

# HISTORIC PRESERVATION AGENCY

## CITY OF LAKE CITY

October 08, 2024 at 5:30 PM

Venue: City Hall

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## 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 08-13-2024
- [ii.](#) Meeting Minutes 09-10-2024

### OLD BUSINESS

- [iii.](#) **COA 24-21**, submitted by, Paul Spicer, agent for Sophia Parker, owner, 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 Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 11975-000, located at 428 NW Columbia Ave.

**\*\*\*Petition COA 24-21 was tabled at the September 10th meeting\*\*\***

### QUASI JUDICIAL PETITION

- A. Brief introduction of petition by city staff.**
- B. Presentation of petition by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of petition by third party intervenors, if any.**
- E. Public comments.**

- F. Cross examination of parties by party participants.**
- G. Questions of parties by Board Members.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by Board Members.**

**NEW BUSINESS**

- iv. COA 24-23**, submitted by, Tyler Turner, as agent for Devon and Lydia Anderson, 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 Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13287-000, located at 302 SE St Johns St.

**QUASI JUDICIAL PETITION**

- A. Brief introduction of petition by city staff.**
- B. Presentation of petition by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of petition by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by Board Members.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by Board Members.**

**WORKSHOP-** None

**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 08-13-2024

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

Date: 08/13/2024

### ROLL CALL:

Mrs. McKellum- Present	Mr. Woolum- Present	Mrs. Wilson- Present
Mrs. Douglas- Present	Mr. Lydick- Present	City Attorney- Clay Martin- Present

**MINUTES:** June 11, 2024 Historic Preservation Agency Meeting.  
July 09, 2024 Historic Preservation Agency Meeting.

### Comments or Revisions:

**Motion to approve 06/11/2024 meeting minutes by Mrs. Douglas and seconded by Mrs. Wilson.**

**Motion to approve 07/09/2024 meeting minutes by Mrs. Wilson and seconded by Mrs. Douglas.**

### Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions COA 24-16, COA 24-17, and COA 24-18

Mrs. McKellum- No, Mr. McMahon- No, Mrs. Douglas- No, Mr. Wollum- No, Mrs. Wilson- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if any of those conversations affect his ability to render a fair decision, Mr. Lydick stated No

**OLD BUSINESS:** None

### NEW BUSINESS:

**Petition # COA24-16 Presented By:** No One

**And gives address of:**

**Staff Sworn in by:** Mr. Martin, City Attorney **Petitioner Sworn in by:** No one present.

### Discussion:

Robert introduced. No applicant to present on behalf of the applicant. Board discussed whether to table petition COA 24-16 due to no one present to speak on behalf of the applicant.

**Motion to table COA24-16 by Mr. Woolum Seconded by Mrs. Wilson.**

**Mrs. McKellum:** Aye    **Mr. Woolum:** Aye    **Mrs. Douglas:** Aye    **Mrs. Wilson:** Aye

**Mr. Lydick:** Aye

### CONSENT AGENDA ITEMS:

Mr. Lydick had to abstain due to application being for his wife and him. Robert presented COA24-17 and COA 24-18.

**Motion to approve consent agenda as submitted by Mr. Woolum, Seconded by Mrs. Wilson.**

**Mrs. McKellum:** Aye    **Mr. Woolum:** Aye    **Mrs. Douglas:** Aye    **Mrs. Wilson:** Aye

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**HISTORIC PRESERVATION AGENCY**

**MEETING MINUTES**

Mr. Lydick: Aye

**WORKSHOP:** None

**ADJOURNMENT:**

**Motion to Adjourn by:** Mrs. McKellum **Motion Seconded By:** Mr. Woolum

**Time:** 6:44 pm

**Mr. Lydick closed the meeting.**

\_\_\_\_\_  
Mr. Lydick, Board Chairperson

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Robert Angelo, Secretary

\_\_\_\_\_  
Date Approved

**File Attachments for Item:**

ii. Meeting Minutes 09-10-2024

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

Date: 09/13/2024

### ROLL CALL:

Mrs. McKellum- Present	Mr. Woolum- Present	Mrs. Wilson- Present
Mrs. Douglas- Present	Mrs. Johnson- Present	Mr. Lydick- Present
City Attorney- Clay Martin- Present		

**MINUTES:** None

**Comments or Revisions:** None

### Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions COA 24-16, COA 24-19, COA 24-20, COA 24-21, and COA 24-22

Mrs. McKellum- No, Mr. McMahon- No, Mrs. Douglas- No, Mr. Wollum- No, Mrs. Wilson- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if any of those conversations affect his ability to render a fair decision, Mr. Lydick stated No

**OLD BUSINESS:** None

**Petition # COA24-16 Presented By:** Eric Mederos

**And gives address of:** 182 S Marion Ave., Lake City, FL

**Staff Sworn in by:** Mr. Martin, City Attorney **Petitioner Sworn in by:** No one present.

**Motion to un-table by Mrs. Douglas, seconded by Mrs. Wilson. Approved by hand vote.**

**Discussion:**

Robert introduced petition COA 24-16. Eric presented petition COA 24-16.

**Public Comment:** None

**Mr. Lydick closed public comment.**

**Board discussion:**

**Motion to approve COA24-16 contingent on applicant submit color sample, by Mr. Woolum Seconded by Mrs. Wilson.**

**Mrs. McKellum: Aye      Mr. Woolum: Aye      Mrs. Douglas: Aye      Mrs. Wilson: Aye**

**Mrs. Johnson: Aye      Mr. Lydick: Aye**

**NEW BUSINESS:**

**Petition # COA24-21 Presented By:** No one present

**And gives address of:** No one present.

**Staff Sworn in by:** Mr. Martin, City Attorney **Petitioner Sworn in by:** No one present.

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# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

### Discussion:

Robert introduced. Applicant not present. Board discussed whether to table or hear the petition.

**Motion to postpone COA24-21 by Mrs. Douglas Seconded by Mrs. Johnson.**

**Mrs. McKellum: Aye    Mr. Woolum: Aye    Mrs. Douglas: Aye    Mrs. Wilson: Aye**  
**Mrs. Johnson: Aye    Mr. Lydick: Aye**

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**Petition # COA24-22 Presented By:** Janet Moses

**And gives address of:** 174 N Marion Ave., Lake City, FL

**Staff Sworn in by:** Mr. Martin, City Attorney **Petitioner Sworn in by:** Mr. Martin.

### Discussion:

Robert introduced petition COA 24-22. Janet presented petition COA 24-22.

**Public Comment:** None

**Mr. Lydick closed public comment.**

### Board discussion:

Board discussed petition COA 24-22 with Janet Moses. Board discussed petition amongst the board.

**Motion to approve COA24-22 as submitted by Mrs. Johnson Seconded by Mrs. Douglas.**

**Mrs. McKellum: Aye    Mr. Woolum: Aye    Mrs. Douglas: Aye    Mrs. Wilson: Aye**  
**Mrs. Johnson: Aye    Mr. Lydick: Aye**

### CONSENT AGENDA ITEMS:

Robert presented COA24-19 and COA 24-20.

**Motion to approve consent agenda as submitted by Mrs. McKellum, Seconded by Mrs. Douglas.**

**Mrs. McKellum: Aye    Mr. Woolum: Aye    Mrs. Douglas: Aye    Mrs. Wilson: Aye**  
**Mrs. Johnson: Aye    Mr. Lydick: Aye**

### WORKSHOP: None

### ADJOURNMENT:

**Motion to Adjourn by:** Mrs. McKellum **Motion Seconded By:** Mr. Woolum

**Time:** 7:17 pm

**Mr. Lydick closed the meeting.**

**HISTORIC PRESERVATION AGENCY**

**MEETING MINUTES**

\_\_\_\_\_  
**Mr. Lydick, Board Chairperson**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Robert Angelo, Secretary**

\_\_\_\_\_  
**Date Approved**

**File Attachments for Item:**

**iii. COA 24-21**, submitted by, Paul Spicer, agent for Sophia Parker, owner, 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 Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 11975-000, located at 428 NW Columbia Ave.

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**QUASI JUDICIAL PETITION**

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

COA 24-21

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.

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		

**PROJECT TYPE**

New Construction     Addition     Demolition     Fence  
 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: 428 NW Columbia ave Lake City 32025

Parcel ID #(s) 00-00-00-11975-000-40559

<b>OWNER OF RECORD</b>	As recorded with the Columbia County Property Appraiser	<b>APPLICANT OR AGENT</b>	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included</i>
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Owner(s) Name <u>Sophia Parker Sterling</u>	Applicant Name <u>Paul Spicer</u>
Company (if applicable)	Company (if applicable) <u>Spicer Construction Inc</u>
Street Address <u>428 NW Columbia ave</u>	Street Address <u>1890 SWCE 779</u>
City State Zip <u>Lake City FL 32025</u>	City State Zip <u>Fort White FL 32039</u>
Telephone Number <u>352-246-4554</u>	Telephone Number <u>386 590 1040</u>
E-Mail Address	E-Mail Address <u>Spicerbuilder@gmail.com</u>

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 Meetings are held the 1<sup>st</sup> 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 12 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).

