

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

September 09, 2025 at 5:30 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes 08/12/2025

OLD BUSINESS- None

NEW BUSINESS- None

ADMINISTRATIVELY APPROVED

- [ii.](#) **COA 25-15**, submitted by John Barnes, owner, requesting a Certificate of Appropriateness in a COMMERCIAL INTENSIVE (CI) zoning district as established in section 4.13 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13262-000, located at 160 SE McCray St.
- [iii.](#) **COA 25-16**, submitted by Ericka Mayo, agent, for A Through Z Group LLC, requesting a Certificate of Appropriateness in a COMMERCIAL- CENTRAL BUSNISS DISTRICT (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake City Historic Commercial District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12008-000, located at 523 N Marion Ave.

WORKSHOP

- iv. Discuss and Elect New Chair and Vice Chair.

ADJOURNMENT**YouTube Channel Information**

Members of the public may also view the meeting on our YouTube channel at:
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. Meeting Minutes 08/12/2025

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 08/12/2025

ROLL CALL:

Mrs. Wilson- Present	Mrs. Douglas- Present	Mrs. Johnson- Present
Mr. Lydick- Present	Mr. Carlucci- Present	Mrs. Adams- Not Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

MINUTES: July 08, 2025, Historic Preservation Agency Meeting

Comments or Revisions: None

Motion to approve 07/10/2025 Meeting Minutes by Mrs. Douglas and seconded by Mr. Douglas.

Ex Parte Communications: None

OLD BUSINESS: None

NEW BUSINESS: None

ADMINISTRATIVELY APPROVED ITEMS: None

WORKSHOP: None

- **Discussion on voting for a new Chair and Vice Chair-** Mr. Lydick discussed with the Board the need to vote on a new Chair and Vice Chair because of his term being up in October. The Board asked Robert to put this on the next agenda to vote for a new Chair and Vice Chair.

ADJOURNMENT:

Motion to Adjourn by: Mrs. McKellum **Motion Seconded By:** Mrs. Johnson

Time: 6:55 pm

Mr. Lydick closed the meeting.

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved


File Attachments for Item:

ii. **COA 25-15**, submitted by John Barnes, owner, requesting a Certificate of Appropriateness in a COMMERCIAL INTENSIVE (CI) zoning district as established in section 4.13 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13262-000, located at 160 SE McCray St.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: 7/8/25	COA COA 25-15
Address: 160 SE McCray St, Lake City, FL	
Parcel Number: 13262-000	
Owner: John Barnes	
Address of Owner: 160 SE McCray St, Lake City, FL	
Description of Structure: Single family home.	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176	
 _____ Scott Thomason Director of Growth Management, CBO	
Code Edition: 2023 (8 th) Edition of the Florida Building Codes, 2023 (8 th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
Description of Approved Construction:	
Install a metal galvalume roof over an existing asphalt shingle roof.	
Special Conditions:	

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue


Lake City, Florida 32055

(386) 719-5750



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: 7/8/25	COA COA 25-15
Address: 160 SE McCray St, Lake City, FL	
Parcel Number: 13262-000	
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205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 752-2031
growthmanagement@lcfla.com

COA__-__

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Agency-level review or a Staff-level review.

Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA): Staff Review		
Certificate of Appropriateness (COA): HPA Review - Single Family Structure or its Accessory Structure		
Certificate of Appropriateness (COA): HPA Review - All Other Structures		
After-the-Fact Certificate of Appropriateness (COA): If work begun prior to issuance of a COA		

BASIS FOR REVIEW

All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

HISTORIC PRESERVATION AGENCY (HPA)

Certificate of Appropriateness (COA) Application

PROJECT TYPE

- ☐ New Construction
 ☐ Addition
 ☐ Demolition
 ☐ Fence
 ☐ Paint
 ☐ Repair
 ☐ Relocation
 ☒ Re-Roof/Roof-Over
 ☐ Sign/Shed
 ☐ Garage

Classification of Work (see LDR 10.11.3)

- ☐ Routine Maintenance
 ☒ Minor Work
 ☐ Major Work

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- ☐ Staff Approval
☐ Board Approval: ☐ Conceptual or ☐ Final

PROPERTY INFORMATION: Property information can be found at the Columbia County Property Appraiser's Website

Historic District: ☐ Lake Isabella Historical Residential District
☒ Downtown Historical District

Site Address: 160 SE McCray Ave Lake City, FL 32025

Parcel ID #(s) 00-00-00-13262-000

OWNER OF RECORD

As recorded with the Columbia County Property Appraiser

APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included

Owner(s) Name	Applicant Name
John Barnes	
Company (if applicable)	Company (if applicable)
	Lewis Walker Roofing
Street Address	Street Address
160 SE McCray Ave	1118 S Marion Ave
City State Zip	City State Zip
Lake City, FL 32025	Lake City, FL 32025
Telephone Number	Telephone Number
386-320-8612	866-959-7663
E-Mail Address	E-Mail Address
	Permitting@lewiswalkerroofing.com

Historic Preservation Agency Meetings are held the 1st Tuesday of the month at 5:30PM in the City Council Chambers (205 N Marion Ave.)

