

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

September 12, 2023 at 6:00 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:** 08-01-2023

OLD BUSINESS

- ii. **COA 23-25**, submitted by Lewis Walker Roofing as agent, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 of the Land Development Regulations and located within the View Shed of 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 13226-000

*****Continued from 08-01-2023 meeting*****

NEW BUSINESS

- iii. **COA 23-29**, submitted by Joy Lutz as owner, requesting a Certificate of Appropriateness in a Residential Office (RO) zoning district as established in section 4.10 of the Land Development Regulations and located within the view shed of the Lake Desoto Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13198-000
- iv. **COA 23-30**, submitted by Wayne and Brenda Johndrow as owner, requesting a Certificate of Appropriateness in a Residential Office (RO) zoning district as established in section 4.5 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 13304-000

- v. COA 23-31**, submitted by Rocky Ford as owner, requesting a Certificate of Appropriateness in a Residential Single-Family 3 (RSF-3) zoning district as established in section 4.5 of the Land Development Regulations and located within the View Shed of 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 13319-000.

CONSENT AGENDA

- vi. COA 23-27**, submitted by Jameson Carter as agent, requesting a Certificate of Appropriateness in a Commercial- Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Desoto Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12706-000
- vii. COA 23-28**, submitted by Jameson Carter as agent, requesting a Certificate of Appropriateness in a Commercial- Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Desoto Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12706-000

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.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: 08-01-2023

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 08/01/2023

Roll Call:

Mrs. McKellum- Present
Mr. Nelson- Not Present
Mr. Cooper- Not Present
Mr. McMahon- Present

Mr. Carter- Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 07/11/2023 Meeting.

Motion By: Mr. Carter **Seconded By:** Mrs. McKellum

Comments or Revisions: None

Old Business: None

New Business:

Petition # COA23-25 Presented By: Jake Trawick as agent

As owner or agent and gives address of: 135 SW Temple, Lake City, FL

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert stated that the applicant was looking to replace the existing metal roof with a new metal roof. Robert stated that the roof is a historic metal stamped roof. Robert stated that they are looking to put on a new galvalume metal roof which is consistent with the district, but not the same as what is on the roof.

Jake stated that they have done the lower levels of the roof already and the new roof would match the lower levels. He also stated that the roof would be the same as the building next to it. Mr. Lydick asked if they had more information to support the petition. Mr. Lydick and Jake discussed the information needed and if there were any alternatives to replacing it. Jake said that they would need to remove the existing roof and repair the damage then place the roof back on the cover it with the new roof. Jake stated that if you installed the new roof over it then the current roof would have holes in it and the old roof would not be fixable. Jake stated that a similar product would cost about four times the current quote.

The board discussed the options when a petition is a direct opposition of the LDR. Mr. Kennon advise to vote with the LDR and not against it. Robert stated that he spoke with Mr. Tressler the owner and he said that the building had numerous roof leaks that was have been fixed several times. Mr. McMahon stated that there was already a different metal roof on the lower portion and that this would make it more consistent. Mr. Kennon is going to look into how to move forward per request of the board.

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Motion to approve/deny by: Mr. McMahon **Second by:** Mrs. McKellum

| | | |
|---------------------------|---------------------------|---------------------------|
| Mrs. McKellum: Aye | Mr. Cooper: Absent | Mr. McMahon: Aye |
| Mr. Carter: Nye | Mr. Lydick: Nye | Mr. Nelson: Absent |

Consent Agenda Items:
Discussion to approve consent agenda items COA23-26. Mr. Angelo presented the consent agenda.

Motion to Approve/Deny By: Mr. Carter **Motion Seconded By:** Mr. McMahon

| | | |
|---------------------------|---------------------------|---------------------------|
| Mrs. McKellum: Aye | Mr. Cooper: Absent | Mr. McMahon: Aye |
| Mr. Carter: Aye | Mr. Lydick: Aye | Mr. Nelson: Absent |

Workshop: None

Motion to Adjourn by: Mr. Carter **Motion Seconded By:** Mrs. McKellum
Time: 6:35pm
Mr. Lydick closed the meeting.

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. COA 23-25, submitted by Lewis Walker Roofing as agent, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 of the Land Development Regulations and located within the View Shed of 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 13226-000

*****Continued from 08-01-2023 meeting*****



CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

FOR OFFICIAL USE ONLY

Date Received: 7/20/23

Case #: COA23-25

APPLICANT INFORMATION

Applicant is (check one and sign below): ☐ Owner ☒ Contractor ☐ Architect ☐ Other _____

Applicant: Lewis Walker

Contact: Julie Lam

Address: PO BOX 2147
Lake City, FL 32056

Phone: 866-959-7663

Cell: 386-324-2495

Email: permitting@LewisWalkerroofing.com

Property Owner: Richard Tressler

Contact: Rick Tressler

Address: 334 E Duval St
Lake City, FL 32055

Phone: _____

Cell: 407-421-3002

Email: _____

PROPERTY INFORMATION

Site Location/Address: 334 E Duval St, Lake City

Current Use: Office/Commercial

Year Built: 1945

Proposed Use: Office

Projected Cost of Work: \$ 25,650.00

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Tear metal off & install new metal on existing purlins
Replace bad purlins as needed

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

APPLICANT/AGENT SIGNATURE

APPLICANT/AGENT NAME and TITLE

DATE

FOR OFFICIAL USE ONLY

| | | | |
|---------------------------------------------------|----------------------|-------------------|------------------|
| Parcel ID Number: | <u>13226-000</u> | | |
| Future Land Use: | <u>Commercial</u> | Zoning District: | <u>C6</u> |
| Review (circle one): | Ordinary Maintenance | <u>Minor Work</u> | Major Work |
| National Register of Historic Places Designation? | Yes | No, but eligible | No, not eligible |

GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Katie Rutland (owner name), owner of property parcel

number 00 - 00 - 00 13226 - 000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

| Printed Name of Person Authorized | Signature of Authorized Person |
|-----------------------------------|--------------------------------|
| 1. | 1. |
| 2. | 2. |
| 3. | 3. |
| 4. | 4. |
| 5. | 5. |

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

if at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

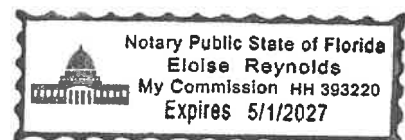
Owner Signature (Notarized) Katie Rutland Date Katie Rutland

NOTARY INFORMATION:
STATE OF Florida COUNTY OF Columbia

The above person, whose name is Katie Rutland, personally
appeared before me and is known by me or has produced identification
(type of I.D.) on this 18th day of July, 20 23

NOTARY'S SIGNATURE Eloise Reynolds

(Seal/Stamp)



City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness.

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulation Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return.

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

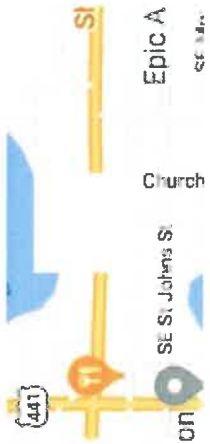
1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.

Google Maps 334 State Rte 100



Lake City, Florida
Google Street View,
May 2023 See more dates

Image capture: May 2023 © 2023 Google



File Attachments for Item:

iii. COA 23-29, submitted by Joy Lutz as owner, requesting a Certificate of Appropriateness in a Residential Office (RO) zoning district as established in section 4.10 of the Land Development Regulations and located within the view shed of the Lake Desoto Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13198-000



CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

FOR OFFICIAL USE ONLY

Date Received: 8/21/23

Case #: COA 23-29

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner ☐ Contractor ☐ Architect ☐ Other _____

Applicant: Aligned CPA

Contact: Joy Lutz

Address: 405 E Duval St
Lake City FL 32055

Phone: 386.752.4005

Cell: _____

Email: admin@alignedcpa.com

Property Owner: Joy Lutz

Contact: "

Address: "

Phone: "

Cell: "

Email: _____

PROPERTY INFORMATION

Site Location/Address: 405 E Duval St

Current Use: CPA Firm

Year Built: 1984

Proposed Use: CPA Firm

Projected Cost of Work: \$ 6,000

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

We will be replacing the existing fence with something comparable and painting the exterior of the building a navy color. See attached.

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Joy Lutz | Joy Lutz, Founder | 8/21/23
APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

| FOR OFFICIAL USE ONLY | | | |
|---------------------------------------------------|----------------------|------------------|-------------------|
| Parcel ID Number: | <u>13198-000</u> | | |
| Future Land Use: | <u>Commercial</u> | Zoning District: | <u>RO</u> |
| Review (circle one): | Ordinary Maintenance | Minor Work | <u>Major Work</u> |
| National Register of Historic Places Designation? | Yes | No, but eligible | No, not eligible |

City of Lake City, Land Development Regulations

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6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
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1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.