Replace 3 exterior Door  
with New pre Hung steel  
Doors.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors	MASONITE	Steel Doors	FL-22513-8 white
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**

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](http://www.lcfla.org))

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

Variations can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site ([www.lcfla.org](http://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:

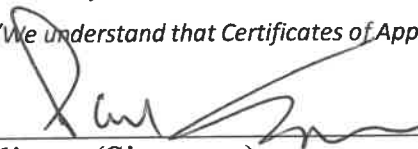
(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			



# 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)

7-1-24  
 \_\_\_\_\_  
 Date

Paul Spick  
 \_\_\_\_\_  
 Applicant (Print)

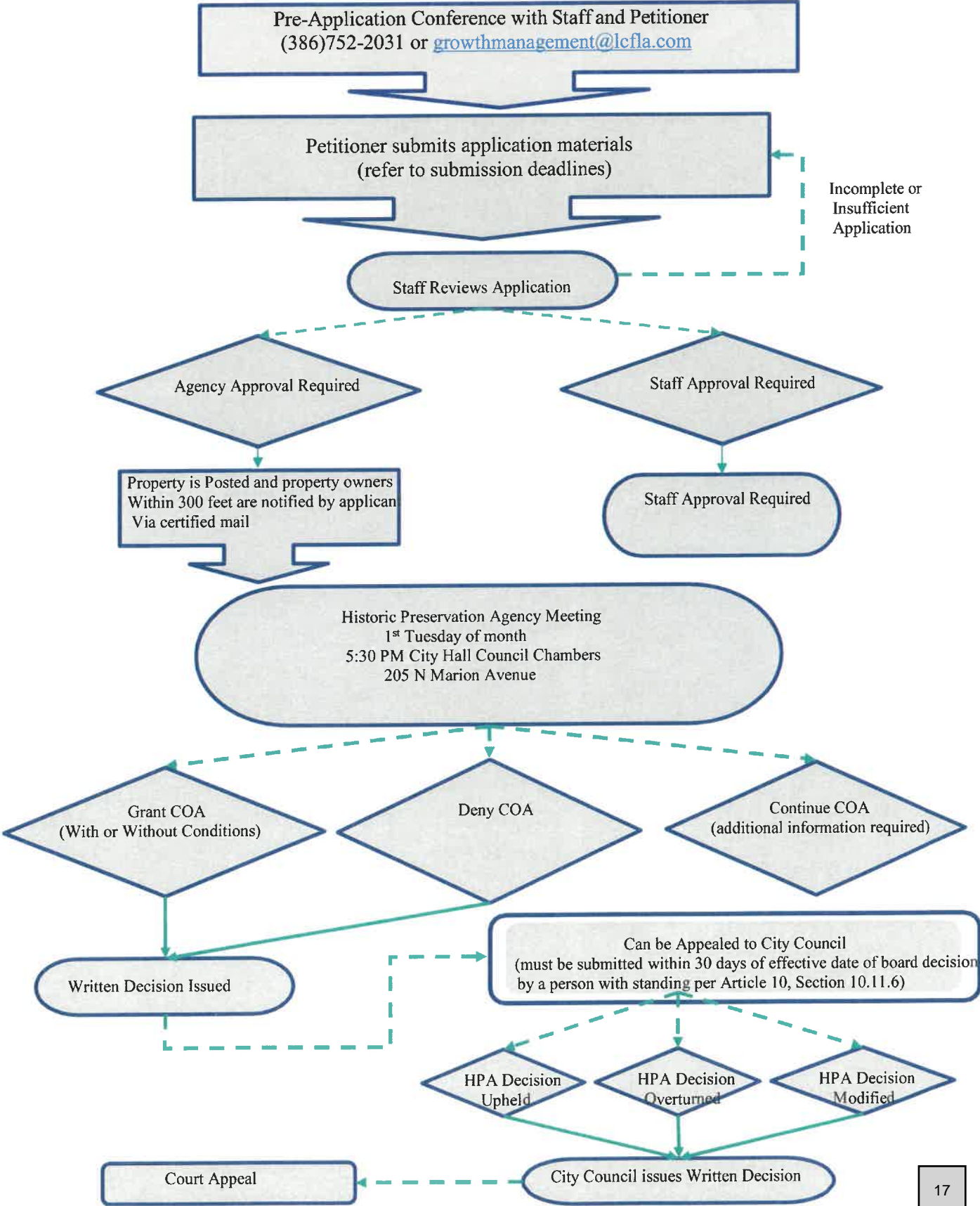
Please submit this application And all required supporting Materials via email to:  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

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 <u>8/1/24</u>	Received By: <u>Robert Angelo</u>
COA <u>24-21</u>		<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: <u>C-CBD</u>			
Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		



# CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART





DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 752-2031  
growthmanagement@fcfla.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 Sophia L. Sterling  
(print name of property owner(s))

hereby authorize: Paul Spicca  
(print name of agent)

to represent me/us in processing an application for: permit for door replacement  
(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.

Sophia L. Sterling  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

Sophia L. Sterling  
(Print name 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 1st day of July, 2024, by

[Signature]  
Notary Public

Paul Spicca  
Primary Name **Paul Spicca**  
Notary Public  
State of Florida  
Comm# HH097079  
Expires 2/24/2025  
My Commission Expires

Personally Known OR

Produced Identification ID Produced: \_\_\_\_\_



**BUILDING CHARACTERISTICS**

CD	CONSTRUCTION	04 04
EXTERIOR WALL	05 AVERAGE 100	
ROOF STRUCTURE	03 GABLE/HIP 100	
ROOF COVER	01 MINIMUM 100	
INTERIOR WALL	05 DRYWALL 100	
INTERIOR FLOOR	14 CARPET 100	
AIR CONDITION	02 WINDOW 100	
HEATING TYPE	02 CONVECTION 100	
BEDROOMS	3 100	
BATHROOMS	1 100	
FRAME	01 NONE 100	
STORIES	1. 1. 100	
ARCHITECTURAL	05 CONV 100	
UNITS	0 100	
CONDITION ADJ	02 02 100	
KITCHEN ADJUS	01 01 100	

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EYB	ECON	FNCT	NORM	% COND
0100	01	1,274	81.9774	86.08	109,666	1940	1940	10	0	0.35.00	55.00

**VALUATION BY**

Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	60,316
TOTAL MARKET OBJ/F VALUE	1,200
TOTAL LAND VALUE - MARKET	4,851
TOTAL MARKET VALUE	66,367
SOH/AGL Deduction	18,934
ASSESSED VALUE	47,433
TOTAL EXEMPTION VALUE	25,000
BASE TAXABLE VALUE	22,433
TOTAL JUST VALUE	66,367
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	61,196

**PERMIT NUM**

PERMIT NUM	DESCRIPTION	AMT	ISSUE
000046349	Remodel	9,500	01/24/2023

**SALES DATA**

OFF RECORD Number	DATE	TYPE	Q	V	RBN	SALE PRICE
0877/1268	2/17/1999	WD U / I / CD	0	1	01	22,671

**GRANTOR: WESTERN UNITED LIFE ASSU**

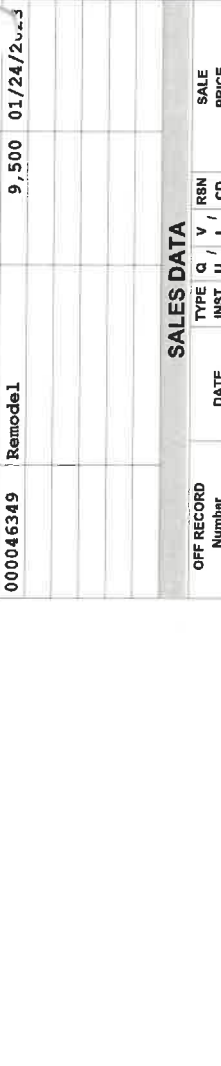
GRANTOR: WESTERN UNITED LIFE	0871/2205	12/10/1998	CT	U	I	01	100
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**GRANTEE: WESTERN UNITED LIFE**

GRANTEE: WESTERN UNITED LIFE	0871/2205	12/10/1998	CT	U	I	01	100
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**BUILDING NOTES**

BAS= W22 S47 BAS= S8 UCP= S20 E15 N20 W15\$ E15 N8 W15\$ E N12 W5 N35\$.



**EXTRA FEATURES**

L	OBJ/F	DESCRIPTION	BLD. CAP	L	W	TOTALS
1	0190	FFLC PF	0.100	0	0	1,274

**LAND DESCRIPTION**

L	USE CODE	CLS	DESCRIPTION	CAP	R	D	TOT LND UTS	DEPTH	FRONT	ADJ R	ADJ UNIT PRICE	UNIT PRICE	UNIT	TOT ADJ	% COND	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100			4,620.00	105.00	4.00	1.00	1.00	0.75	1.00	1.40	1.00	1.05	4,851

**TOTALS**

TOTALS	1,514	1,274	60,316
--------	-------	-------	--------

**428 NW COLUMBIA AVE., LAKE CITY**

BLD DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	NOTES
		0	0	3	100	

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EYB	ECON	FNCT	NORM	% COND
0100	01	1,274	81.9774	86.08	109,666	1940	1940	10	0	0.35.00	55.00

**VALUATION SUMMARY**

Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	60,316
TOTAL MARKET OBJ/F VALUE	1,200
TOTAL LAND VALUE - MARKET	4,851
TOTAL MARKET VALUE	66,367
SOH/AGL Deduction	18,934
ASSESSED VALUE	47,433
TOTAL EXEMPTION VALUE	25,000
BASE TAXABLE VALUE	22,433
TOTAL JUST VALUE	66,367
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	61,196

**PERMIT NUM**

PERMIT NUM	DESCRIPTION	AMT	ISSUE
000046349	Remodel	9,500	01/24/2023

**SALES DATA**

OFF RECORD Number	DATE	TYPE	Q	V	RBN	SALE PRICE
0877/1268	2/17/1999	WD U / I / CD	0	1	01	22,671

**GRANTOR: WESTERN UNITED LIFE ASSU**

GRANTOR: WESTERN UNITED LIFE	0871/2205	12/10/1998	CT	U	I	01	100
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**GRANTEE: WESTERN UNITED LIFE**

GRANTEE: WESTERN UNITED LIFE	0871/2205	12/10/1998	CT	U	I	01	100
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**BUILDING NOTES**

BAS= W22 S47 BAS= S8 UCP= S20 E15 N20 W15\$ E15 N8 W15\$ E N12 W5 N35\$.