Application Deadline (12:30PM)	Dec 01 2022	Jan 03 2023	Feb 01 2023	Mar 01 2023	Apr 01 2023	May 01 2023	Jun 01 2023	Jul 01 2023	Aug 01 2023	Sep 01 2023	Oct 01 2023	Nov 01 2023
Meeting Date	Jan 04 2023	Feb 07 2023	Mar 07 2023	Apr 04 2023	May 02 2023	Jun 06 2023	Jul 05 2023	Aug 01 2023	Sep 06 2023	Oct 03 2023	Nov 07 2023	Dec 05 2023

IMPORTANT NOTES

PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 10 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPA as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Agency during the conceptual design process. The HPA will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPA to seek final approval of their projects.

APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a *Window Survey* must be completed.

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Metal roof over existing shingles with purlins

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing		29GA Rib, 26GA PBR metal	Galvalume
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

DID YOU REMEMBER

Review the Historic District Application Checklist (Article 10 LDR) to ensure you are including all required materials. If all requirements are not submitted, it will delay your approval.

Review the applicable Guidelines (Article 10 LDR)

A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)

Please see the City of Lake City Land Development Regulations for detailed information.

Historic Preservation Districts maps are located on the city web site (www.lcfla.org)

Historic Preservation Agency can be found in the LDR Article 10.

Variances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site (www.lcfla.org)

APPEALS

Agency Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the HPA, as outlined in Article 11, Section 11.1.4

Administrative Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the Administrator, as outlined in Article 10, Section 10.11.5.

DEMOLITIONS (if applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, city, or neighborhood, and feasibility of reproducing such a building, structure, or object.

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

RELOCATIONS (if applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historical context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Article 4 of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the Administrator or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the Board of Adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Agency review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Agency meeting.
5. I/We understand that the Historic Preservation Agency meetings are conducted in a quasi-judicial hearing and as such, ex parte communications are prohibited (Communication about your project with a Historic Preservation Agency member).
6. I/We understand that the approval of this application by the Historic Preservation Agency or staff in no way constitutes approval of a Building Permit for construction from the City of Lake City Growth Management.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPA before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project.
8. I/We understand that any decision of the HPA may be appealed to the City Council. A person with standing, as described in LDR Article 10, Section 10.11.6, may file a petition to appeal and shall be presented within thirty (30) days after the decision of the HPA; otherwise the decision of the HPA will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.


Applicant (Signature)

6/24/25

Date

Lewis Walker

Applicant (Print)

Please submit this application
And all required supporting
Materials via email to:

growthmanagement@lcfia.com

Once the application is received
and deemed complete, the
applicant will be notified as to
whether this will be a staff
review or HPA review.

TO BE COMPLETED BY CITY
ADMINISTRATOR

Date Received

Received By:

COA ____-____

Zoning:

Contributing

☐ Yes ☐ No

Pre-Conference

☐ Yes ☐ No

Application
Complete

☐ Yes ☐ No

Request for
Modification
of Setbacks

☐ Yes ☐ No

- ☐ Staff Approval
- ☐ Single Family Structure or its Accessory Structure
- ☐ Multi-Family requiring HPA approval
- ☐ After-The-Fact Certificate of Appropriateness



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 752-2031
growthmanagement@lcfla.com

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE John Barnes

(print name of property owner(s))

hereby authorize: Lewis Walker Roofing

(print name of agent)

to represent me/us in processing an application for: Metal Roof Over

(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.


(Signature of owner)

John Barnes

(Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 30th day of June, 2025, by

