

SPECIAL CALLED -HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

May 18, 2021 at 6:00 PM

**Venue: City Hall 205 N. Marion Ave. Lake City, Fl. 32055 2nd Floor Council
Chambers**

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the May 18, 2021 SPECIAL CALLED -Historic Preservation Agency Meeting via telephonic and video conferencing communications media technology.

To participate: The SPECIAL CALLED -Historic Preservation Agency Meeting instructions are located at the end of this agenda.

AGENDA

INVOCATION

ROLL CALL

MINUTES

- [i.](#) MINUTES 04/06/21

CONSENT AGENDA

- [ii.](#) COA 21-12, submitted by Sun Stop- Owner, requesting a Certificate of Appropriateness in a commercial general (CG) zoning district as established section 4.12.1 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 Columbia County Parcel 13863-000, as lying within the City of Lake City, Florida, City Limits.
- [iii.](#) COA 21-13, submitted by Twenty-eight Fourteen, LLC, agent, requesting a Certificate of Appropriateness in a commercial office (CO) zoning district as established in section 4.11 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 Columbia County Parcel 12766-000, as lying within the City of Lake City, Florida, City Limits.

- [iv.](#) COA 21-14, submitted by Cynthia Thomas and Debra Griffin , owner, requesting a Certificate of Appropriateness in a residential office (RO) / commercial general (CG) zoning district as established in section 4.2.1 and 4.12 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 Columbia County Parcel 13204-000, as lying within the City of Lake City, Florida, City Limits.
- [v.](#) COA 21-15, submitted by Lewis Walker Roofing-agent - John Kuendall -Owner, requesting a Certificate of Appropriateness in a commercial central business district (cbd) zoning district as established section 4.14.1 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 Columbia County Parcel 12653-000, as lying within the City of Lake City, Florida, City Limits.
- [vi.](#) COA 21-16, submitted by Danette Lewis-owner of Spa on Marion, requesting a Certificate of Appropriateness in a residential office (RO) zoning district as established section 4.10.1 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 Columbia County Parcel 12745-000, as lying within the City of Lake City, Florida, City Limits.

NEW BUSINESS

OLD BUSINESS

WORKSHOP

ADJOURNMENT

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.

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Members of the public may **attend the meeting online** at:
<https://us02web.zoom.us/j/84067027714>

Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

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Webinar ID: 840 6702 7714#

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In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings:

1-844-992-4726 (toll-free)

Enter access code 173 541 6832#

Then it will ask for attendee ID number, just press #

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750

growthmanagement@lcfla.com

**MINUTES
HISTORIC PRESERVATION AGENCY
REGULAR SESSION April 6, 2021 5:45 p.m.**

1. ROLL CALL

- | | |
|-----------------------|----------------------|
| Ms. Georgalis-Present | Mr. Adel- Present |
| Ms. Douberly-Present | Mr. Lydick-Present |
| Mr. Baughn-Present | Ms. Douberly-Present |

2. **MINUTES:** To approve the minutes of the March 2, 2021 meeting
Motion to approve: First -Mr. Douberly Second- Mr. Naylor Passed unanimously.

3. NEW BUSINESS:

- A. COA 21-08, submitted by Sylvester Warren III, agent for Twentyeight Fourteen llc - Owner, requesting a Certificate of Appropriateness in a Commercial General, zoning district, , 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 Columbia County Parcel ID#, property described as Columbia County Parcel ID# **12766-000**, as lying within the City of Lake City, Florida, City Limits.
Sworn in by: Ms. Georgalis Petitioner name: Sylvester Warren
Address of record: _220 S. Marion Avenue Lake City, Florida
Discussion: Replace existing shingles on the roof.
Motion to close the public Hearing: Ms. Georgalis made a motion to close the public hearings and seconded by Mr. Baughn. Passed unanimously.
Motion to approve COA 21-08 by Mr. Baughn and seconded by Ms.Douberly. Passed unanimously.
- B. COA 21-10-submitted by Johnathan Cohen/JDCCO LLC -Owner- requesting a Certificate of Appropriateness (window replacement) in the commercial general zoning district, located within the View shed Buffer of the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as Columbia County Parcel ID# **13218-000** as lying within the City of Lake City, Florida, City Limits.
Sworn in by: Ms. Georgalis Petitioner name: Agent for Jonathan Cohen
Address of record: No address given
Discussion: Vinyl and metal facsimiles appear to blend int the HPA
Motion to close the public Hearing: Ms. Douberly made a motion to close the public hearings and seconded by Mr. Baughn. Passed unanimously.