**EXTRA FEATURES**

L	OBJ/F	DESCRIPTION	BLD. CAP	L	W	TOTALS
1	0190	FFLC PF	0.100	0	0	1,274

**LAND DESCRIPTION**

L	USE CODE	CLS	DESCRIPTION	CAP	R	D	TOT LND UTS	DEPTH	FRONT	ADJ R	ADJ UNIT PRICE	UNIT PRICE	UNIT	TOT ADJ	% COND	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100			4,620.00	105.00	4.00	1.00	1.00	0.75	1.00	1.40	1.00	1.05	4,851

**TOTALS**

TOTALS	1,514	1,274	60,316
--------	-------	-------	--------

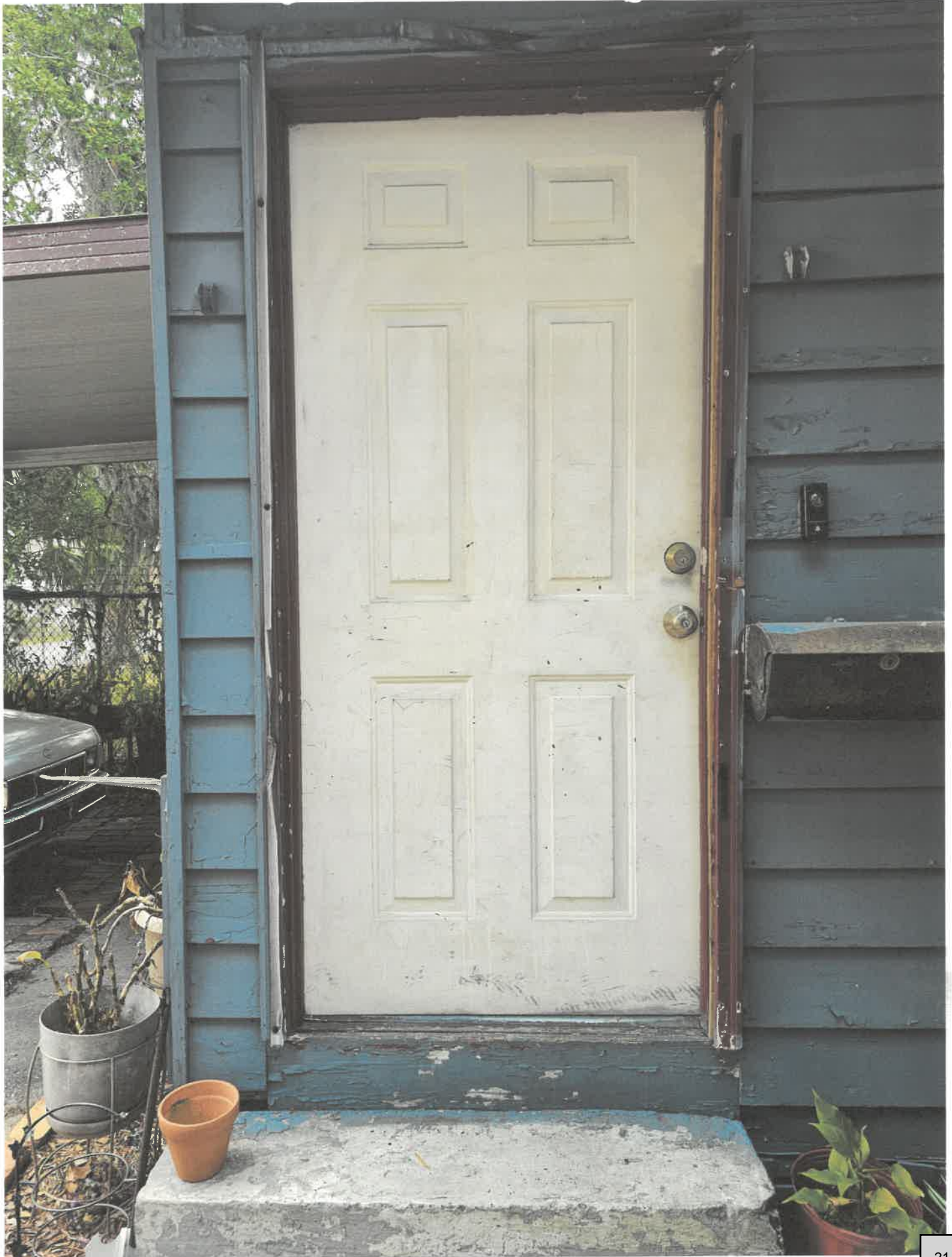
**428 NW COLUMBIA AVE., LAKE CITY**

BLD DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	NOTES
		0	0	3	100	



Front







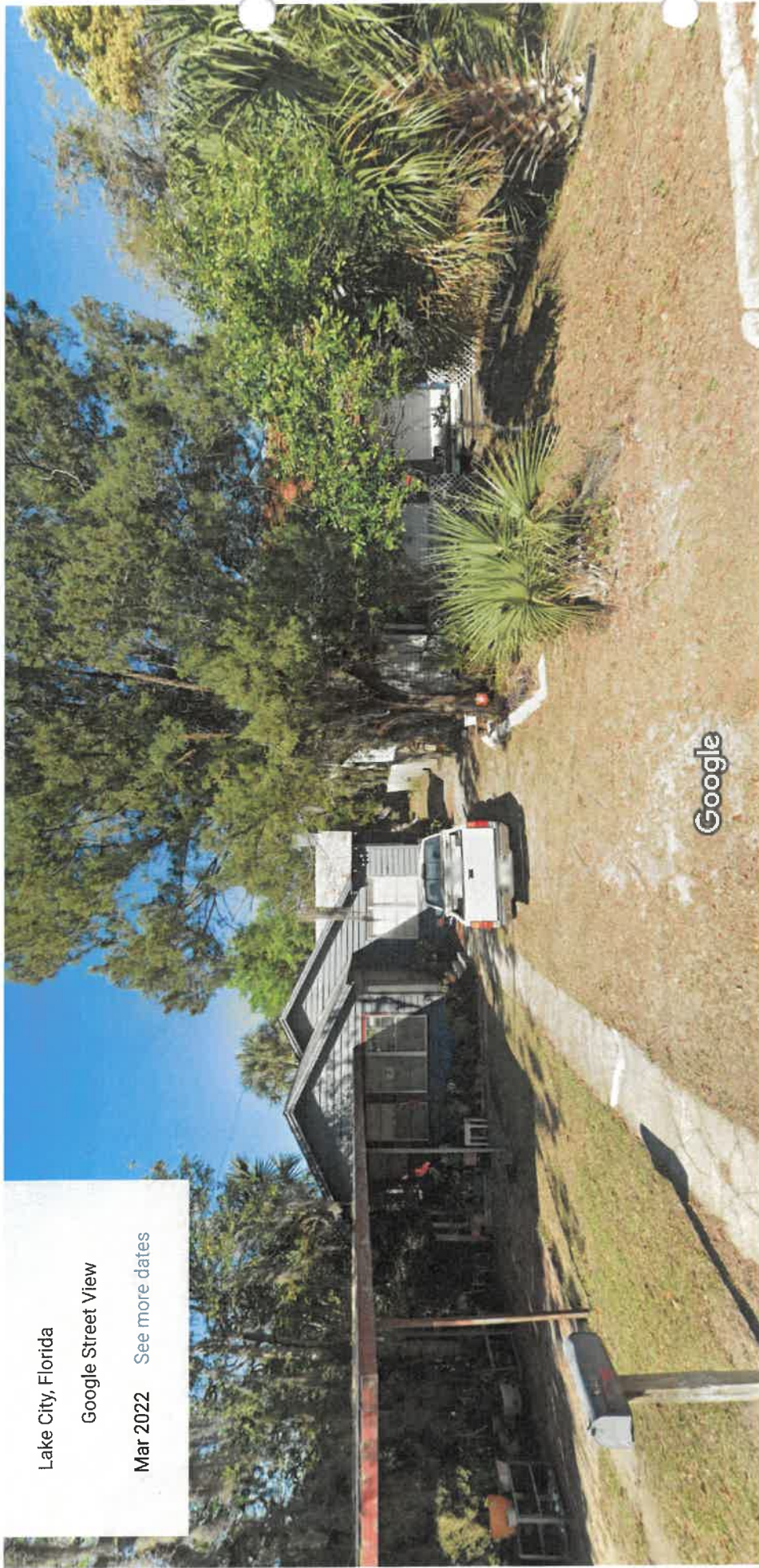


sample





Google Maps 434 SW Columbia Ave



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

Image capture: Mar 2022 © 2024 Google





Google Maps 436 SW Columbia Ave

Lake City, Florida

Google Street View

Mar 2022 See more dates

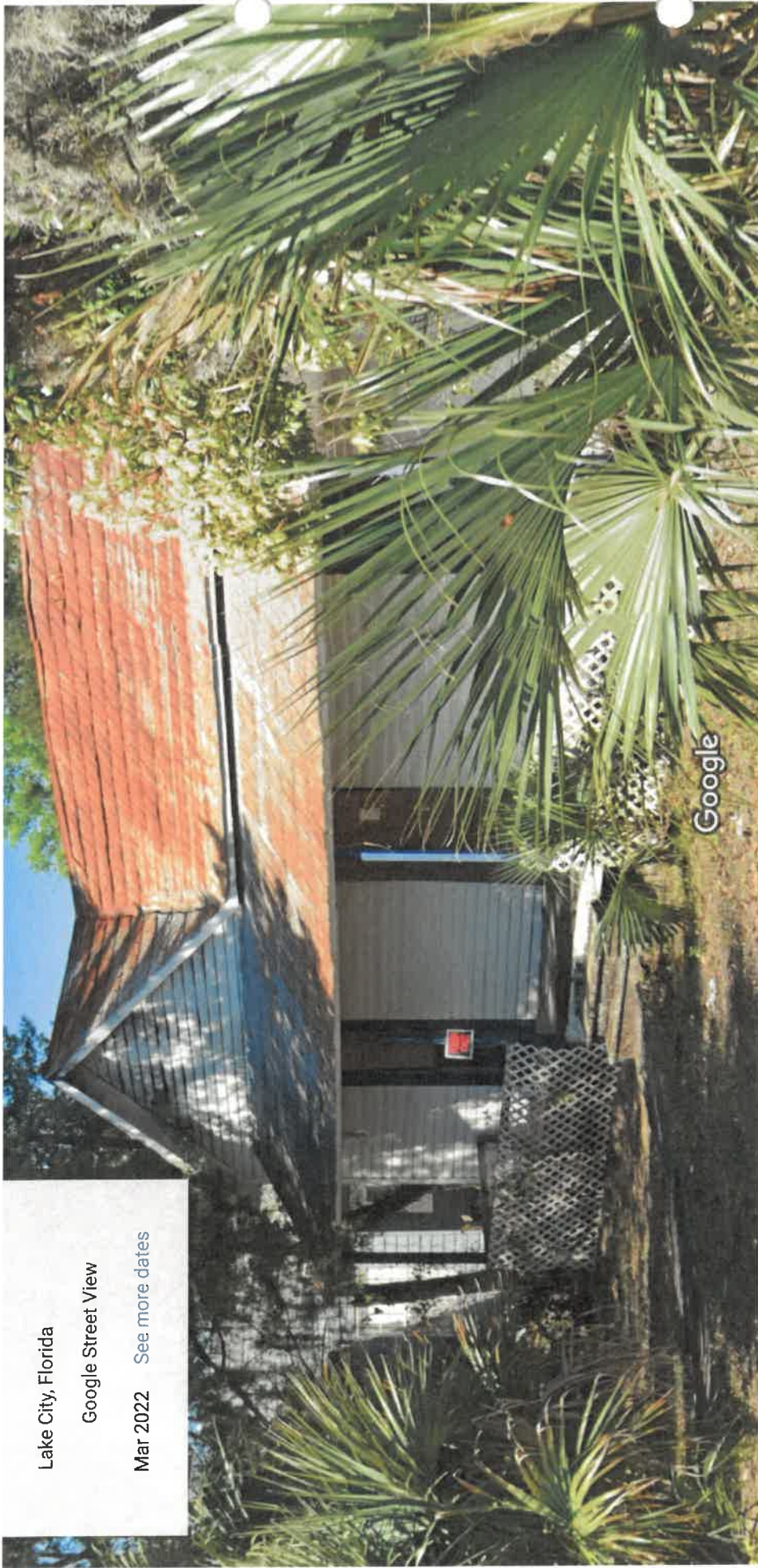
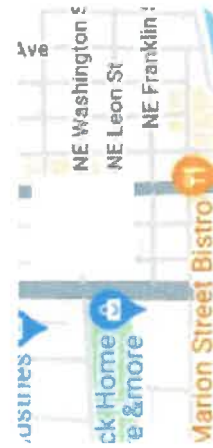
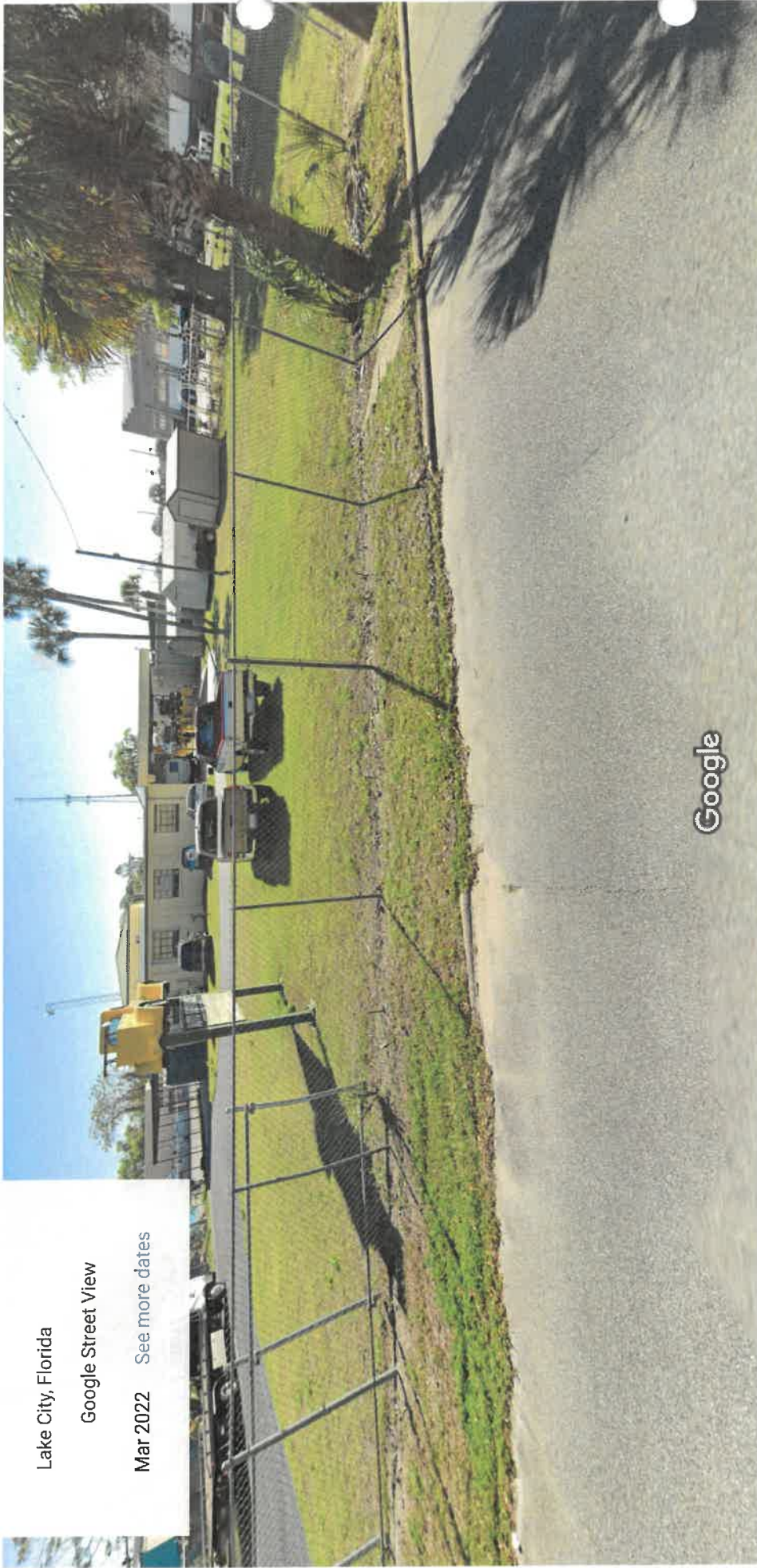


Image capture: Mar 2022 © 2024 Google

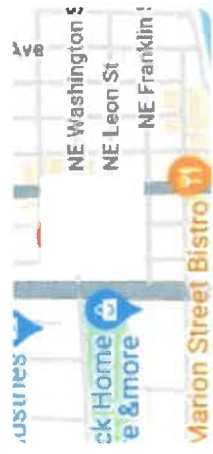






Lake City, Florida  
Google Street View  
Mar 2022 See more dates

Image capture: Mar 2022 © 2024 Google



**File Attachments for Item:**

**iv. COA 24-23**, submitted by, Tyler Turner, as agent for Devon and Lydia Anderson, 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 Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13287-000, located at 302 SE St Johns St.

**QUASI JUDICIAL PETITION**

- A. Brief introduction of petition by city staff.**
- B. Presentation of petition by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of petition by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by Board Members.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by Board Members.**



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