John Barnes


Notary Public

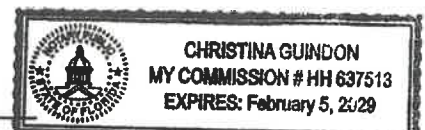
Christina Guindon
Printed Name

2/5/2029
My Commission Expires

☐ Personally
Known OR

☒ Produced Identification

ID Produced: DL







COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-13262-000

<https://search.ccpafl.com/parcel/13262000000000>

452 SE NASSAU ST

Owners

BEAUTIFY LAKE CITY LLC
2741 S HURON DR
DELTONA, FL 32738

Use: 0100: SINGLE FAMILY

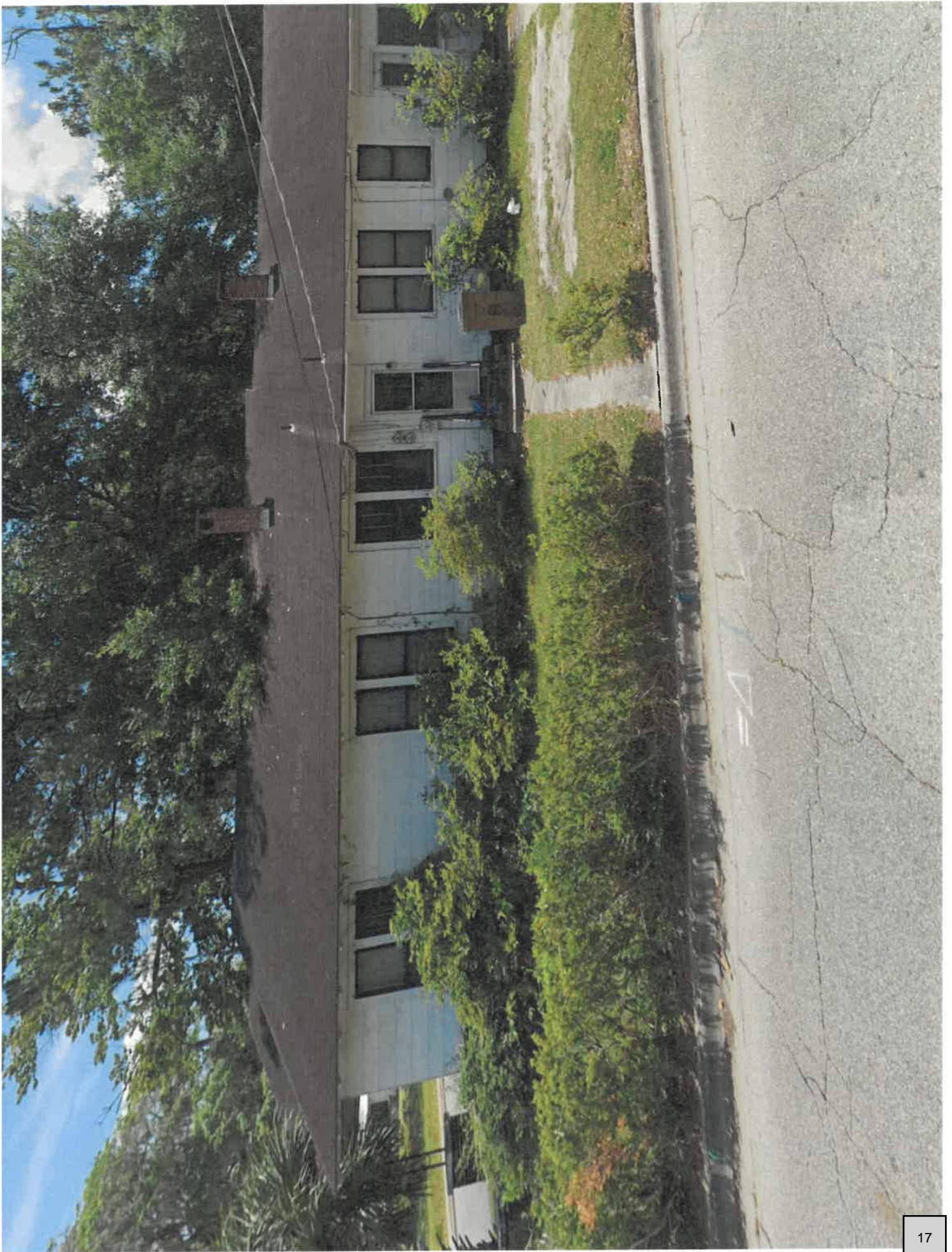
Subdivision: E DIV

Legal Description

E DIV: LOTS 1, 2 & 3 THOMPSON S/D.
(BLOCK 264).

748-2025, 786-2086, WD 1482-640, WD 1537-313,







Lake City, Florida

Google Street View

May 2023

See more dates



Image capture: May 2023 © 2025 Google



Lake City, Florida
Google Street View
Mar 2022 [See more dates](#)



Google

Image capture: Mar 2022 © 2025 Google




File Attachments for Item:

iii. COA 25-16, submitted by Ericka Mayo, agent, for A Through Z Group LLC, requesting a Certificate of Appropriateness in a COMMERCIAL- CENTRAL BUSNISS DISTRICT (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake City Historic Commercial District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12008-000, located at 523 N Marion Ave.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 8/18/25	COA 25-16
Address: 523 N Marion Ave, Lake City	
Parcel Number: 12008-000	
Owner: A Through Z Group LLC	
Address of Owner: 523 N Marion Ave, Lake City	
Description of Structure: single story commercial building	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176	
 Scott Thomason, CBO Director of Growth Management	
Code Edition: 2020 (7 th) Edition of the Florida Building Codes, 2020 (7 th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
Description of Approved Construction:	
Replace roof with a TPO roof, add a drive thru window to rear of the building.	
Special Conditions:	

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



DEPARTMENT OF GROWTH MANAGEMENT
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Lake City, Florida 32055
Telephone: (386) 752-2031
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COA__-__

HISTORIC PRESERVATION AGENCY (HPA)

Certificate of Appropriateness (COA) Application

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Agency- level review or a Staff-level review.

