST
TPD=TELEPHONE PEDESTAL	LB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RADIUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
NO ID=NO IDENTIFICATION	(D)=DEED MEASUREMENTS
MHS=MANHOLE, SANITARY SEWER	FD=FOUND
MHD=MANHOLE, DRAINAGE	

FIELD DATA
R=350.22'
L=374.44'
Δ=61°15'29"
C=356.86'
CB=S 54°25'19" W

DEED DATA
R=350.22'
L=374.44'
Δ=61°15'29"
C=356.86'
CB=S 54°25'19" W



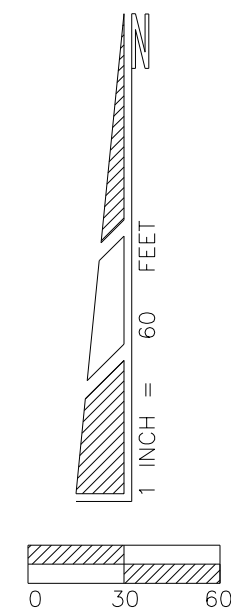
COMMENCE
SW COR.
OF NW 1/4
OF NW 1/4
OF SE 1/4
OF SEC. 6

917.98' (D)
N 85°02'23" E (D)

P.O.B.
IRC SET
LB 7042

DESCRIPTION: O.R. BOOK 1148, PAGE 2386
FURNISHED BY CLIENT

COMMENCE at the Southwest corner of Northwest 1/4 of Southeast 1/4 of Section 6, Township 4 South, Range 17 East, Columbia County, Florida, and run thence North 85°02'23" East along the South line of North 1/2 of Northwest 1/4 of Southeast 1/4 of said Section 6, a distance of 917.98 feet to the POINT OF BEGINNING; thence continue North 85°02'23" East, along said South line of North 1/2 of Northwest 1/4 of Southeast 1/4, a distance of 528.81 feet; thence North 28°10'35" East, to the Southerly right-of-way line of SW McFarlane Avenue (80 feet wide right-of-way), a distance of 133.73 feet; thence North 61°59'49" West, along said right-of-way, a distance of 264.53 feet, to a point of curve; thence along said curve having a radius of 25.0 feet, on an arc of 41.18 feet, a central angle of 94°22'23", a chord bearing of South 70°48'59" West, a chord distance of 36.68 feet; thence South 23°37'48" West, to a point of curve, a distance of 55.12 feet; thence along said curve, having a radius of 350.22 feet, on an arc distance of 374.44 feet, a central angle of 61°15'29", a chord bearing of South 54°25'19" West, a chord distance of 356.86 feet to the POINT OF BEGINNING. Containing 1.47 acres, more or less.



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

Timothy A. Delbene, P.L.S.
Florida Reg. No. 5594

DATE: ___/___/2013

CAD FILE: 6249.DWG

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 02/11/2013		Scale: 1"=60'
Drafting: A V G		Field Book: 13-605
Computations: T A D	CITY OF LAKE CITY	Work Order: 13-6249
Checked: T A D		File: A-53-16