COA 24-23

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.

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.

**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:**    Staff Approval  
 See Certificate of Appropriateness Matrix    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: 302 SE Saint Johns St  
 Parcel ID #(s): 00-00-00-13287-000 (41799)

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	Devin & Lydia Anderson	Applicant Name	Tyler TUM
Company (if applicable)		Company (if applicable)	TAT Roofing LLC
Street Address	302 SE Saint Johns St	Street Address	295 NW Commons Ln Ste 115-315
City State Zip	Lake City, FL 32025	City State Zip	Lake City, FL 32055
Telephone Number	229 506 0896	Telephone Number	352 888 4676
E-Mail Address	dranderson@valdosta.edu	E-Mail Address	tataro@tataro.com

Historic Preservation Agency Meetings are held the 1<sup>st</sup> Tuesday of the month at 3:30 PM in the City Council Chambers (205 N Marion Ave.)

Application Deadline (12:30PM)	Dec 01, 2023	Jan 03, 2024	Feb 01, 2024	Mar 01, 2024	Apr 01, 2024	May 01, 2024	Jun 01, 2024	Jul 01, 2024	Aug 01, 2024	Sep 01, 2024	Oct 01, 2024	Nov 01, 2024
Meeting Date	Jan 03, 2024	Feb 06, 2024	Mar 05, 2024	Apr 02, 2024	May 07, 2024	Jun 04, 2024	Jul 02, 2024	Aug 06, 2024	Sep 04, 2024	Oct 01, 2024	Nov 05, 2024	Dec 03, 2024

**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).

Remove existing front & Back porch  
 Install New underlayment  
 Install 29g Gulf Rib Galvalume  
 New 2x2 velux curb mount skylight  
 Currently, one porch has the original and the other porch has

Note: main home and 3rd porch roof were replaced  
 List proposed materials: w/ 29g Rib in last 5 yrs.

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	17992.1R	29g Gulf Rib	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.