Motion to approve COA 21-10 by Mr. Adell and seconded by Mr. Baughn. Passed unanimously.

- C. COA 21-11-submitted by Michael Mcinally-business-Owner- requesting a Certificate of Appropriateness mural painting, sign and window decal in the commercial general zoning district, located within the View shed Buffer of the Lake City Commercial District, established in Section 10.11.2, of the Land Development Regulations on property described as Columbia County Parcel ID# 12634003 as lying within the City of Lake City, Florida, City Limits.

Sworn in by: Ms. Georgalis **Petitioner name:** Michael Mcinally

Address of record: 320 N. Marion Ave Lake City, Florida 32055

Discussion: Mural painting (signage) on the back side of the building.

Motion to close the public Hearing: Mr. Adel made a motion to close the public hearings and seconded by Ms. Douberly. Passed unanimously.

Motion to approve COA 21-11 by Mr. Lydick and seconded by Mr. Naylor. Passed unanimously.

- 4. OLD BUSINESS: NONE
- 5. WORKSHOP QUESTIONS
- 6. ADJOURNMENT : Motion made to adjourn meeting by Mr. Lydick and seconded by Ms. Douberly Time: 5:48pm

Mavis Georgalis, Board Chairman

Date Approved

Tara M. Krieghauser
Secretary

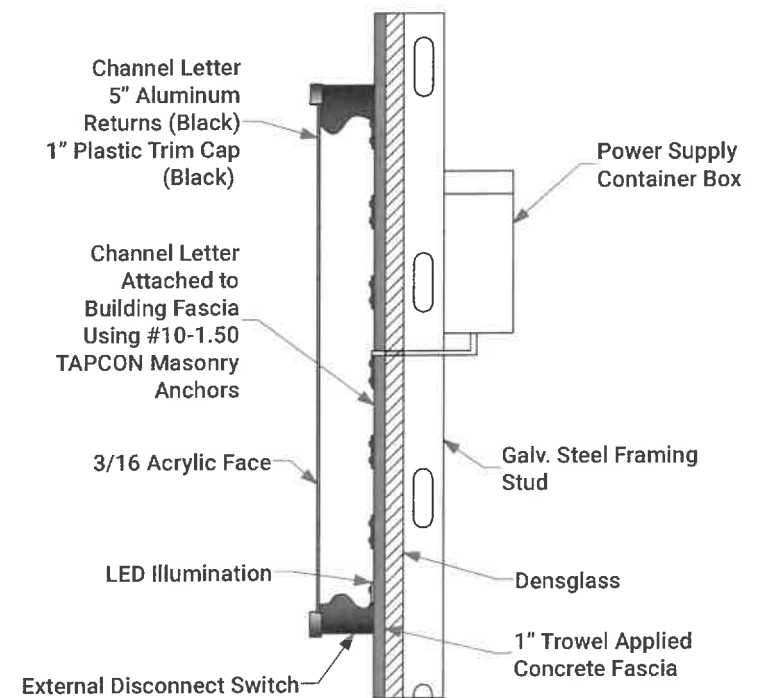
Date Approved



DIMENSIONS



AREA CALCULATION



SECTION DETAIL

SUNSTOP CHANNEL LETTER SET

1. Typical Channel Letter Set & Construction.
2. "SUN" & Bar 4" channel letter returns, black aluminum Coil. 3/16 acrylic faces, white w/ translucent vinyl applied, color match PMS 109C. 1" plastic trim cap, black.
3. "STOP" 5" channel letter returns, black aluminum coil. 3/16 acrylic faces, white. 1" plastic trim cap, black.
4. Sign attaches to building fascia using TAPCON #10-1.50 masonry anchors.
5. Power supply container box mounts behind building fascia. Penetrations sealed using 100% silicone adhesive sealant.