405 E. Duval Street

Current:



Proposed:
Sherwin Williams: Naval



405 E. Duval Street

Current:



Proposed:
Comparable White Picket Fence
(will match existing fence along the front of the building)



File Attachments for Item:

iv. COA 23-30, submitted by Wayne and Brenda Johndrow as owner, requesting a Certificate of Appropriateness in a Residential Office (RO) zoning district as established in section 4.5 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 13304-000



CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

Page 1 of 5

FOR OFFICIAL USE ONLY

Date Received: 8/24/23

Case #: COA 23-30

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner ☐ Contractor ☐ Architect ☐ Other _____

Applicant: Wayne & Brenda Johndrow

Contact: (Same)

Address: 240 SE Vickers Terrace
"Old Wilson House"
Lake City, FL 32025

Phone: 352-231-2974

Cell: 352-231-2974

Email: brenda.johndrow@gmail.com

Property

Owner: Wayne & Brenda Johndrow

Contact: Same

Address: 240 SE Vickers Terrace
Lake City, FL 32025

Phone: _____

Cell: 352-231-2974

Email: brenda.johndrow@gmail.com

PROPERTY INFORMATION

Site Location/Address: 240 SE Vickers Terrace

Current Use: Residential

Year Built: unknown? deed 1936 is not original due to Courthouse burned down with true Built date

Proposed Use: Preserve use Garage (demolish) Restone Reconstruct vehicle
Reproduce Garage 1 car
Projected Cost of Work: \$50,000.00 estimate

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Driveway installed to a new construction garage (See drawing) Please
Residence had garage (See photograph copy please) and Plan
would like to reproduce onto spot nearby (See survey please).

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Brenda Johndrow
APPLICANT/AGENT SIGNATURE
FOR Wayne F. Johndrow

Brenda Johndrow
APPLICANT/AGENT NAME and TITLE
Self Contractor Project

FOR Wayne F. Johndrow
DATE
8-18-2023

FOR OFFICIAL USE ONLY

| | | | |
|---------------------------------------------------|---------------------------|------------------|-------------------|
| Parcel ID Number: | <u>13304-000</u> | | |
| Future Land Use: | <u>Residential Medium</u> | Zoning District: | <u>RSF-3</u> |
| Review (circle one): | Ordinary Maintenance | Minor Work | <u>Major Work</u> |
| National Register of Historic Places Designation? | Yes | No, but eligible | No, not eligible |



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Wayne & Brenda Johndrow (owner name), owner of property parcel

number 00-00-00 13304-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

| Printed Name of Person Authorized | Signature of Authorized Person |
|-----------------------------------|--------------------------------|
| 1. <u>None</u> | 1. |
| 2. | 2. |
| 3. | 3. |
| 4. | 4. |
| 5. | 5. |

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) Brenda Johndrow 8-18-2023 POA Date Wayne F. Johndrow 8-18-2023 For Brenda Johndrow POA

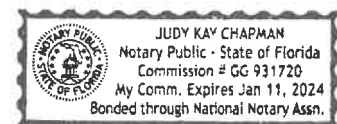
NOTARY INFORMATION:

STATE OF: FL COUNTY OF: COLUMBIA

The above person, whose name is Brenda Johndrow POA for Wayne F. Johndrow, personally appeared before me and is known by me or has produced identification (type of I.D.) FL DL on this 18th day of August, 2023.

NOTARY'S SIGNATURE Judy Kay Chapman

(Seal/Stamp)



City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

Old garage did not exist by the time
(Jan 2021) of new ownership, would rebuild
Historical style new garage onto a close nearby spot.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulation Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

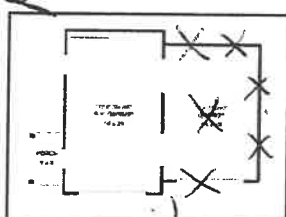
1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.



thegarageplanshop.com

**SUMMER SALE!** See homepage.**RV Garage Plan, 006G-0159****Plan 006G-0159**

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.

Just
thisJust
This

Save

view
Seen

New Curb break
(Proposed) Driveway
Enter from
back yard where
Monroe Street
Right of Way is;
25 feet from
Intersection of
Vickers^{Terr.} Street &
Monroe Street.

View Shed would
have this Garage
viewed from Marion
Street, probably 1/4 mile
away (across Lake Isab
with Old Wilson House
adjacent to garage, on
the North side of Hou

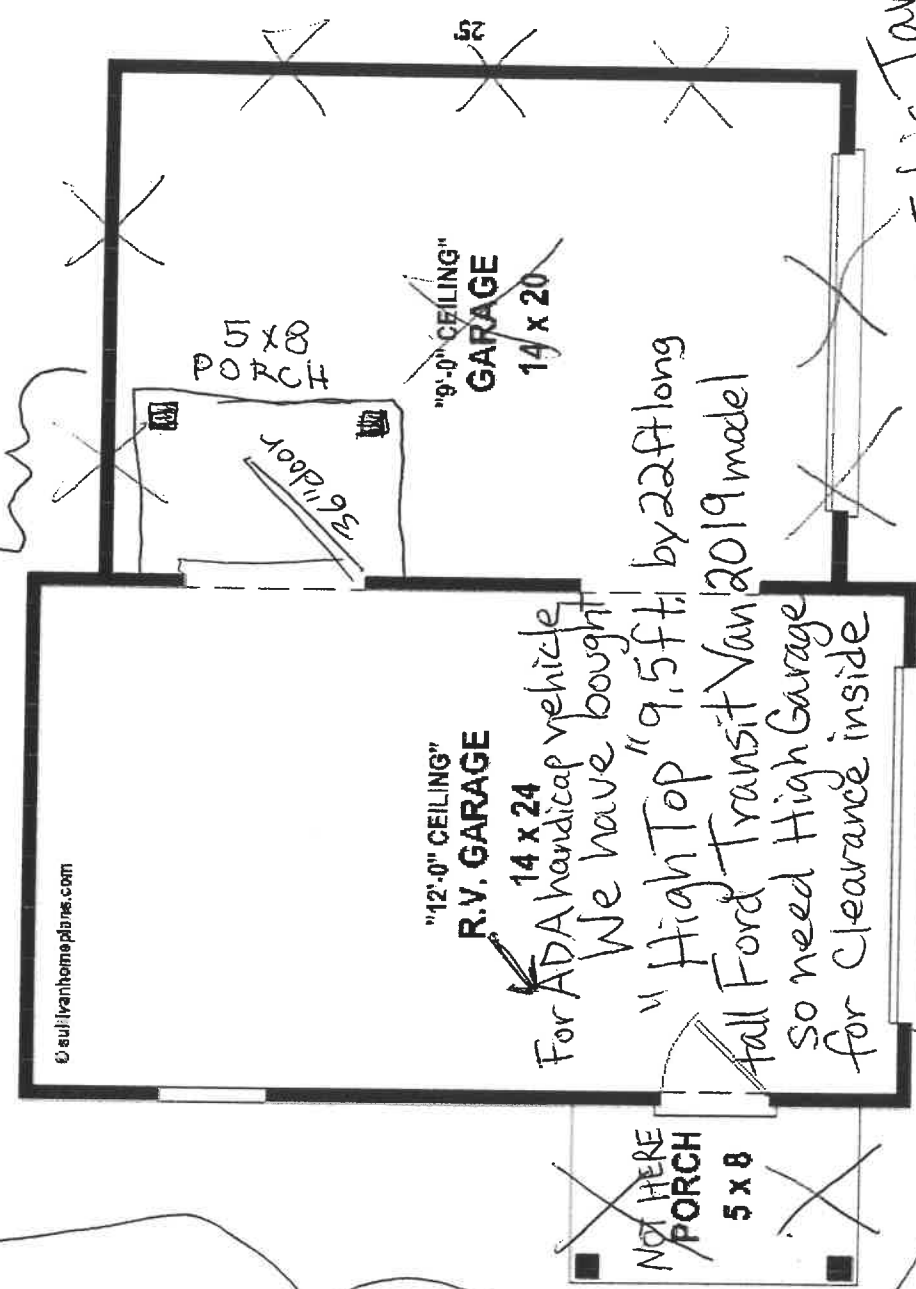
INTERSECT
8/7/13, 2:47 PM
↑

Vickers Terrace Right of Way
CORNER LOT

Just CORNER LOT

This

Street
Right of Way



Drawing Page 2 of 2

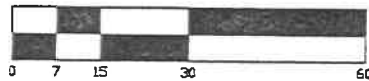
Not This Tandem Garage

Proposed Driveway
12 ft to 15 ft
15 ft

BOUNDARY SURVEY IN SECTION 32, TOWNSHIP 3 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.