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Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA): Staff Review		
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BASIS FOR REVIEW

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PROJECT TYPE

☐ New Construction ☒ Addition ☐ Demolition ☐ Fence ☐ Paint
☒ Repair ☐ Relocation ☒ Re-Roof/Roof-Over ☐ SignShed ☐ Garage

Classification of Work (see LDR 10.11.3)

☐ Routine Maintenance ☐ Minor Work ☐ Major Work

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

☐ Staff Approval
☒ Board Approval: ☐ Conceptual or ☐ Final

PROPERTY INFORMATION: Property information can be found at the Columbia County Property Appraiser's Website

Historic District: ☐ Lake Isabella Historical Residential District
☒ Downtown Historical District

Site Address: 523 N. Marion Avenue

Parcel ID #(s) 0012008

OWNER OF RECORD

As recorded with the Columbia County Property Appraiser

APPLICANT OR AGENT

If other than owner, If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included

Owner(s) Name <u>Erika Mayo</u>	Applicant Name <u>Erika Mayo</u>
Company (if applicable) <u>523 N. Marion Ave</u>	Company (if applicable)
Street Address <u>Lake City, FL</u>	Street Address
City State Zip <u>386-344-1422</u>	City State Zip
Telephone Number	Telephone Number
E-Mail Address	E-Mail Address

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IMPORTANT NOTES

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- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
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- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a *Window Survey* must be completed.

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

SEE Attached application
Buildout / Remodel

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

DID YOU REMEMBER

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Review the applicable Guidelines (Article 10 LDR)

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APPEALS

Agency Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the HPA, as outlined in Article 11, Section 11.1.4

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Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, city, or neighborhood, and feasibility of reproducing such a building, structure, or object.

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

RELOCATIONS (if applicable)

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- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the Board of Adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Agency review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Agency meeting.
5. I/We understand that the Historic Preservation Agency meetings are conducted in a quasi-judicial hearing and as such, ex parte communications are prohibited (Communication about your project with a Historic Preservation Agency member).
6. I/We understand that the approval of this application by the Historic Preservation Agency or staff in no way constitutes approval of a Building Permit for construction from the City of Lake City Growth Management.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPA before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project.
8. I/We understand that any decision of the HPA may be appealed to the City Council. A person with standing, as described in LDR Article 10, Section 10.11.6, may file a petition to appeal and shall be presented within thirty (30) days after the decision of the HPA; otherwise the decision of the HPA will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

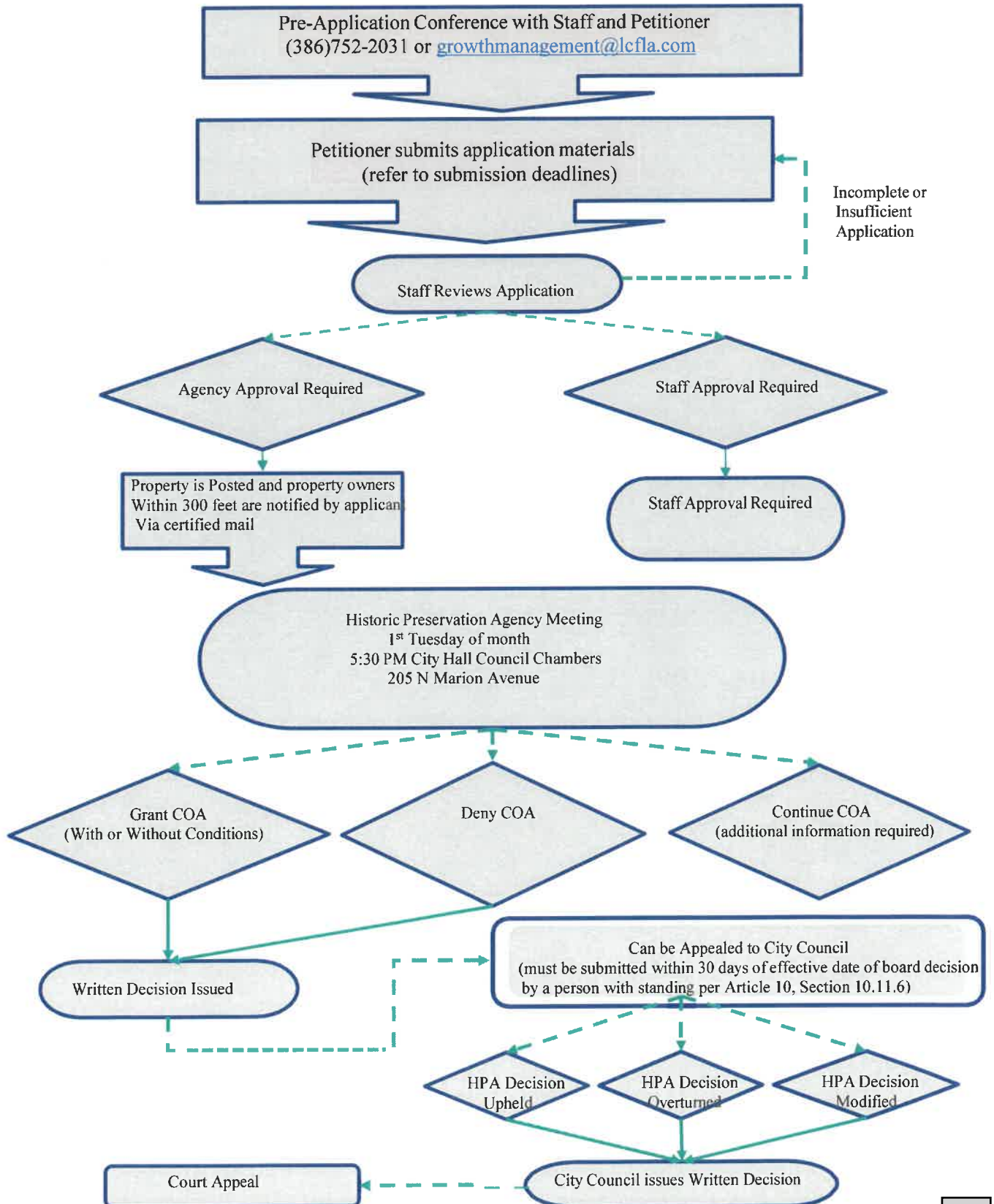
Erica Mayo
Applicant (Signature)