ELECTRICAL SPECIFICATIONS

1. (72) True white Qwik-Mod 2 modules (PL-QM2-TW150-P).
2. (2) 60W power supplies (PL-60-12-U)
3. Max draw: 1A at 120V


 251 FORTUNE BLVD
 MIDWAY, FL. 32343
 PH: 850.224.7446
 FX: 850.224.8936
 ApogeeSigns.com
 STATE CERTIFIED
 SIGN CONTRACTOR
 LIC# EST2000314

DRAWN BY:
ERIC LARSON
 EMAIL:
 Eric.Larson@ApogeeSigns.com
 DIRECT LINE:
 850.999.6042

SunStop #305
Building Rebrand

JOB NUMBER:	SHEET NUMBER
60679	A.2
DATE:	SHEET 1 of 3
03/12/2021	



EXISTING STORE FRONT SIGNAGE

SCOPE OF WORK

- Remove existing 36" S&S channel letters.
- 48" illuminated, thermoformed sun icon installed in area shown. Power provided by others.
- 35" SunStop channel letters installed on canopy fascia, centered over doors.



PROPOSED STORE FRONT SIGNAGE

	251 FORTUNE BLVD MIDWAY, FL. 32343 PH: 850.224.7446 FX: 850.224.8936 ApogeeSigns.com	DRAWN BY: ERIC LARSON EMAIL: Eric.Larson@ApogeeSigns.com DIRECT LINE: 850.999.6042
	STATE CERTIFIED SIGN CONTRACTOR LIC# ES12000314	

**SunStop #305
Building Rebrand**

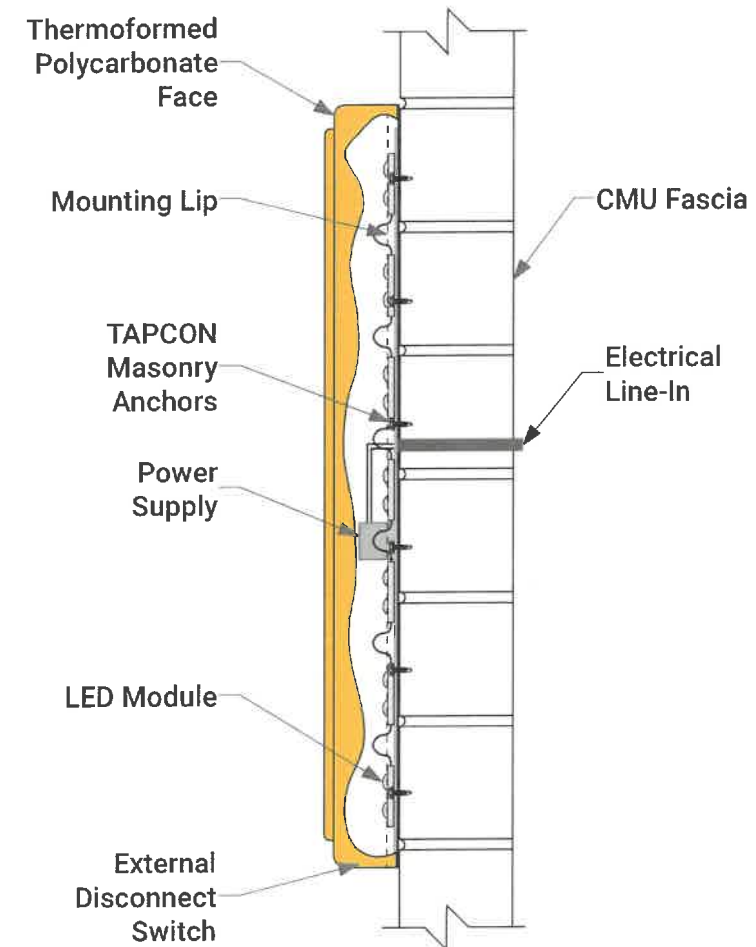
JOB NUMBER: 60679	SHEET NUMBER A.1
DATE: 03/12/2021	SHEET 1 of 3