SCALE: 1" = 30'



GRAPHIC SCALE

SYMBOL LEGEND:

| | |
|---------|-------------------------------|
| ■ | 4"x4" CONCRETE MONUMENT FOUND |
| □ | 4"x4" CONCRETE MONUMENT SET |
| ● | IRON PIPE FOUND |
| ○ | IRON PIN AND CAP SET |
| × | 7" CUT IN PAVEMENT |
| + | CALCULATED PROPERTY CORNER |
| ⊙ | NAIL & DISK |
| ⊕ | POWER POLE |
| + | SIGN POST |
| ▲ | WATER METER |
| ⊙ | UTILITY BOX |
| * | WELL |
| ⊗ | SANITARY MANHOLE |
| ⊙ | CENTERLINE |
| --- | SECTION LINE |
| -E- | ELECTRIC LINES |
| -X- | WIRE FENCE |
| -○- | CHAIN LINK FENCE |
| -□- | WOODEN FENCE |
| (PLAT) | AS PER A PLAT OF RECORD |
| (DEED) | AS PER A DEED OF RECORD |
| (CALC) | AS PER CALCULATIONS |
| (FIELD) | AS PER FIELD MEASUREMENTS |
| P.R.M. | PERMANENT REFERENCE MARKER |
| P.C.P. | PERMANENT CONTROL POINT |

IONROE STREET
(VED/PUBLIC)

DESCRIPTION:

BEGIN AT A CONCRETE MONUMENT (NOT LABELED) SOUTHEAST CORNER OF BLOCK 269, EASTERN DIVISION CITY OF LAKE CITY, AND RUN THENCE S.89°12'00"W., 119.70 FEET; THENCE S.00°21'11"E., 33.00 FEET; THENCE N.89°18'01"E., 119.37 FEET; THENCE N.00°12'00"E., 33.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.00°12'00"E., FOR THE EAST LINE OF BLOCK 277.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A" AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0292D HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

DR'S CERTIFICATION

AGE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard
L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5757

ND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING
& MAPPING, LLC

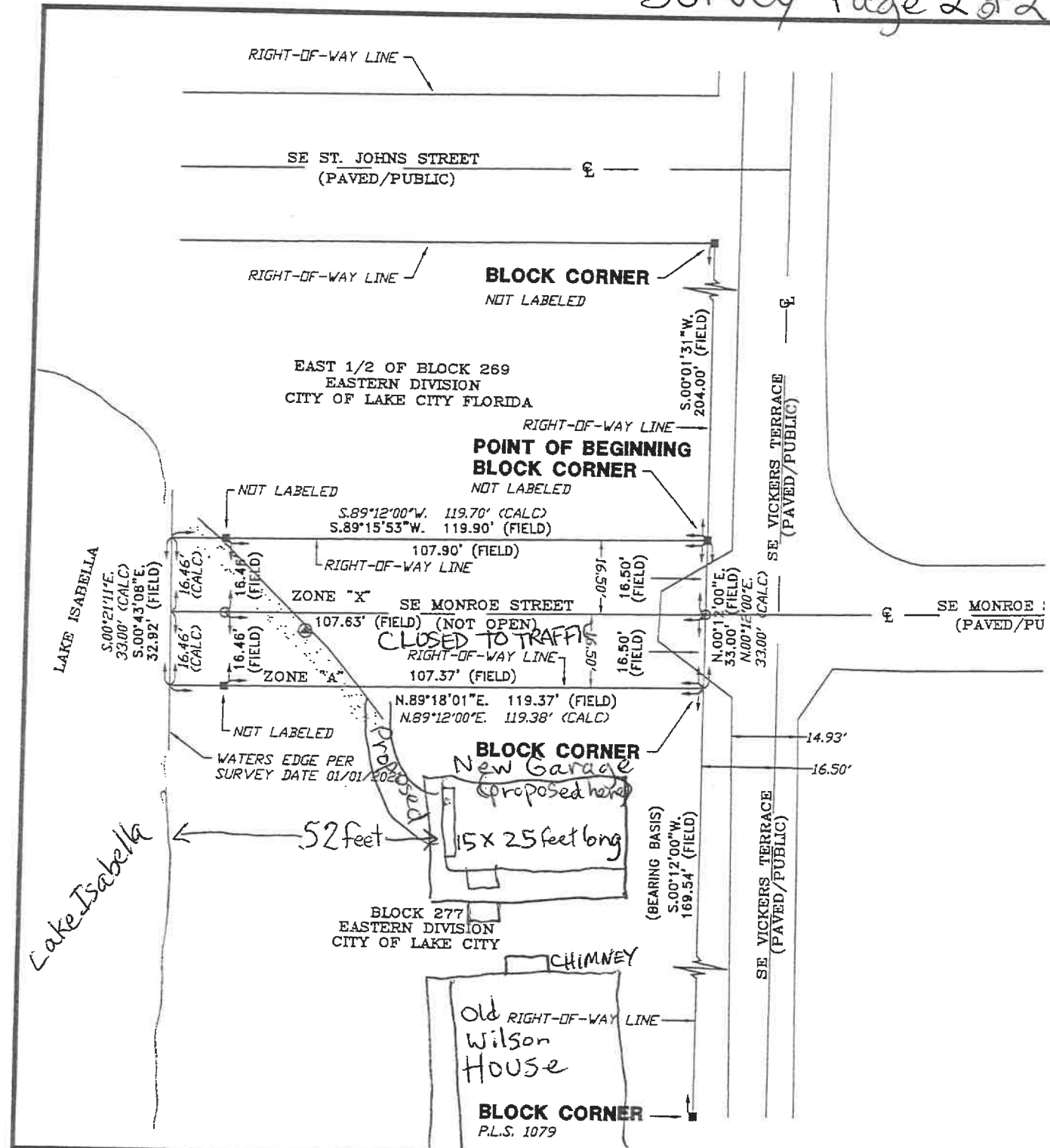
LAND SURVEYORS AND MAPPERS, L.B. # 8016

1438 SW MAIN BLVD, LAKE CITY, FLORIDA 32025

(386)752-7163 FAX (386)752-5573

www.brittsurvey.com

WORK ORDER # L- 27266



CERTIFIED TO:

WAYNE & BRENDA JOHNDROW

FIELD BOOK: 371

PAGE(S): 54

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER THE
TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOA
IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT

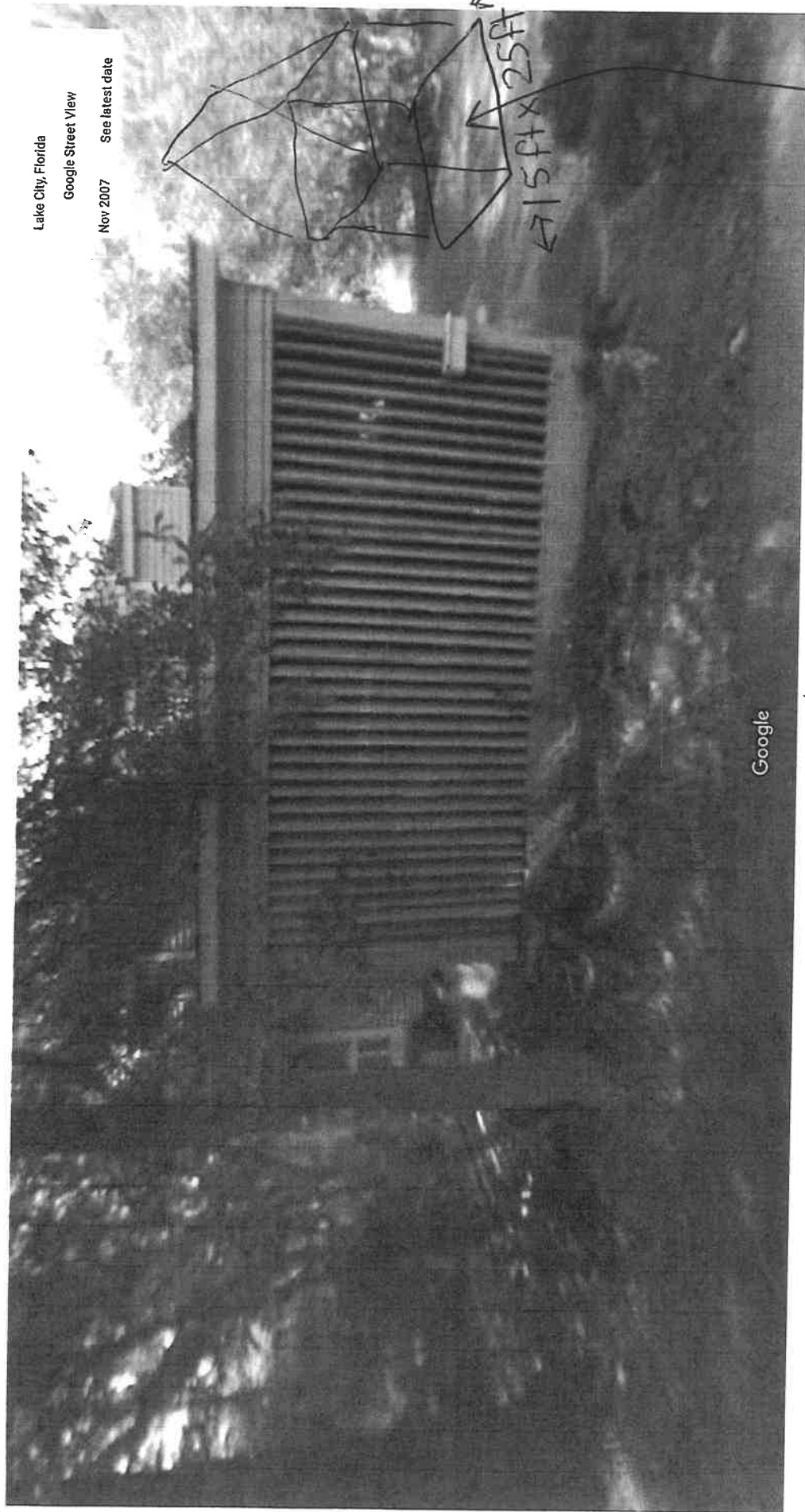
02/01/2021

02/08/2021

FIELD SURVEY DATE

DRAWING DATE

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIG.
AND MAPPER THIS DRAWING, SKETCH, PLAT OR [REDACTED] OR



Location at 240 SE Vickers of Old Garage
(demolished by previous owners possibly in 2014)

Proposed New Garage
for Car/van Relocated
Spot

Photograph Page.