8-15-25
Date

Erica Mayo
Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p>growthmanagement@lcfia.com</p> <p>Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.</p>	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received	Received By:
	COA ____ - ____		<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
	Zoning:			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Request for Modification of Setbacks		<input type="checkbox"/> Yes <input type="checkbox"/> No	

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12008-000 <https://search.ccpafl.com/parcel/12008000000000>

523 N MARION AVE

Owners

A THROUGH Z GROUP, LLC
4846 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

Use: 1100: STORES/1 STORY

Subdivision: N DIV

Legal Description

N DIV BLK 78: BEG SW COR, N 57.89 FT, E 204.58 FT, S 57.86 FT TO SE COR OF BLOCK 78, W 205.07 FT TO POB.

303-141, 761-344, DC 1181-1824, WD 1181-1825, ...





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
A THROUGH Z HOLDING GROUP, LLC

Filing Information

Document Number L24000084315
FEI/EIN Number 99-1493936
Date Filed 02/16/2024
Effective Date 02/14/2024
State FL
Status ACTIVE

Principal Address

4846 NW LAKE JEFFERY ROAD
LAKE CITY, FL 32055

Mailing Address

4846 NW LAKE JEFFERY ROAD
LAKE CITY, FL 32055

Registered Agent Name & Address

MAYO, ERICA R
4846 NW LAKE JEFFERY ROAD
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

MAYO, ERICA
4846 NW LAKE JEFFERY ROAD
LAKE CITY, FL 32055

Annual Reports

Report Year	Filed Date
2025	03/28/2025

Document Images

[03/28/2025 – ANNUAL REPORT](#) [View image in PDF format](#)

[02/16/2024 – Florida Limited Liability](#) [View image in PDF format](#)