SUN ICON ASSEMBLY - DIMENSIONS



SUN ICON ASSEMBLY - AREA CALCULATION



SUN ICON ASSEMBLY - SECTION

FABRICATION SPECIFICATIONS

1. Thermoformed sign face, .150 clear polycarbonate. Painted 2nd Surface white/yellow custom mix paint. Attaches to mounting lip on back panel using #8 self-drilling screws.
2. .125 aluminum back panel mounts to wall using #10-1.50 TAPCON masonry screws.
3. Power Supply Mounted Inside Sign Can.
4. External disconnect switch mounted on exterior rim of sign.
5. Connected to existing electrical junction box.

	251 FORTUNE BLVD MIDWAY, FL 32343 PH: 850.224.7446 FX: 850.224.8936 ApogeeSigns.com	DRAWN BY: ERIC LARSON EMAIL: Eric.Larson@ApogeeSigns.com DIRECT LINE: 850.999.6042
	STATE CERTIFIED SIGN CONTRACTOR LIC# ES12000314	

**SunStop #305
Building Rebrand**

JOB NUMBER: 60679	SHEET NUMBER A.3
DATE: 03/12/2021	SHEET 1 of 3



CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

FOR OFFICIAL USE ONLY	
Date Received:	<u>4/5/21</u>
Case #:	<u>COA 21-12</u>

APPLICANT INFORMATION

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

Applicant: 1 Hour Signs Inc dba Apogee Signs

Contact: Holland Thornton

Address: 251 Fortune Blvd. Midway, FL 32343

Phone: 850-224-7446

Cell: _____

Email: holland.thornton@apogeesigns.com

Property Owner: Southwest Georgia Oil Co

Contact: Darryl Boyett

Address: PO Box 1510 Bainbridge, GA 39818

Phone: 229-246-1553

Cell: _____

Email: darryl@inland-stores.com

PROPERTY INFORMATION

Site Location/Address: 490 S Marion Ave.

Current Use: conv store/gas (1126)

Year Built: 1983

Proposed Use: conv store/gas (1126)

Projected Cost of Work: \$ 4700

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).

As S&S is no longer the company's name, they would like to remove the "S&S" letters (36sf) above their door. Replacing with "SunStop" channel letters (25.25sf) above entryway (internally illuminated with LED). Materials: acrylic faces, vinyl, aluminum coil & letter returns, white LEDs. Also addition of new wall sign with yellow sun logo (16sf) that has internal LED illumination. Materials: polycarbonate, paint, aluminum back panel, white LEDs.

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

Holland Thornton | Holland Thornton, Permit Technician | 3-31-21

APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:	<u>1386 3-00</u>		
Future Land Use:	<u>Commercial</u>	Zoning District:	<u>CG</u>
Review (circle one):	Ordinary Maintenance	<u>Minor Work</u>	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	<u>No, not eligible</u>

3/26/2021

City of Lake City
205 N Marion Ave.
Lake City, FL 32055

To whom it may concern:

I, Darryl Boyett, owner of 490 S Marion St. (PID: 00-00-00-13863-000 (42416)), hereby give permission to 1 Hour Signs Inc. (dba Apogee Signs) to drop off, sign for, and pick up any document necessary to procure sign permits for this parcel.