Lake City, Florida
Google Street View
Nov 2007 See latest date

Google

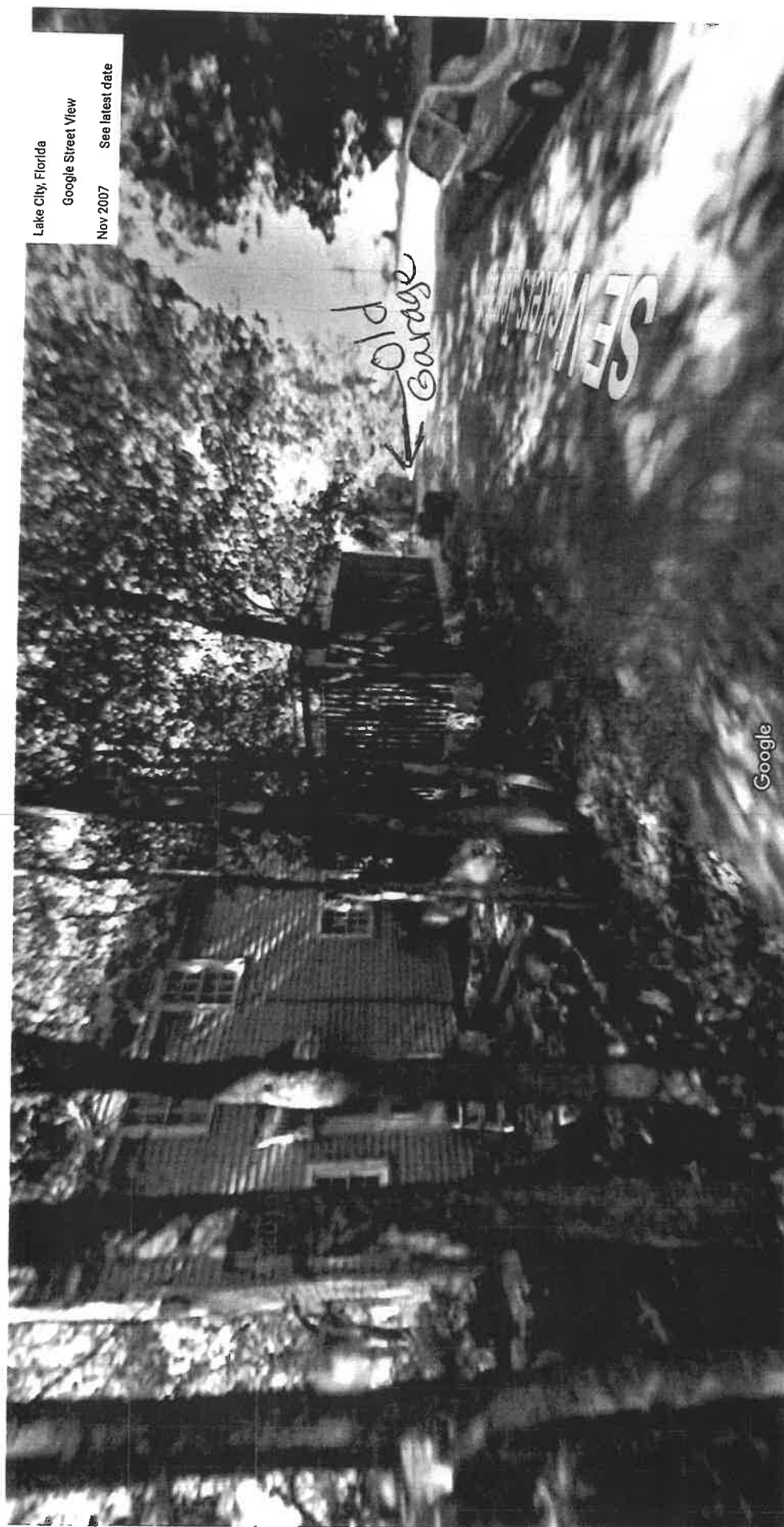
Image capture: Nov 2007 © 2023 G

240 SE Vickers
Old Garage
pictured in 2014

Move from, to Here
(is not there but was in that location; previous owner demolished it)
Possibly - do not know for sure when (2015?)
(proposed) Garage completed 2024



Photograph 1.2



Old Garage
240 SE Vickers

Image capture: Nov 2007 © 2023 G

Photograph 1.3

File Attachments for Item:

v. COA 23-31, submitted by Rocky Ford as owner, requesting a Certificate of Appropriateness in a Residential Single-Family 3 (RSF-3) zoning district as established in section 4.5 of the Land Development Regulations and located within the View Shed of 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 13319-000.



CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

FOR OFFICIAL USE ONLY

Date Received: 8/31/23

Case #: COA23-31

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner ☐ Contractor ☐ Architect ☐ Other _____

Applicant: DD of North Fla. Rocky Ford

Property Owner: DD of North Fla.

Contact: _____

Contact: Rocky Ford

Address: 5416 SW DORTCH ST.
FT. WHITE FL 32038

Address: 5416 SW DORTCH ST.
FT. WHITE FL 32038

Phone: 3812-497-2311

Phone: _____

Cell: 3812-123-2101

Cell: _____

Email: Rockyford@windstream.net

Email: _____

PROPERTY INFORMATION

Site Location/Address: 302 & 308 SE McCray Ave

Current Use: Vacant

Proposed Use: NEW HOME

Year Built: N/A

Projected Cost of Work: \$ 100,000.00

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Install New Mobile Home on vacant lots

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Rocky Ford
APPLICANT/AGENT SIGNATURE

Rocky Ford Owner
APPLICANT/AGENT NAME and TITLE

8/31/23
DATE

| FOR OFFICIAL USE ONLY | | | |
|---------------------------------------------------|---------------------------|------------------|-------------------|
| Parcel ID Number: | <u>13319-000</u> | Zoning District: | <u>RSF-3</u> |
| Future Land Use: | <u>Residential Medium</u> | Minor Work | <u>Major Work</u> |
| Review (circle one): | Ordinary Maintenance | | |
| National Register of Historic Places Designation? | Yes | No, but eligible | No, not eligible |



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Rocky Ford (owner name), owner of property parcel

number _____ (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

| Printed Name of Person Authorized | Signature of Authorized Person |
|-----------------------------------|--------------------------------|
| 1. Rocky Ford | 1. Rocky Ford |
| 2. Kelly Bishop | 2. KBishop |
| 3. | 3. |
| 4. | 4. |
| 5. | 5. |

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

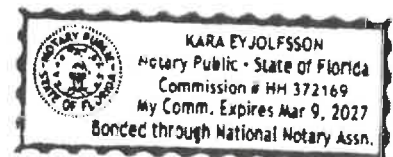
Owner Signature (Notarized) Rocky Ford Date 8/31/23

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Rocky Ford, personally
appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 31st day of August, 20 23.

NOTARY'S SIGNATURE Kara E. Joffson

(Seal/Stamp)





Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-13319-000 (41841) | VACANT (0000) | 0.505 AC

E DIV LOTS 1 & 2 BLOCKS 288 & 289 BLOCK B GRAY'S SD ORB 619-166 837-2416 WD 1088-885

DD OF NORTH FLORIDA INC

Owner: 545 SW DORTCH ST
FORT WHITE, FL 32038

Site: 302 SE MCCRAY AVE LAKE
CITY

Sales: 5/27/2006 \$124,000 V (U)
Info: 4/11/1997 \$14,100 V (D)

| 2023 Working Values | | | |
|---------------------|----------|---------------|----------|
| Mkt Lnd | \$13,317 | Appraised | \$13,317 |
| Ag Lnd | \$0 | Assessed | \$13,317 |
| Bldg | \$0 | Exempt | \$0 |
| XFOB | \$0 | county: | \$12,720 |
| Just | \$13,317 | city: | \$12,720 |
| | | other: | \$0 |
| | | school: | \$13,317 |
| | | Total Taxable | |

NOTES:

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, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-13319-000 (41841) | VACANT (0000) | 0.505 AC

E DIV LOTS 1 & 2 BLOCKS 288 & 289 BLOCK B GRAY'S S.D. ORB 619-166 837-2416 WD 1068-885

DD OF NORTH FLORIDA INC

Owner: 546 SW DORTCH ST

FORT WHITE, FL 32038

Site: 302 SE MCCRAY AVE, LAKE

CITY

Sales Info: 6/27/2005

4/11/1997

\$124,000 V(0)

\$14,130 V(0)

2023 Working Values

Mkt Lnd \$13,317 Appraised \$13,317

Ag Lnd \$0 Assessed \$13,317

Bldg \$0 Exempt \$0

XFOB \$0 county: \$12,720

Just \$13,317 Total city: \$12,720

school: \$13,317

NOTES:

Columbia County, FL

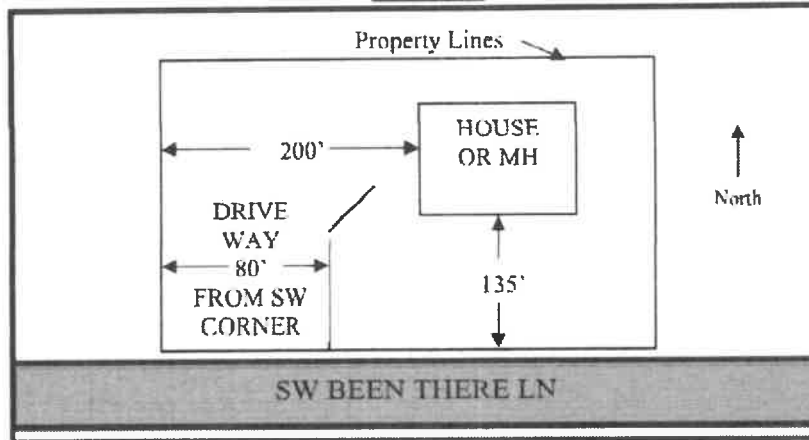
This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