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 Devon Anderson  
(print name of property owner(s))

hereby authorize: TMT ROOFING LLC  
(print name of agent)

to represent me/us in processing an application for: COAReroof on porches  
(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]  
(Signature of owner)

[Signature]  
(Signature of owner)

Lydia Anderson  
(Print name of owner)

DEVON ANDERSON  
(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF Columbia }

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization,  
this 26 day of AUGUST, 20 21, by

Devon Anderson & Lydia Anderson  
[Signature]  
Notary Public

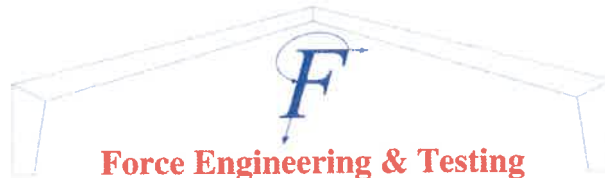
Alyssa Miller  
Printed Name

9/14/2026  
My Commission Expires

Personally Known OR  
 Produced Identification

ID Produced: \_\_\_\_\_





**Force Engineering & Testing**  
19530 Ramblewood Drive  
Humble, Texas 77338  
Phone: (281) 540-6603 FAX: (281) 540-9966  
Website: www.forceengineeringtesting.com

**Product Evaluation Report**  
**CAPITAL METAL SUPPLY, INC.**

**Min. 29 Ga. Capital Rib Roof Panel over 1x4 Wood Purlins over 7/16" OSB**

**Florida Product Approval # 17992.1 R4**

Florida Building Code 2023  
Per Rule 61G20-3  
Method: 1 -D

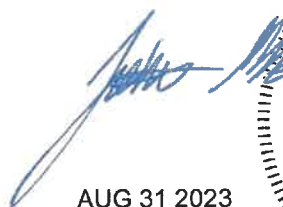
Category: Roofing  
Subcategory: Metal Roofing  
Compliance Method: 61G20-3.005(1)(d)  
NON HVHZ

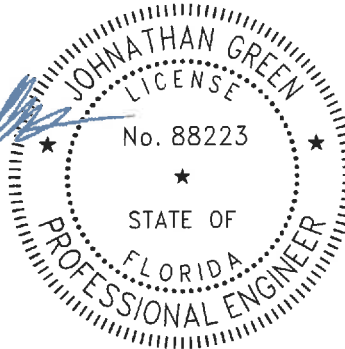
**Product Manufacturer:**  
**Capital Metal Supply**  
3845 S. US HWY 441  
Lake City, Florida 32025

**Capital Metal Supply**  
629 SE Industrial Circle  
Lake City, Florida 32025

**Engineer Evaluator:**  
**Johnathan Green, P.E. #88223**  
Florida Evaluation ANE ID: 12901

**Contents:**  
**Evaluation Report: Page 1 - 4**  
**Installation Detail: Page 5**

  
AUG 31 2023



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHNATHAN GREEN ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**FL# 17992.1 R4**



- Compliance Statement:** The product as described in this report has demonstrated compliance with the Florida Building Code 2023, Sections 1504.3.2, 1504.7.
- Product Description:** Capital Rib Roof Panel, Min. 29 Ga. Steel, 36" Wide, through fastened roof panel over 1x4 wood purlins over minimum 7/16" OSB decking. Non-structural Application.
- Panel Material/Standards:** Material: Min. 29 Ga. Steel, ASTM A792 or ASTM A653 G90 conforming to Florida Building Code 2023 Section 1507.4.3. Paint finish optional.  
Yield Strength: Min. 80.0 ksi  
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2023, Section 1507.4.3.
- Panel Dimension(s):** Thickness: 0.0140" Min.  
Width: 36" Maximum Coverage  
Rib Height: 3/4" major rib at 9" O.C.  
Panel Rollformer: MRS Metal Rollforming Systems
- Panel Fastener:** #10-15 x 1-1/2" ZAC Head dual thread with sealing washing or approved equal 1/4" minimum penetration through plywood  
Corrosion Resistance: Per Florida Building Code 2023, Section 1507.4.4.
- Substrate Description:** Min. 1x4 No. 2 SYP wood purlin over (1) layer of asphalt composition shingles (optional) over (1) layer of 30# felt paper over minimum 7/16" OSB (or 15/32" APA Rated Plywood) over Southern Yellow Pine wood rafters at 24" O.C. Panel System Type 1: 1x4 wood purlins attached to OSB with (1) 8d ring shank nail at 4" O.C. Panel System Type 2: 1x4 wood purlins attached to OSB with (1) 8d ring shank nail at 4" O.C and (2) 9x3" deck screws at 24" O.C. into wood rafters. OSB must be inspected and able to withstand the wind loading induced by the wood purlins. Substrate must be designed in accordance w/ Florida Building Code.
- Allowable Design Uplift Pressures:**

Table "A"

Panel System	Type 1	Type 2
<b>Maximum Total Uplift Design Pressure:</b>	41.7 psf	123.5 psf
<b>Fastener Pattern:</b>	9"-9"-9"-9"	6"-3"-6"-3"-6"-3"-5"
<b>1x4 Wood Purlin Spacing:</b>	24" O.C.	24" O.C.
<b>1x4 Wood Purlin Nail Spacing:</b>	(1) at 4" O.C.	(1) at 4" O.C.
<b>1x4 Wood Purlin Screw Spacing:</b>	NA	(2) at 24" O.C.

\*Design Pressure includes a Safety Factor = 2.0.

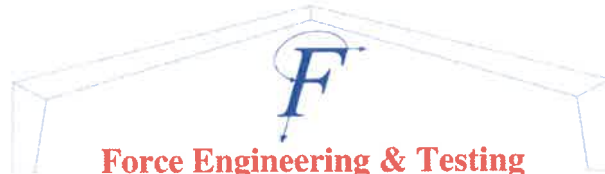




- Code Compliance:** The product described herein has demonstrated compliance with The Florida Building Code 2023, Section 1504.3.2, 1504.7.
- Evaluation Report Scope:** The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2023, as relates to Rule 61G20-3.
- Performance Standards:** The product described herein has demonstrated compliance with:
- UL 580-06 - Test for Uplift Resistance of Roof Assemblies
  - UL 1897-2015 - Uplift Test for Roof Covering Systems
  - FM 4471-92 - Foot Traffic Resistance Test
- Reference Data:**
1. UL 580-06 / 1897-04 Uplift Test  
Force Engineering & Testing, Inc. (FBC Organization # TST-5328)  
Report No. 587-0169T-15A, B
  2. FM 4471-10, Section 4.4 Foot Traffic Resistance Test  
Force Engineering & Testing, Inc. (FBC Organization # TST-5328)  
Report No. 587-0169T-15C
  3. Certificate of Independence  
By Johnathan Green, P.E. (No. 88223) @ Force Engineering & Testing  
(FBC Organization # ANE ID: 12901)
- Test Standard Equivalency:**
1. The UL 1897-04 test standard is equivalent to the UL 1897-2015 test standard.
  2. The FM 4471-10, Foot Traffic Resistance test standard is equivalent to the FM 4471-92, Foot Traffic Resistance test standard.
- Quality Assurance Entity:** The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.
- Minimum Slope Range:** Minimum Slope shall comply with Florida Building Code 2023, including Section 1507.4.2 and in accordance with Manufacturers recommendations. For slopes less than 3:12, lap sealant must be used in the panel side laps.



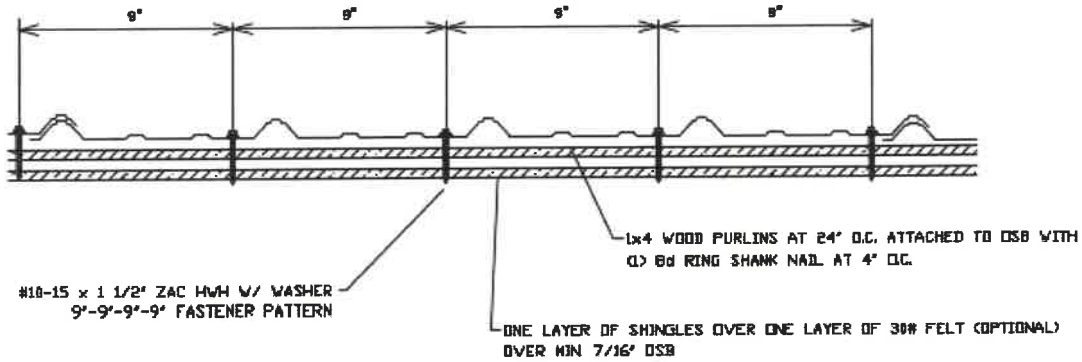
- Installation:** Install per manufacturer's recommended details.
- Underlayment:** Per Florida Building Code 2023, Section 1507.1 and manufacturer's installation guidelines.
- Roof Panel Fire Classification:** Fire classification is not part of this acceptance.
- Shear Diaphragm:** Shear diaphragm values are outside the scope of this report.
- Design Procedure:** Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2023 for roof cladding wind loads. These component wind loads for roof cladding are compared to the allowable pressure listed above. The design professional shall select the appropriate erection details to reference in his drawings for proper fastener attachment to his structure and analyze the panel fasteners for pullout and pullover. Support framing must be in compliance with Florida Building Code 2023 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.



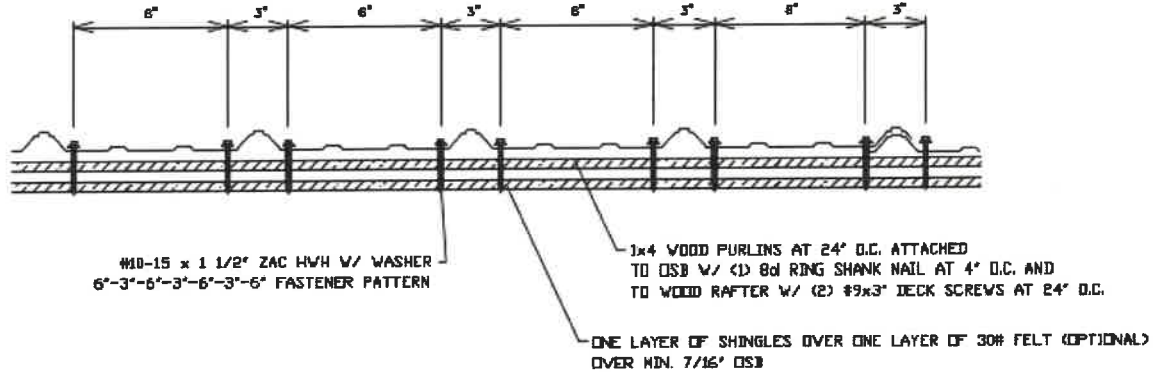
**Force Engineering & Testing**

19530 Ramblewood Drive  
 Humble, Texas 77338  
 Phone: (281) 540-6603 FAX: (281) 540-9966  
 Website: www.forceengineeringtesting.com