11' 44" N 82° 38' 12" W





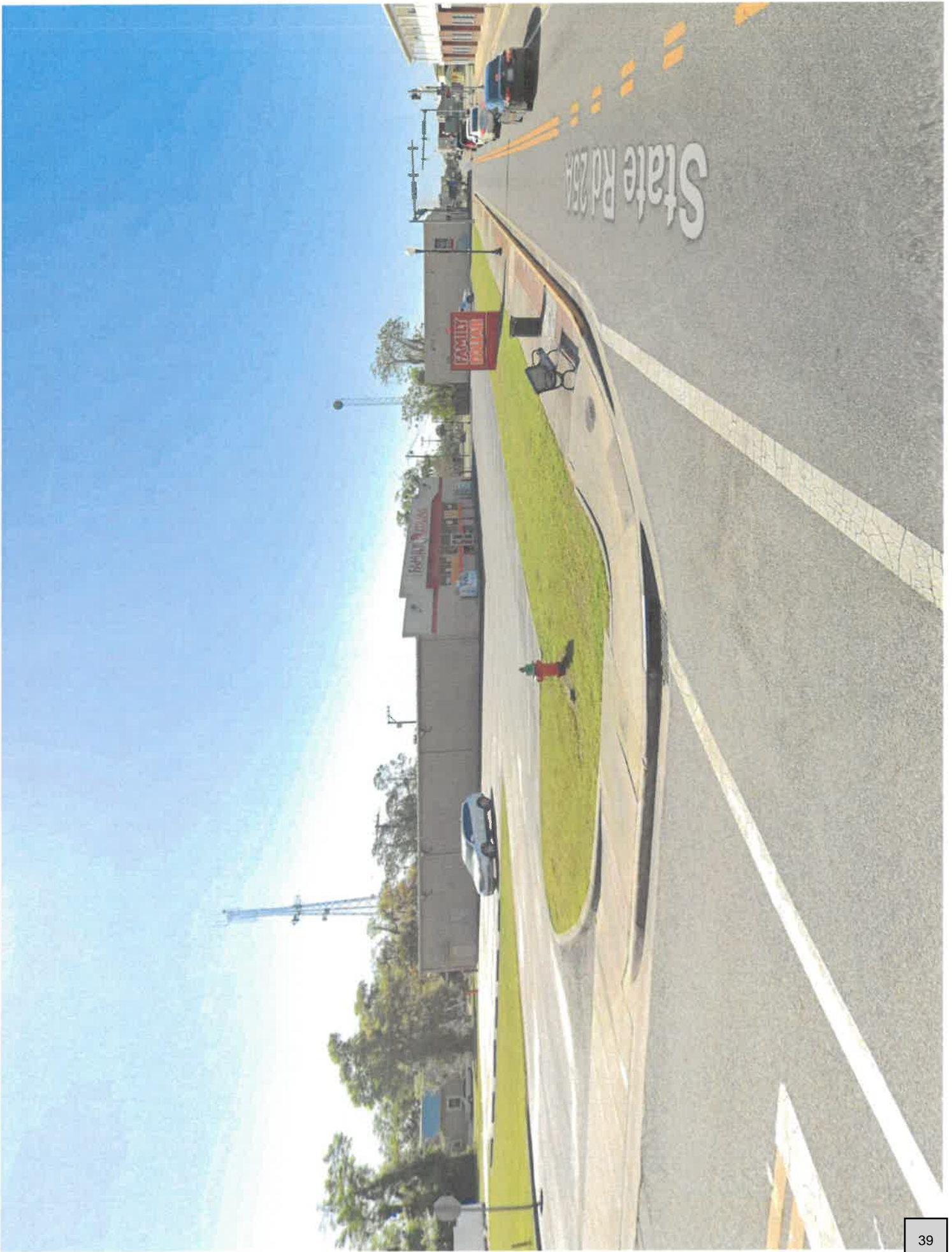








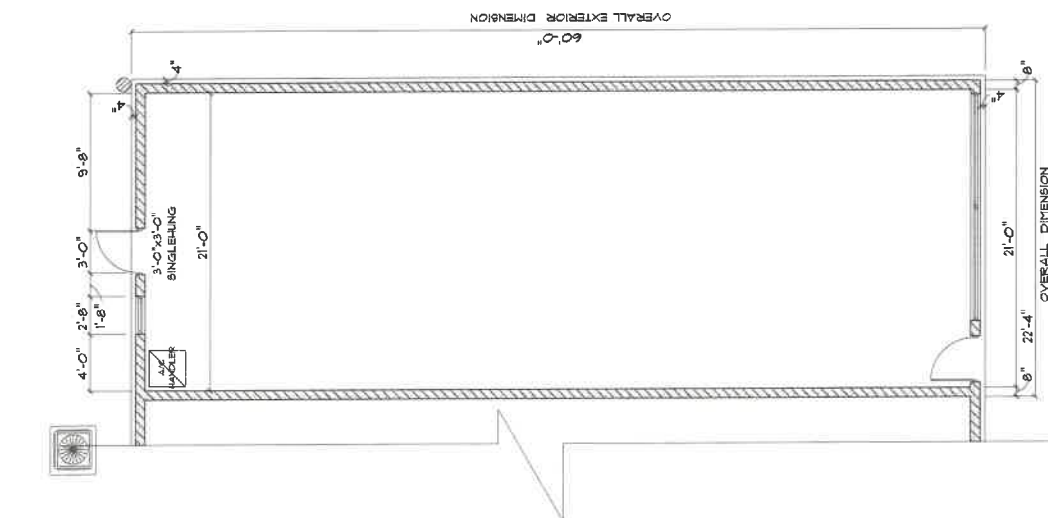




An aerial photograph of a residential neighborhood. A yellow rectangular highlight is placed on a lot in the center-left of the image. The lot contains a small, dark-colored building. Surrounding the highlighted lot are other residential properties with various types of buildings, including houses and larger commercial-style structures. A road runs vertically through the center of the image, and another road runs horizontally across the middle. The overall scene shows a mix of residential and commercial development.