GrizzlyLogic.com

Page 2, Site Plan for 9-1-1 Address Application From

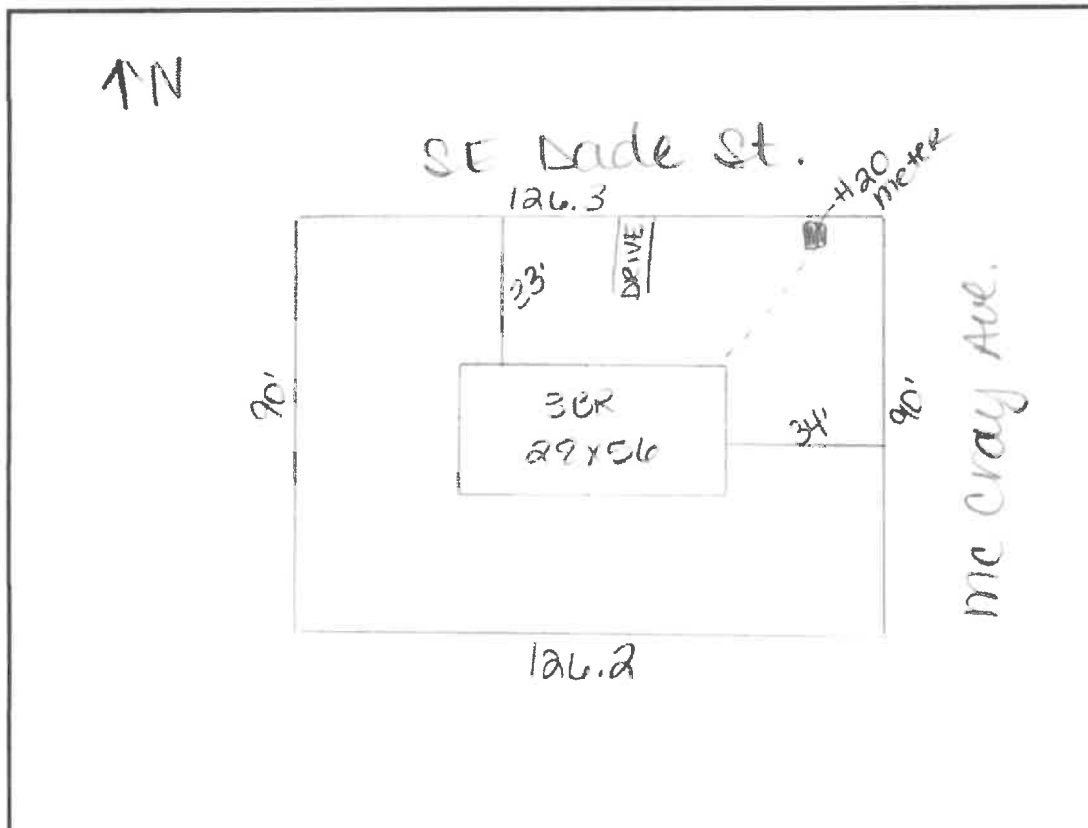
1. A PLAT, PLAN, OR DRAWING SHOWING THE PROPERTY LINES OF THE PARCEL.
2. LOCATION OF PLANNED RESIDENT OR BUSINESS STRUCTURE ON THE PROPERTY WITH DISTANCES FROM AT LEAST TWO OF THE PROPERTY LINES TO THE STRUCTURE (SEE SAMPLE BELOW).
3. LOCATION OF THE ACCESS POINT (DRIVEWAY, ETC.) ON THE ROADWAY FROM WHICH LOCATION IS TO BE ADDRESSED WITH A DISTANCE FROM A PARALLEL PROPERTY LINE AND OR PROPERTY CORNER (SEE SAMPLE BELOW).
4. TRAVEL OF THE DRIVEWAY FROM THE ACCESS POINT TO THE STRUCTURE (SEE SAMPLE BELOW).

SAMPLE:



Lot 1
308 SE
McCray Ave.

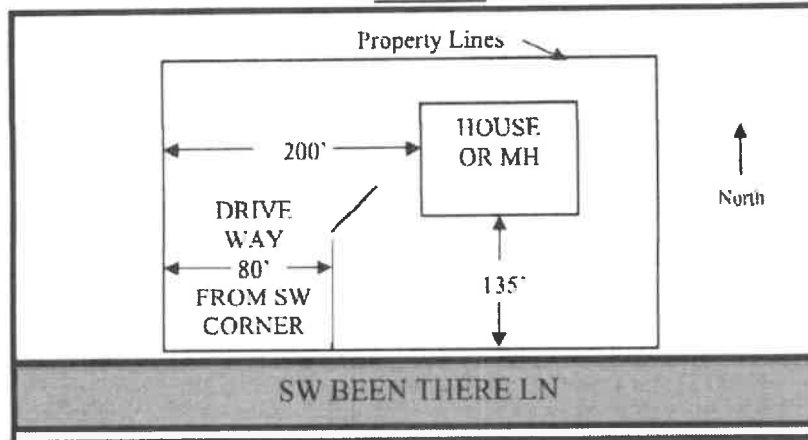
SITE PLAN BOX:



Page 2, Site Plan for 9-1-1 Address Application From

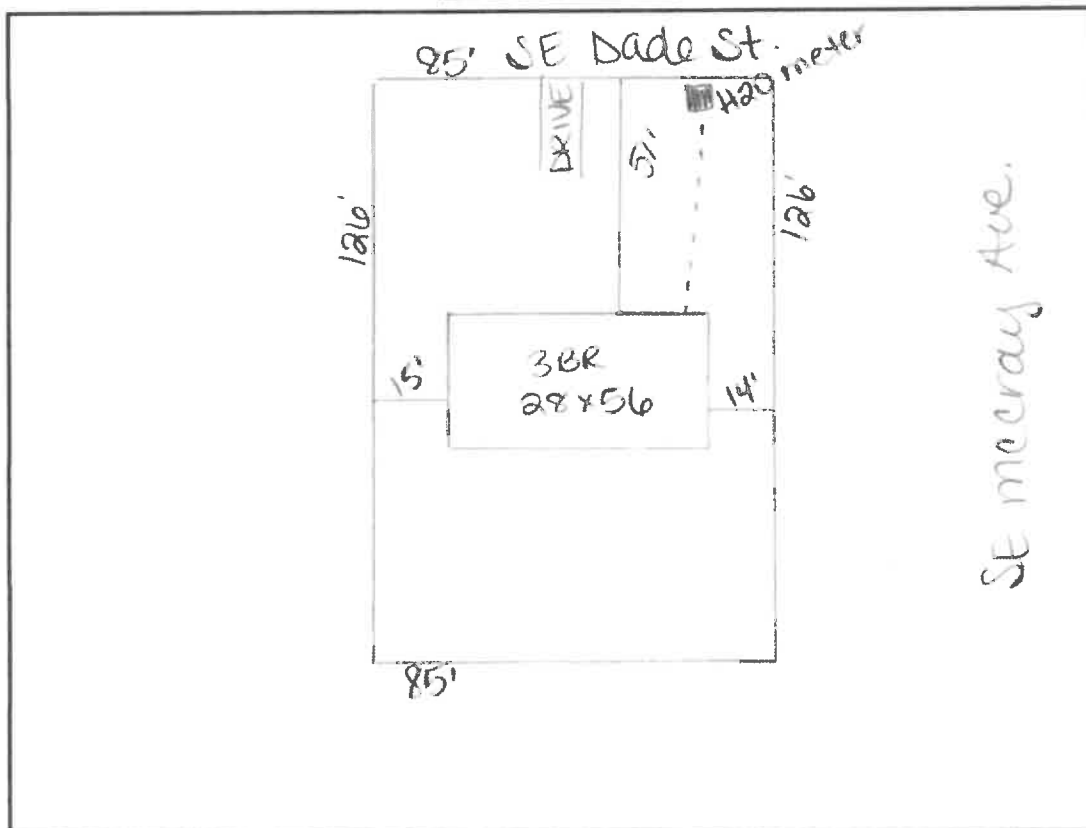
1. A PLAT, PLAN, OR DRAWING SHOWING THE PROPERTY LINES OF THE PARCEL.
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4. TRAVEL OF THE DRIVEWAY FROM THE ACCESS POINT TO THE STRUCTURE (SEE SAMPLE BELOW).