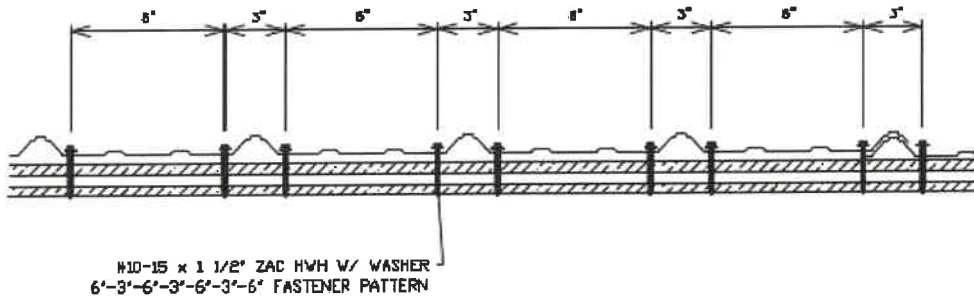
**MINIMUM 29 GA. CAPITAL RIB PANEL  
 PANEL SYSTEM TYPE 1  
 FASTENER PATTERN AT 24" O.C.**

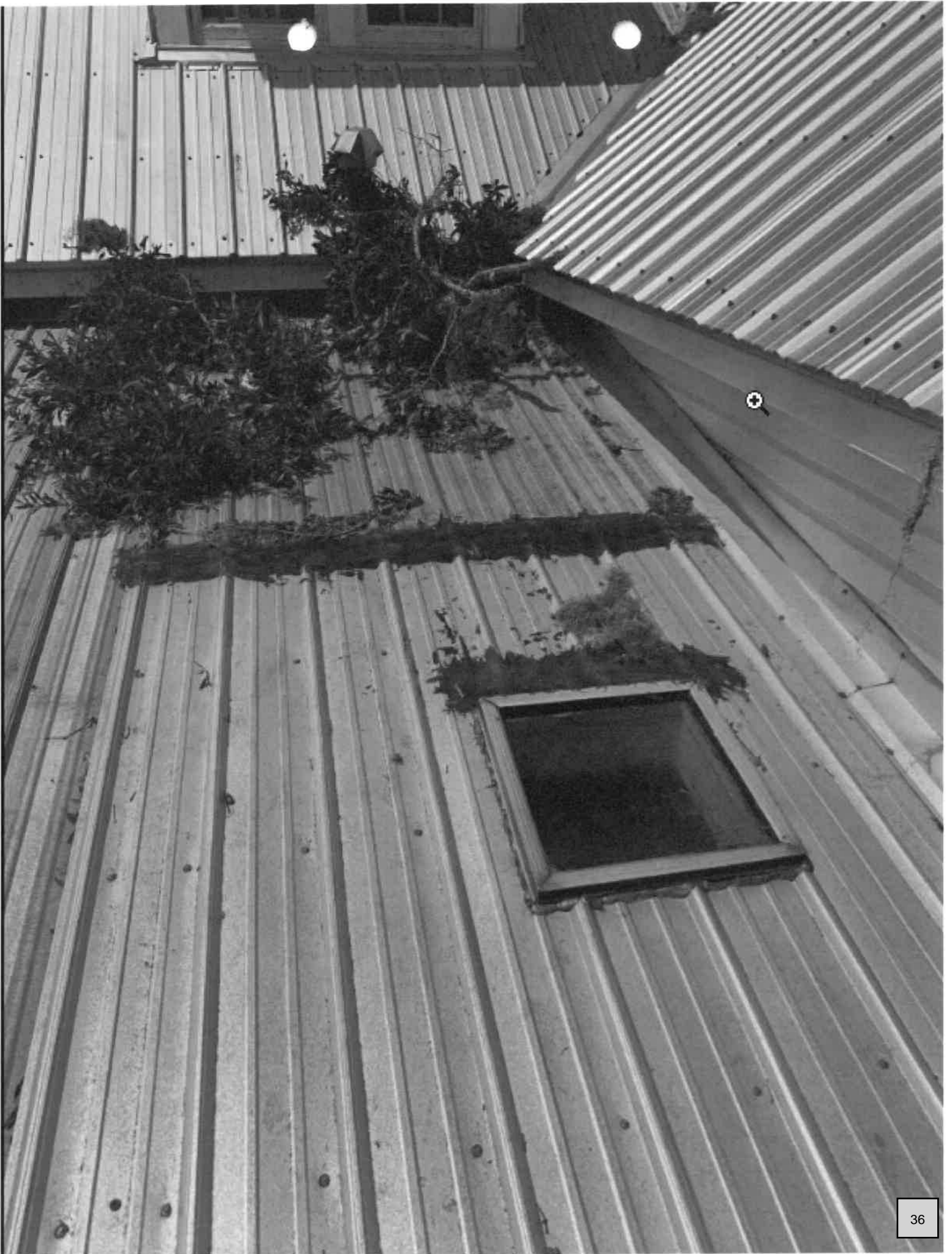


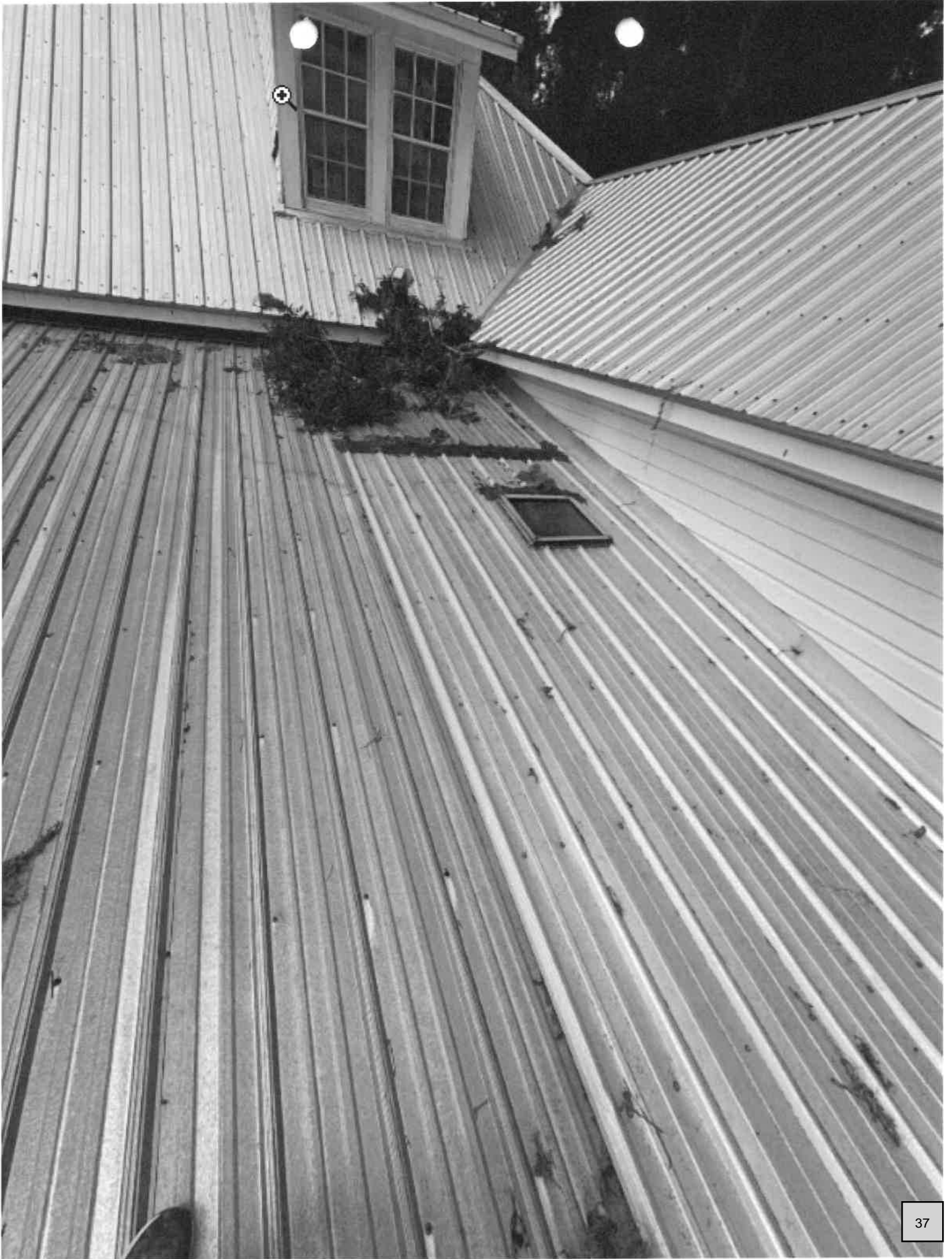
**MINIMUM 29 GA. CAPITAL RIB PANEL  
 PANEL SYSTEM TYPE 2  
 FASTENER PATTERN AT 24" O.C.**