PROJECT DESCRIPTION	NEW MEDICAL OFFICE AND PHARMACY IN AN EXISTING STRUCTURE			
CODING IN EFFECT	FLORIDA BUILDING CODES 2023, 8TH ED.			
SUBJECT	REFERENCE	APPLICATION	PROVIDED	
OCCUPANCY	ASSEMBLY GROUP B - FBC SECTION 304.1 -	BUSINESS GROUP B	BUSINESS GROUP B	
CONSTRUCTION TYPE	TABLE 601 -	TYPE II B	TYPE II B	
AUTOMATIC SPRINKLERS	REQUIRED -	NOT REQUIRED	NOT PROVIDED	
ALLOWABLE BUILDING AREA, MAX. (PER FLOORS	TABLE 506.2 - TYPE I B -	23,000 S.F.	1326 S.F.	
CLASSIFICATION SEPARATION	TABLE 602 -	N.A.	N.A.	
HEIGHT, MAX.	TABLE 504.3 - TYPE I B -	55 FEET	12 +/- FEET	
EXIT, REQUIRED	TABLE 1006.2.1 -	I REQUIRED	3 PROVIDED	
EXIT TRAVEL, MAX.	TABLE 1006.2.1 -	OCCUPANCY B WITHOUT SPRINKLERS * O.L. <30 - 100 FT.	MAX. 47 FT.	
CORRIDOR DEAD END LIMIT	FBC SECTION 1020.4 -	20 FT. MAX	NONE	
EGRESS (OCCUPANT LOAD) EGRESS REQUIREMENTS	TABLE 1004 - BUSINESS AREA -	150 GROSS 1326 S.F. / 150: 9	9 TOTAL	
PLUMBING FUTURE REQUIREMENTS	TABLE 2902.1 - MALE -	I PER 25: I REQUIRED	I PROVIDED	
WATER CLOSET'S	TABLE 2902.1 - FEMALE -	I PER 25: I REQUIRED	I PROVIDED	
PLUMBING FUTURE REQUIREMENTS	TABLE 2902.1 - MALE -	I PER 40: I REQUIRED	I PROVIDED	
LAVATORIES	TABLE 2902.1 - FEMALE -	I PER 40: I REQUIRED	I PROVIDED	
DRINKING FOUNTAINS	TABLE 2902.1 -	I PER 100: I REQUIRED	DRINKING WATER PROVIDED	
SERVICE SINK	TABLE 2902.1 -	NOT REQUIRED	NOT PROVIDED	



• PROPOSED PLUMBING/

• CONCRETE PLAN •

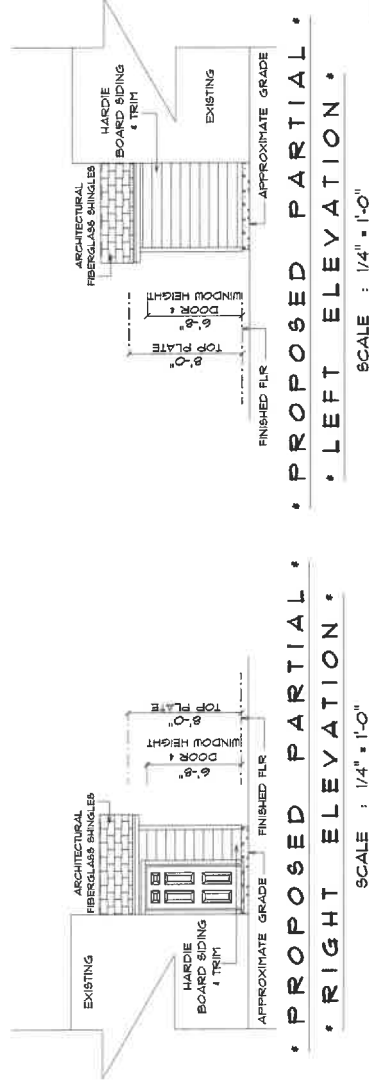
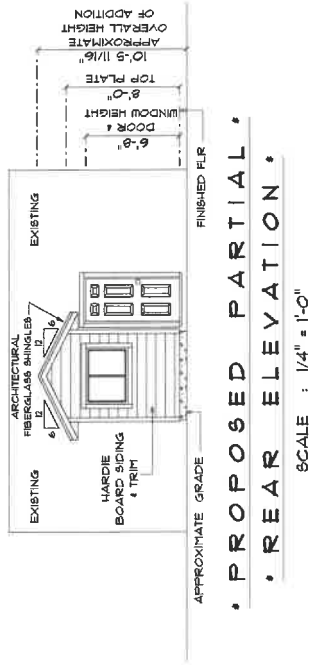
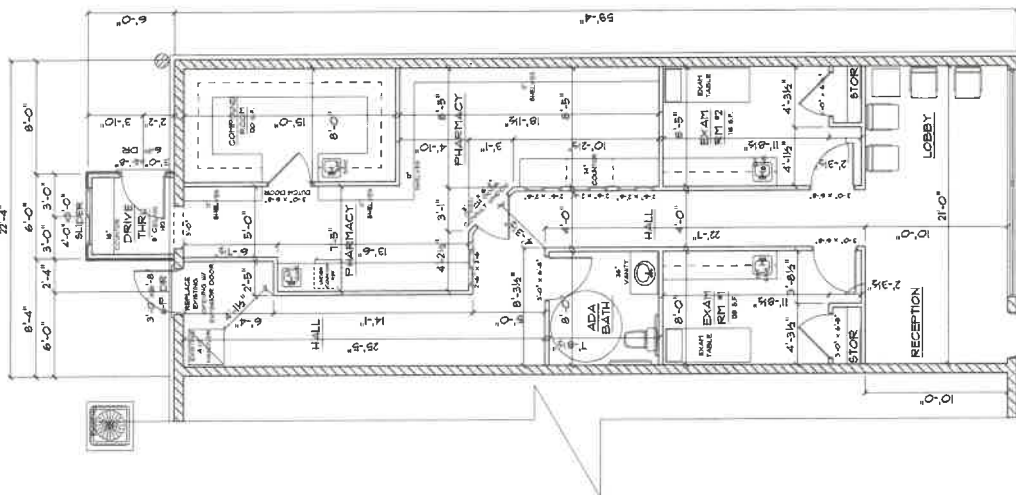
SCALE : 1/4" = 1'-0"