SAMPLE:

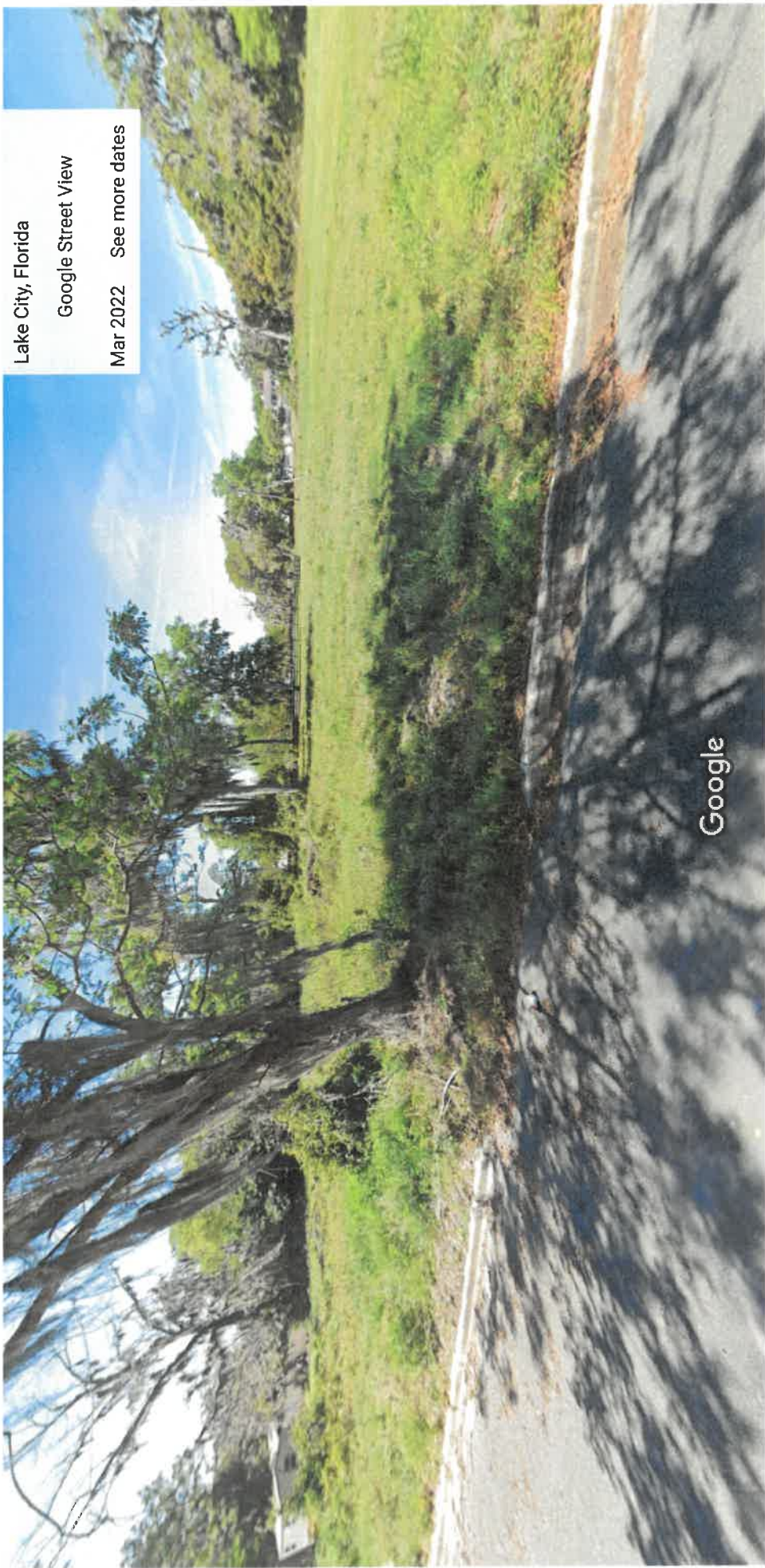


Lot. 2
302 SE McCray Ave.

SITE PLAN BOX:

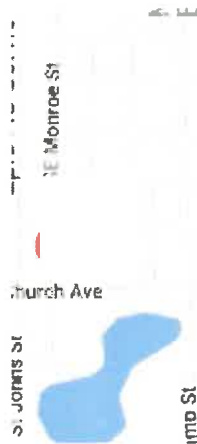


Google Maps 302 SE McCray Ave



Lake City, Florida
Google Street View
Mar 2022 See more dates

Image capture: Mar 2022 © 2023 Google

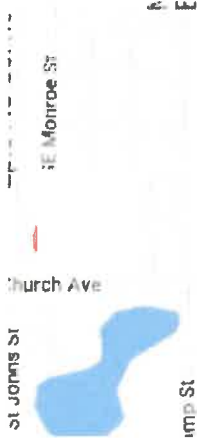


Google Maps 302 SE McCray Ave

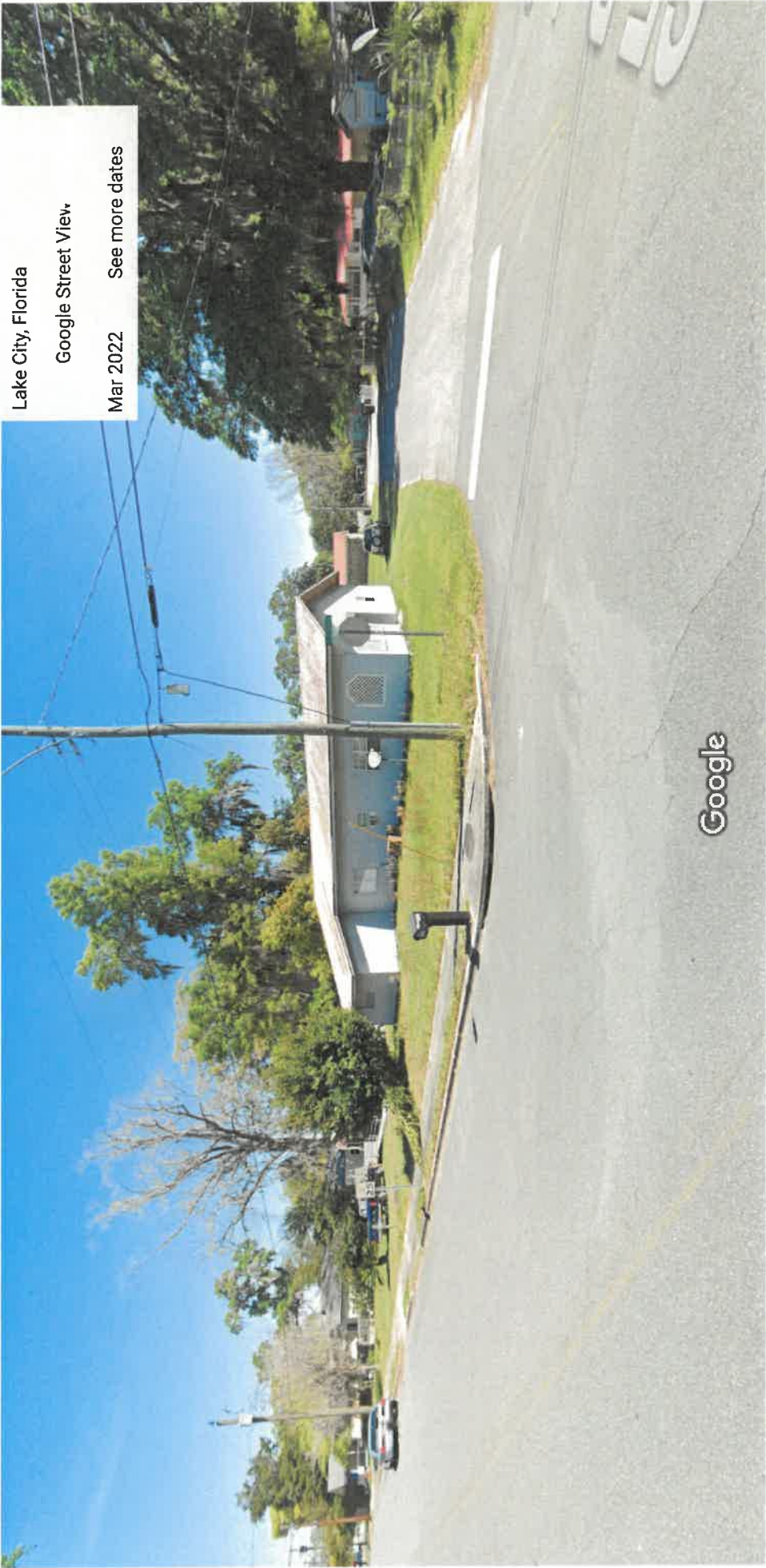


Lake City, Florida
Google Street View
Mar 2022 See more dates

Image capture: Mar 2022 © 2023 Google

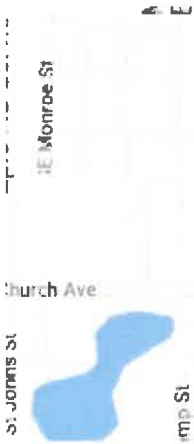


Google Maps 298 SE McCray Ave

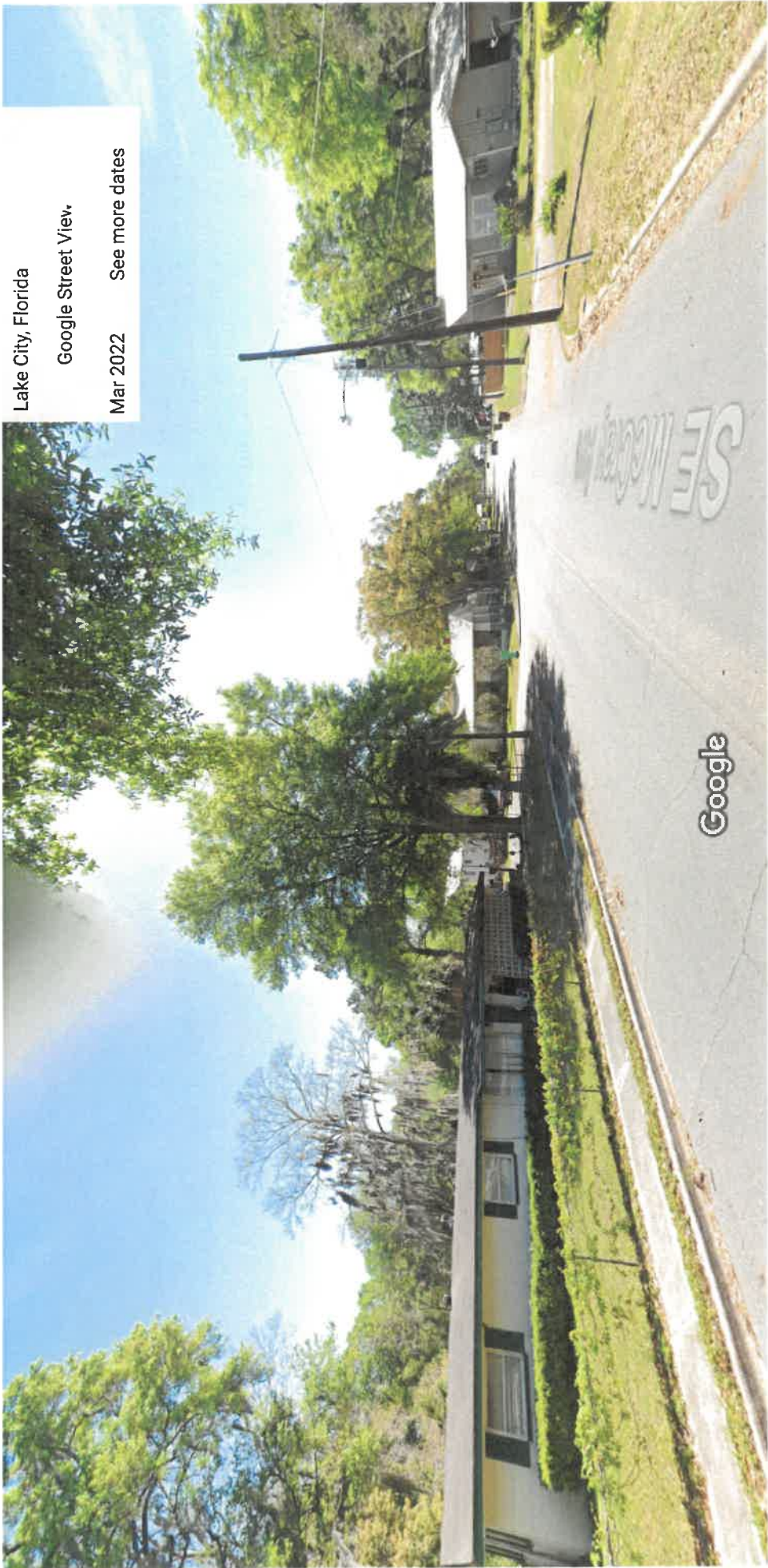


Lake City, Florida
Google Street View
Mar 2022 See more dates

Image capture: Mar 2022 © 2023 Google

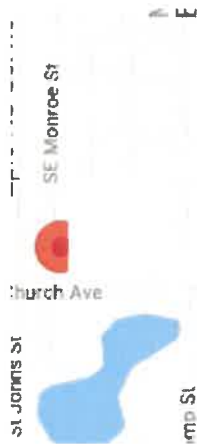


Google Maps 353 SE McCray Ave



Lake City, Florida
Google Street View
Mar 2022 See more dates

Image capture: Mar 2022 © 2023 Google




File Attachments for Item:

vi. COA 23-27, submitted by Jameson Carter as agent, requesting a Certificate of Appropriateness in a Commercial- Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Desoto Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12706-000



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Date 8/11/23 | COA 23-27 |
| Address: 134 N Marion, Lake City, FL 32055 | |
| Parcel Number: 12706-000 | |
| Owner: Lisa Schlitzkus | |
| Address of Owner: 134 N Marion, Lake City, FL 32055 | |
| Description of Structure: One 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 | |
|  Steve Brown Interim 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: | |
| Paint exterior of the building from tan to white. | |
| | |
| | |
| 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



**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

FOR OFFICIAL USE ONLY

Date Received: 8/11/23

Case #: COA23-27

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner

☐ Contractor

☐ Architect

☐ Other

Applicant: Jameson Carter

Contact: Jameson Carter

Address: 438 SE Lillian loop
Ap# 104

Phone: 386 365 8736

Cell: _____

Email: astraea386@gmail.com

Property

Owner: Lisa Schlitzkus

Contact: Lisa Schlitzkus

Address: _____

Phone: _____

Cell: 352 538 2130

Email: _____

PROPERTY INFORMATION

Site Location/Address: 134 North Marion

Current Use: vacant

Year Built: 1902?

Proposed Use: Boutique store

Projected Cost of Work: \$ 300

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

looking to paint the front of the store
white.

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Jameson Carter
APPLICANT/AGENT SIGNATURE

Jameson Carter-owner
APPLICANT/AGENT NAME and TITLE

08/11/23
DATE

FOR OFFICIAL USE ONLY

| | | | |
|---------------------------------------------------|----------------------|-------------------|------------------|
| Parcel ID Number: | <u>12706-000</u> | | |
| Future Land Use: | <u>Commercial</u> | Zoning District: | <u>C-CBD</u> |
| Review (circle one): | Ordinary Maintenance | <u>Minor Work</u> | Major Work |
| National Register of Historic Places Designation? | Yes | No, but eligible | No, not eligible |

City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulator Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Lisa Schlitzkus (owner name), owner of property parcel
134 N. Marion Ave.
number _____ (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel. Relating to painting and signage.

| Printed Name of Person Authorized | Signature of Authorized Person |
|-----------------------------------|--------------------------------|
| 1. <u>Jameson Carter</u> | 1. |
| 2. | 2. |
| 3. | 3. |
| 4. | 4. |
| 5. | 5. |

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

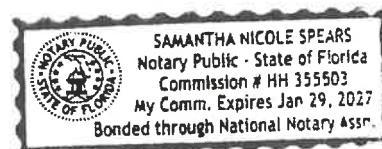
Owner Signature (Notarized) _____ Date 8-14-23

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Lisa Schlitzkus,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 14th day of August, 2023.

Samantha Spears
NOTARY'S SIGNATURE

(Seal/Stamp)



Google Maps 134 N Marion Ave

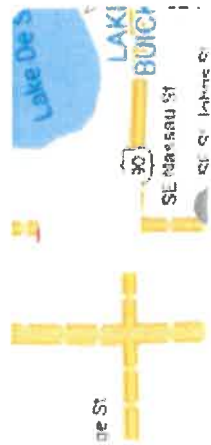


Lake City, Florida

Google Street View

May 2023 See more dates

Image capture: May 2023 © 2023 Google



Google Maps 134 N Marion Ave

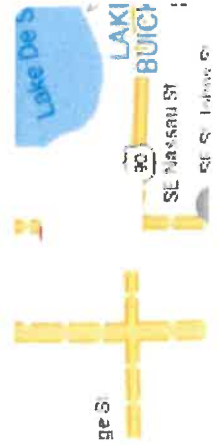


Lake City, Florida

Google Street View

May 2023 See more dates

Image capture: May 2023 © 2023 Google




File Attachments for Item:

vii. COA 23-28, submitted by Jameson Carter as agent, requesting a Certificate of Appropriateness in a Commercial- Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Desoto Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12706-000



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Date 8/11/23 | COA COA23-28 |
| Address: 134 N Marion Ave, Lake City, FL 32055 | |
| Parcel Number: 12706-000 | |
| Owner: Lisa Schlitzkus | |
| Address of Owner: 134 N Marion Ave, Lake City, FL 32055 | |
| Description of Structure: one 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 | |
|  Steve Brown Interim 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: | |
| Install wood sign on exterior of building above awning. | |
| | |
| | |
| 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



**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

FOR OFFICIAL USE ONLY

Date Received: 8/11/23

Case #: COA23-28

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner

☐ Contractor

☐ Architect

☐ Other

Applicant: Jameson Carter

Contact: Jameson Carter

Address: 438 SW Lillian Loop
Apt 103

Phone: _____

Cell: 386 365 8736

Email: astraea386@gmail.com

Property

Owner: Lisa Schlitzkus

Contact: Same ↑

Address: _____

Phone: _____

Cell: 352 538 2130

Email: lisa@lisaatlaw.com

PROPERTY INFORMATION

Site Location/Address: 134 North Marion Ave

Current Use: vacant

Year Built: 1902?

Proposed Use: Boutique (clothing)

Projected Cost of Work: \$ 300

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

wanting to add a sign that is consistent with
signs in the district. Example image attached
but without acrylic - letters will
be paint or wood.

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Jameson Carter
APPLICANT/AGENT SIGNATURE

Jameson Carter - owner
APPLICANT/AGENT NAME and TITLE

08/11/23
DATE

FOR OFFICIAL USE ONLY

| | | | |
|---------------------------------------------------|----------------------|------------------|------------------|
| Parcel ID Number: | <u>12706-000</u> | | |
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AGENT AUTHORIZATION FORM

I, Lisa Schlitzkus (owner name), owner of property parcel
134 N. Marion Ave.
number _____ (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel. Relating to painting and signage.

| Printed Name of Person Authorized | Signature of Authorized Person |
|-----------------------------------|--------------------------------|
| 1. <u>Jameson Carter</u> | 1. |
| 2. | 2. |
| 3. | 3. |
| 4. | 4. |
| 5. | 5. |

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) [Signature] Date 8-14-23

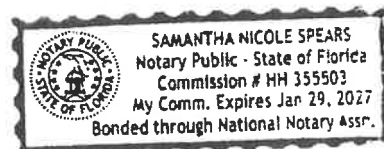
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Lisa Schlitzkus,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 14th day of August, 2023.