**PANEL ENDS**

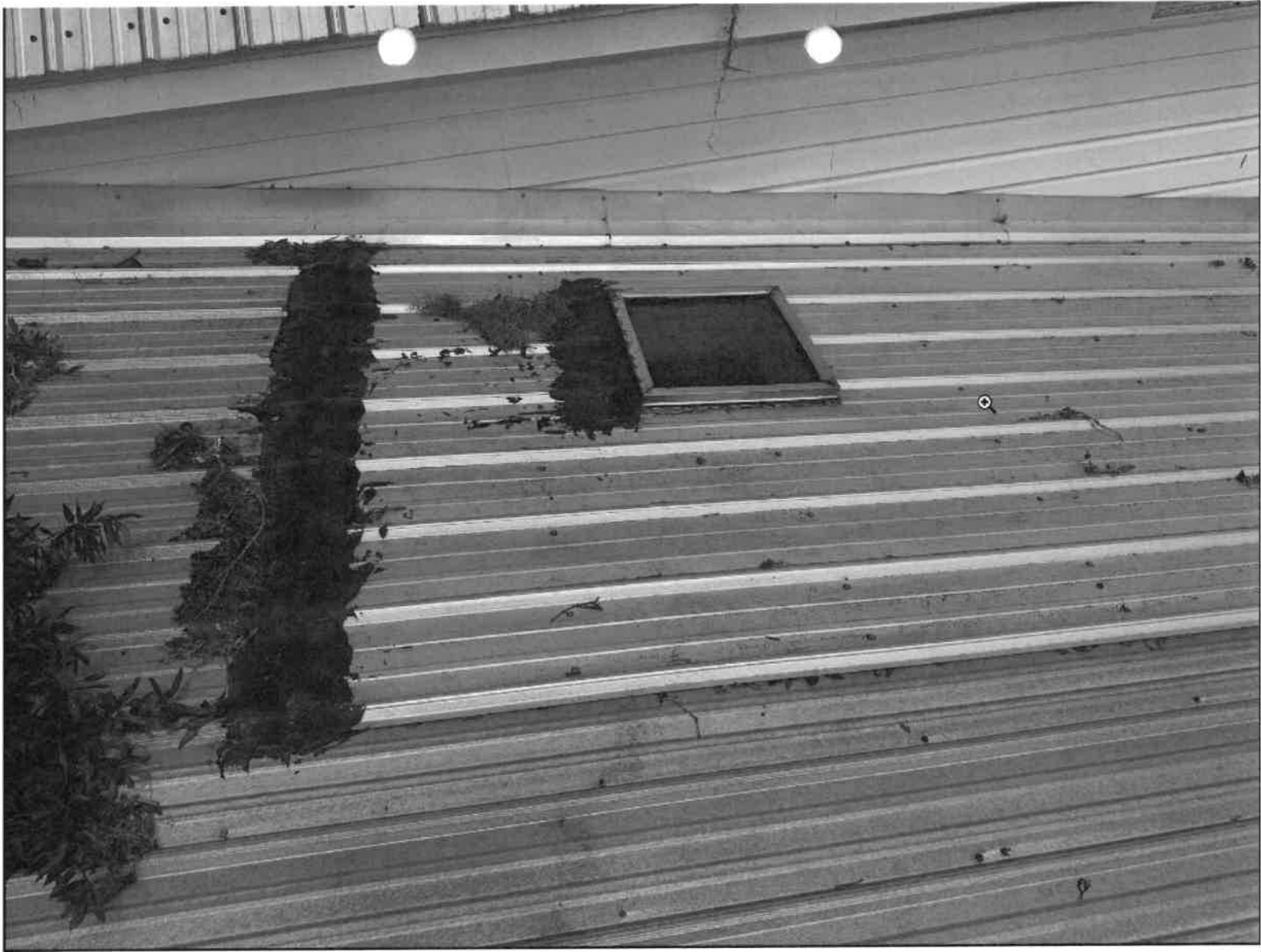






























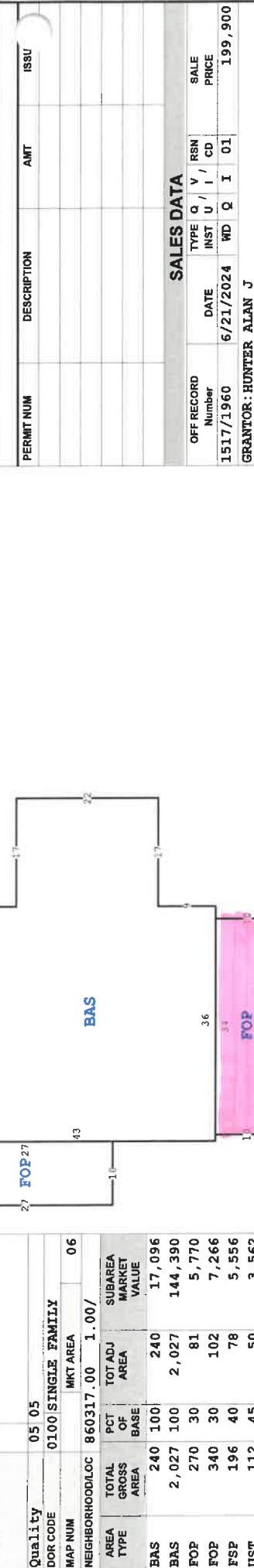








BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS		VALUATION BY		STANDARD								
ELEMENT CD	DESCRIPTION	TYPE	MDL	EFF. AREA	TOT. ADJ. P.TS.	EFF. BASE RATE	REPL. COST NEW	AYB	1920	EYB	ECON	FNCT	NORM. % COND	HX Base Yr
31	VINYL SID 100	0100	01	2,578	104.3700	109.59	282,523	1920	1920	1920	0	0	0 35.00	65.00
03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0												
05	DRYWALL 100	Heated Area: 2267												
06	VINYL ASB 50													
14	CARPET 50													
03	CENTRAL 100													
04	AIR DUCTED 100													
3	NONE 100													
01	NONE 100													
1	CONV 100													
05	CONV 100													
03	CENTRAL 100													
01	CENTRAL 100													



EXTRA FEATURES		TOTAL OB/FX		TOTAL OB/FX							
L	N	DESCRIPTION	BLD CAP	L	W	BLD CAP	L	W	BLD CAP	L	W
1	0166	CONC, PAVT	0	100	0	0	100	0	0	100	0
2	0294	SHED WOOD/	0	100	14	26	100	14	26	100	14
3	0252	LEAN-TO W/	0	100	0	0	100	0	0	100	0
4	0251	LEAN TO W/	0	100	0	0	100	0	0	100	0
5	0296	SHED METAL	0	100	0	0	100	0	0	100	0
6	0296	SHED METAL	0	100	0	0	100	0	0	100	0
7	0130	CLFENCE 5	0	100	0	0	100	0	0	100	0
8	0070	CARPORF UF	0	100	0	0	100	0	0	100	0
9	0060	CARPORF F	0	100	0	0	100	0	0	100	0
TOTALS			3,185			2,578				183,640	

LAND DESCRIPTION		TOTAL OB/FX		TOTAL OB/FX		TOTAL OB/FX									
L	N	USE CODE	CLS	SFR	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LNDUTS	UNIT TYPE	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100				*RSP-327.00	205.00	205.00	25,993.00	SF	0.95	0.81	20,989
2	0100	C	SFR	100				*RSP-323.00	125.00	125.00	2,886.00	SF	0.95	0.81	2,330
TOTALS															4,382

SALES DATA		OFF RECORD		DATE		TYPE		Q		V		RSN		SALE PRICE	
OFF RECORD Number	DATE	INST	U	I	I	CD	Q	I	Q	I	Q	I	CD	Q	I
1517/1960	6/21/2024	WD	Q	I	01										199,900
GRANTOR: HUNTER ALAN J															
GRANTEE: ANDERSON DEVON R															
GRANTOR: CLERK OF COURT (WILBU)															
GRANTEE: HUNTER GLENN J															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS= W17 N8 FSP= N14 W14 S14E14\$ W14 UST= N14 W8 S14 E8\$															
N14 BAS= N16 W15 S16 E15\$ W15 S10 FOP= W10 S27 E10 N27\$S															
FOP= S10 E34 N10 W34\$ E36 N9 E17 N22\$.															



3D

SE SAINT JOHN ST

SE VICKERS TERR

**NOTICE OF PUBLIC MEETING  
CITY OF LAKE CITY  
HISTORIC PRESERVATION AGENCY**

**THIS SERVES AS PUBLIC NOTICE** the Historic Preservation Agency will hold a meeting on Tuesday, October 08, 2024 at 5:30 PM or as soon after.

**Agenda Items**

1. **COA24-21** application submitted by Paul Spicer, agent for Sophia Parker, owner, for a Certificate of Appropriateness to get approval to replace the existing doors on a property located on parcel 11975-000, located at 428 NW Columbia Ave.
2. **COA24-23** application submitted by Tyler Turner, agent for Devon and Lydia Anderson, owner, for a Certificate of Appropriateness to get approval to replace part of the roof on a property located on parcel 13287-000, located at 302 SE Saint Johns St.

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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 with respect to any matter considered at its meetings 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.

**SPECIAL REQUIREMENTS:** 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.

Robert Angelo  
Planning and Zoning Tech



302



# PUBLIC NOTICE

ALLIANCE FOR THE  
SOUTH  
LAW CENTER

NOTICE OF PUBLIC HEARING

THE ALLIANCE FOR THE SOUTH LAW CENTER (ALSC) IS HOLDING A PUBLIC HEARING ON THE PROPOSED CHANGES TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REGULATIONS. THE HEARING WILL BE HELD ON [DATE] AT [TIME] AT [LOCATION].

FOR MORE INFORMATION, CONTACT [CONTACT INFORMATION].



**CITY OF LAKE CITY  
NOTICE  
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

COA 24-23, a petition by Tyler Turner, Agent, to request a Certificate of Appropriateness be granted as provided for in Section 10.11 of the Land Development Regulations, to get approval replace a part of the roof, for a property located in the Residential Single Family 3 zoning district, in accordance with the submittal of the petition dated August 24, 2024, to be located on parcel 13287-000.

**WHEN:** October 08, 2024  
5:30 p.m. or as soon after

**WHERE:** City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida.  
Members of the public may also view the meeting on our YouTube channel at:  
<https://www.youtube.com/c/CityofLakeCity>.

Copies of the certificate of appropriateness application are available for public inspection by contacting the Office of Growth Management at [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com) or by calling 386.719.5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the Certificate of Appropriateness.

**FOR MORE INFORMATION CONTACT  
ROBERT ANGELO  
PLANNING & ZONING TECHNICIAN  
AT 386.719.5820**

## Angelo, Robert

---

**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Tuesday, September 24, 2024 8:08 AM  
**To:** Angelo, Robert  
**Subject:** RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Confirmed!

Kym Harrison – 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32025

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Tuesday, September 24, 2024 8:05 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Looks good.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)  
386-719-5820



*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

**From:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Monday, September 23, 2024 3:51 PM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

3 proofs attached for approval to publish on 9/26 as follows:

P&Z 3 col x 6 297.00  
BOA 3 col x 5.5 272.25  
HPA 3 col x 5.75 284.63

Kym Harrison – 386-754-0401

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**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Sent:** Monday, September 23, 2024 3:03 PM  
**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Subject:** Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Kym

Please publish this ad in the body of the paper as a display ad in the September 26, 2024 paper.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)  
386-719-5820



*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

**NOTICE OF PUBLIC MEETING  
CITY OF LAKE CITY  
HISTORIC PRESERVATION AGENCY**

**THIS SERVES AS PUBLIC NOTICE** the Historic Preservation Agency will hold a meeting on Tuesday, October 08, 2024 at 5:30 PM or as soon after.