• EXISTING •
• FLOOR PLAN •
SCALE = 1/4" = 1'-0"

A/C AREA	• 1356 S.F.
TOTAL AREA UNDER ROOF	• 1356 S.F.

IMPORTANT NOTE:
THIS ITEM HAS BEEN DIGITALLY SCANNED AND SEALED BY CAROL CHAMBERS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MIATO PHARMACY and WELLNESS CENTER	
503 NORTH MARION AVE LAKE CITY, FLORIDA 32066	
CDB Chemicals, P.E. 1000 Air Fairlane Lake City, Florida 32026 Call: (207) 640 - 1172 info@csd-mi.com	
PREPARED DATE Wednesday, April 30, 2008	CHECKED BY Tami M. Harris BSL7-153747426
FINALS DATE	JOB NUMBER
DRAWING NUMBER A-1 of 3 sheets	

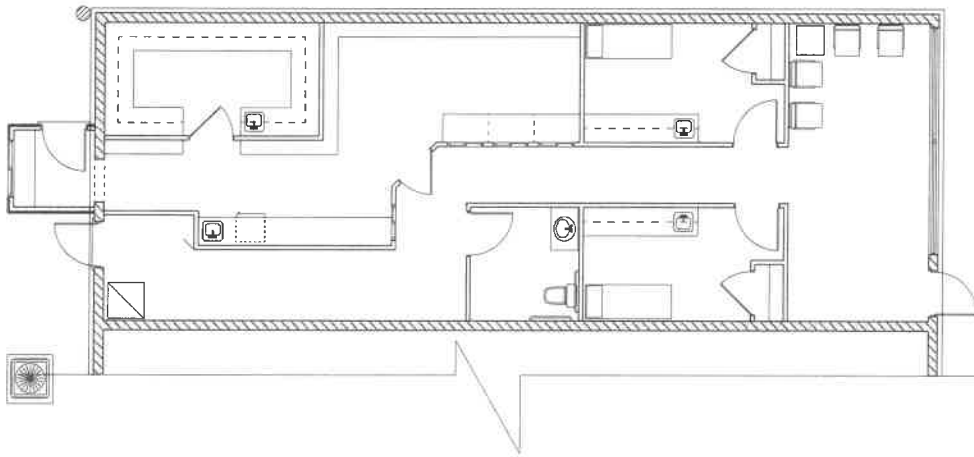


HAYO PHARMACY AND WELLNESS CENTER	
333 NORTH HARBOR AVE LAKE CITY, FLORIDA 33099	
Carol Chedwick, P.E. 1208 8th Avenue, Glen Lake City, Florida, 33009 Cell: (813) 840-1172 Email: cchedwick@hyc.com	
Prepared by: Carol Chedwick, P.E. Date: July 20, 2025	
Checked by: Name: P. N. N. Date: 7/20/2025	
Project No.: 25-0007	
Sheet No.: 1 of 3	
DRAWING NUMBER A-2	



IMPORTANT NOTE

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• PROPOSED •
• LIFE SAFETY PLAN •