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)



Google Maps 134 N Marion Ave

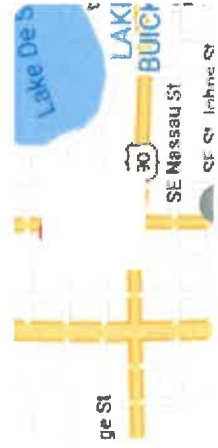


Lake City, Florida

Google Street View

May 2023 See more dates

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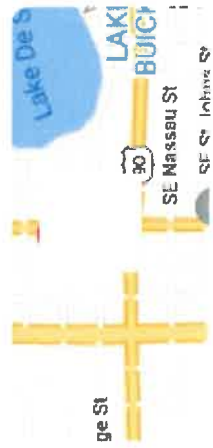


Google Maps 134 N Marion Ave



Lake City, Florida
Google Street View
May 2023 See more dates

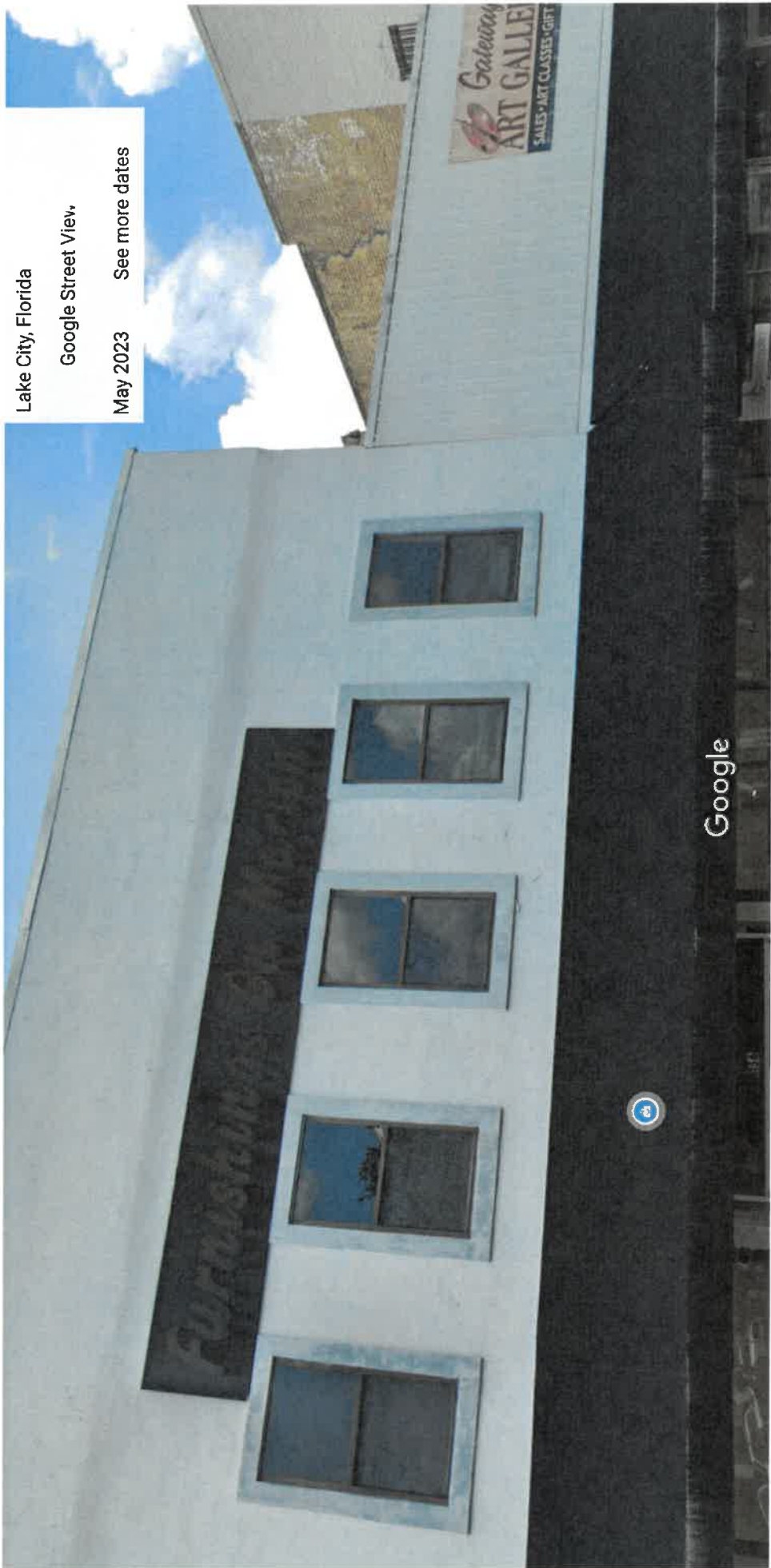
Image capture: May 2023 © 2023 Google





Search inside image

Google Maps 156 Co Hwy 250



Lake City, Florida

Google Street View

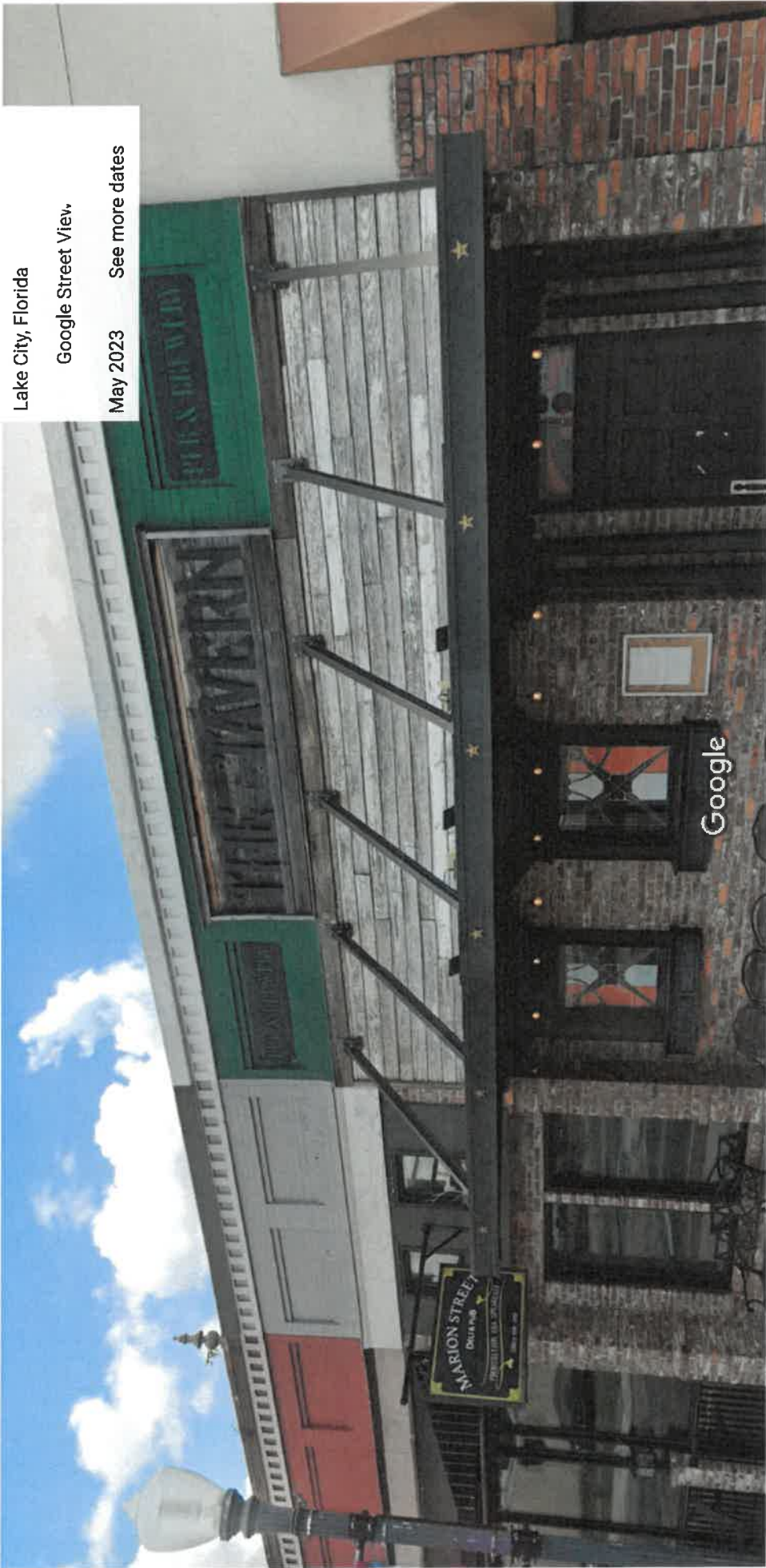
May 2023

See more dates

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Google Maps 273 US-441



Lake City, Florida

Google Street View

May 2023

See more dates

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Google Maps 314 N Marion Ave



Lake City, Florida
Google Street View
Mar 2023 See more dates

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Google Maps 156 Co Hwy 250



Lake City, Florida

Google Street View,

May 2023

See more dates

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