**Agenda Items**

1. COA24-21 application submitted by Paul Spicer, agent for Sophia Parker, owner, for a Certificate of Appropriateness to get approval to replace the existing doors on a property located on parcel 11975-000, located at 428 NW Columbia Ave.
2. COA24-23 application submitted by Tyler Turner, agent for Devon and Lydia Anderson, owner, for a Certificate of Appropriateness to get approval to replace part of the roof on a property located on parcel 13287-000, located at 302 SE Saint Johns St.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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 with respect to any matter considered at its meetings 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.**

**SPECIAL REQUIREMENTS: 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.**

Robert Angelo  
Planning and Zoning Tech



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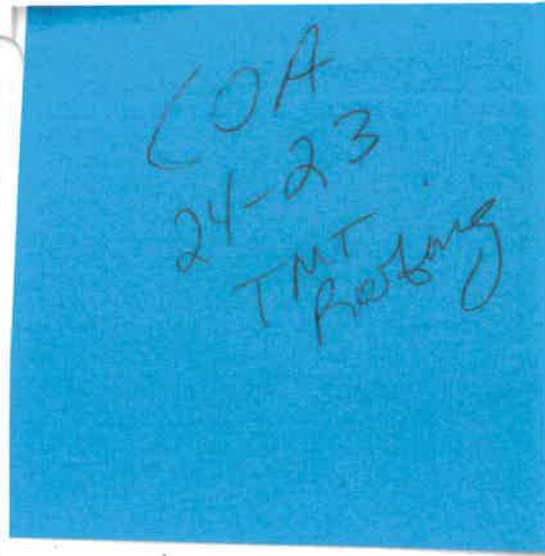
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<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark  
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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September 26, 2024

To Whom it May Concern

On October 08, 2024 the Historic Preservation Agency will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, COA 24-23 to get approval to replace a part of the roof, for a property located at 302 SE St Johns St, Lake City, FL 32025.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com).

Robert Angelo

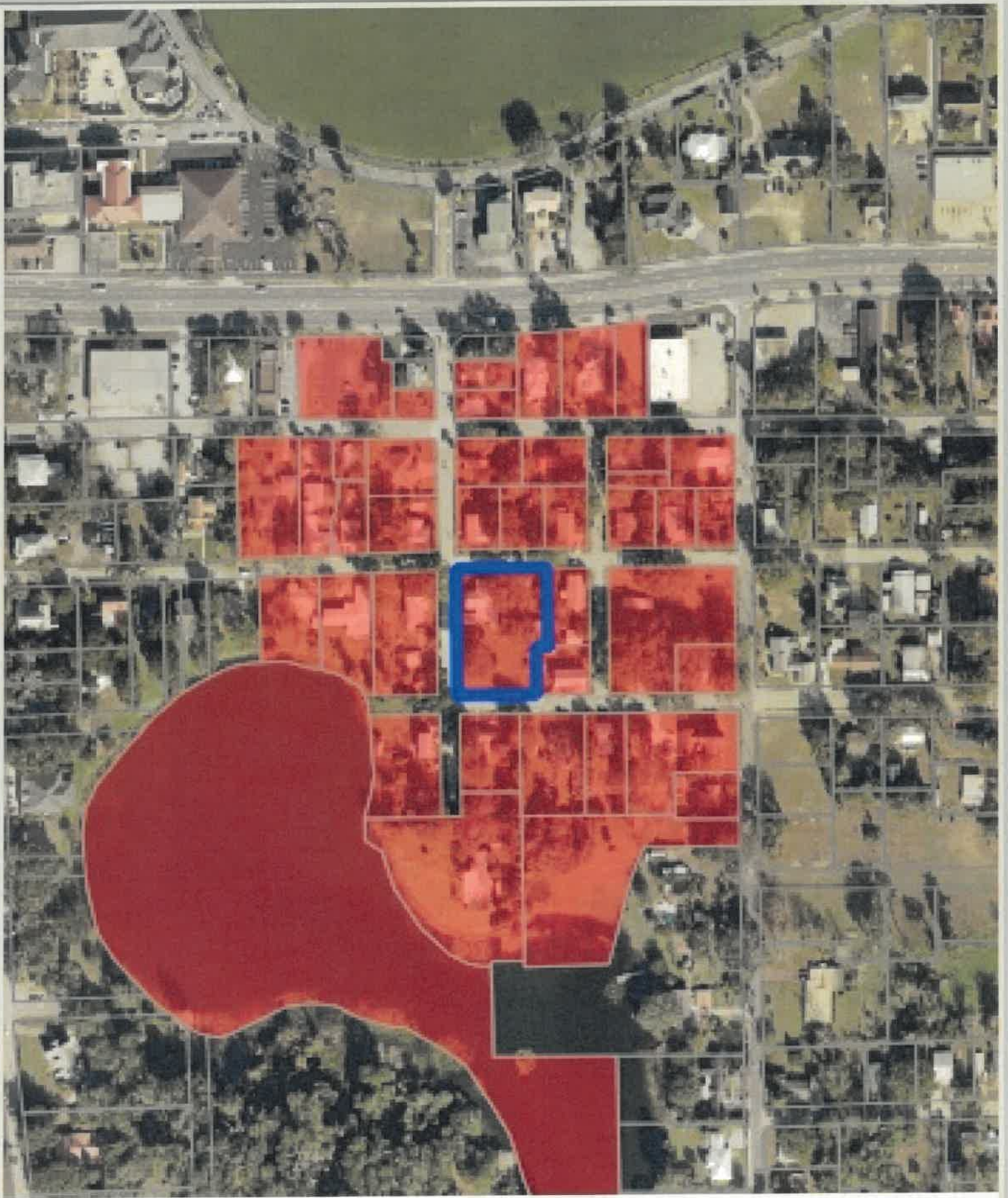
Planning and Zoning Tech  
City of Lake City



## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
CITY OF LAKE CITY	205 N MARION AVE	.	LAKE CITY	FL	32055	
MORGAN TERESA BYRD	234 EAST DUVAL ST	.	LAKE CITY	FL	32055	
BLACK MARTIN L	4909 N MONROE ST	.	TALLAHASSEE	FL	32303	
DOUGLAS-SKINNER ANN	360 SE MONROE ST	.	LAKE CITY	FL	32025	
MCRAE T BRADLEY PA	318 E DUVAL STREET	.	LAKE CITY	FL	32055	
DUVAL 334 LAND TRUST DATED 5/4/22	P O BOX 547863	.	ORLANDO	FL	32854	
ELMAN ALEXANDER	156 SE CHURCH AVE	.	LAKE CITY	FL	32025	
BRIGHT MICHAEL K	180 SE CHURCH AVE	.	LAKE CITY	FL	32055	
BATES JANICE COLE	222 SE CHURCH AVE	.	LAKE CITY	FL	32025	
HOOKS SHARON M	260 SE CHURCH AVE	.	LAKE CITY	FL	32025	
SMITH JAMES BRYANT	288 SE MONROE ST	.	LAKE CITY	FL	32025	
DOUGLASS BRENDA JOAN	310 SE MONROE ST	.	LAKE CITY	FL	32025	
WARREN TRACEE M	328 SE MONROE ST	.	LAKE CITY	FL	32025	
HOFMANN ANN DOUGLAS	360 SE MONROE ST	.	LAKE CITY	FL	32025	
COURSON JERRY W	P O BOX 966	.	LAKE CITY	FL	32056	
JIMENEZ YESSICA BIENVENIDA	148 SE PARK TER	.	LAKE CITY	FL	32025	
CANNONE BONNIE COFFEY	151 SE PARK TER	.	LAKE CITY	FL	32025	
BATES JANICE B COLE	219 SE PARK TERR APT 101	.	LAKE CITY	FL	32025	
HANSEN MEGAN P MARKHAM	220 SE PARK TERR	.	LAKE CITY	FL	32025	
CHAPMAN ANDREA	174 NW HARRIS LAKE DR	.	LAKE CITY	FL	32024	
LANG VICTORIA S	242 SE SAINT JOHNS ST	.	LAKE CITY	FL	32025	
ERKINGER MATTHEW A SR	222 SW JEWEL CT	.	FT WHITE	FL	32038	
ROMINE BRIAN	258 SE SAINT JOHNS ST	.	LAKE CITY	FL	32025	
FLECK GARY M	241 DOCTORS DR	.	SHELBYVILLE	KY	40065	
GILLIAM TIFFANY LOVE	278 SE SAINT JOHNS ST	.	LAKE CITY	FL	32025	
DANYLYSZYN STEFAN	510 9TH AVE CT NE	.	ISANTI	MN	55040	
WEBB JOSEPH D	415 SW BEYOND CT	.	LAKE CITY	FL	32024-5372	
ANDERSON DEVON R	302 SE SAINT JOHNS ST	.	LAKE CITY	FL	32025	
MUELLER TAMMY KAY	313 SE SAINT JOHNS ST	.	LAKE CITY	FL	32025	
CHASE TAMMEN A T	330 SE SAINT JOHNS ST	.	LAKE CITY	FL	32025	
O'CAIN EDWARD F	331 SE ST JOHNS ST	.	LAKE CITY	FL	32025	
HANCE JAMES	349 SE SAINT JOHNS ST	.	LAKE CITY	FL	32055	
DO TONY PHUC HOANG	363 SE SAINT JOHNS ST	.	LAKE CITY	FL	32025	
MCRAE T BRADLEY, PA	318 E DUVAL ST	.	LAKE CITY	FL	32055	
HUNTER JOYCE G	190 SW REGINALD PL	.	LAKE CITY	FL	32024	
MCRAE T BRADLEY, PA	318 E DUVAL ST	.	LAKE CITY	FL	32055	
TRITON INVESTMENT GROUP LLC	537 SW WINDSOR DR	.	LAKE CITY	FL	32024	
ROSS ROCKY S	149 SE VICKERS TER	.	LAKE CITY	FL	32025	
JOHNDROW BRENDA	240 SE VICKERS TER	.	LAKE CITY	FL	32055	
ROSSEE RONALD D	263 SE VICKERS TERR	.	LAKE CITY	FL	32025	

# GIS Buffer



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