Thank you,

Darryl Boyett
Owner Signature

3-26-21
Date

Darryl Boyett
Print Owner Name

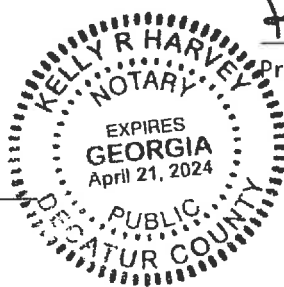
State of Georgia
County of Decatur

The foregoing instrument was acknowledged before me this 26th day of March, 2021, by Darryl Boyett.

Kelly R Harvey
Notary Public's Signature

Kelly R Harvey
Print Notary Name

Personally known OR
Type of Identification Produced _____



S DIV: E1/2 LOT 1 BLOCK 1
 AVONDALE S/D & LOTS 1 & 2
 BLOCK 7 ASHURST S/D & BEG SE

SOUTHWEST GEORGIA
 OIL COMPANY INC, P O BOX 1510
 BAINBRIDGE, GA 39818

2021

00-00-00-13863-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY VALUATION SUMMARY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Dist:	STANDARD															
Exterior Wall	15	CONC BLOCK 100	4300	04	3,169	94.5402	57.20	181,267	1983	1983	0	0	50.00	50.00	VALUATION BY																	
Roof Structur	09	RIDGE FRME 100	1 NBED CONVE - 0% - 0 HX Base Yr																													
Roof Cover	04	BUILT-UP 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	06	VINYL ASB 100																														
Ceiling	01	FIN.SUSPD 100																														
Air Condition	06	ENG CENTRL 100																														
Heating Type	09	ENG F AIR 100																														
Fixtures	4	100																														
Frame	03	MASONRY 100																														
Story Height	8	100																														
RMS	3	100																														
Stories	1.	1. 100																														
Units	0	100																														
Condition Adj	04	04 100																														
Quality	05	05																														
DOR CODE	1126	CONV STORE/GAS																														
MAP NUM		MKT AREA	06																													
NEIGHBORHOOD	870317.00		1.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	330	100	330	9,438																												
BAS	1,968	100	1,968	56,285																												
BAS	182	100	182	5,205																												
CAN	496	30	149	4,262																												
CAN	1,800	30	540	15,444																												
PTR	0	0	0	0																												
TOTALS	4,776		3,169	90,634																												
EXTRA FEATURES			490 S MARION AVE, LAKE CITY																													
L N	OBXF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBXF MKT VALUE	NOTES																
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000																	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500																	
LAND DESCRIPTION										TOTAL OB/XF 5,500																						
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT D TYPE T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	1410	CONV STORE	0		CG	50.00	210.00	18,650.00	SF	1.00	1.00	1.25	4.50	5.63	104,906	ADJ;4 CORNER																
REVIEW DATE			10/27/2016			BY			DFRP			TOTAL LAND:0.43			Market:			0			Agricultural:			0			Common:104906			PRINTED 03/25/2021		



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue
Lake City, FL 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Item ii.

April 14, 2021

Holland Thornton
251 Fortune Blvd.
Midway, Florida 32343

RE: Petition No. COA

This letter is to inform you that your Petition# COA 21-12 (Certificate of Appropriateness) has been scheduled to be heard by the Historical board, on Tuesday, May 4, 2021 starting at 5:30 pm. **You or your agent must be present (in person or virtually) to explain your petition to the board.**

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology. Members of the public may attend the meeting online at: <https://us02web.zoom.us/j/84067027714>

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(i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing *9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

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Enter access code 173 541 6832# Then it will ask for attendee ID number, just press

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting

If I can be of further service to you, please feel free to contact me at 386-719-5750 or via email: growthmanagement@lcfla.com

Best Regards,

Tara M. Krieghauser

Tara M. Krieghauser



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: 4-19-21
Address: 359 E. Duval Street
Parcel Number: 13204-000
Owner: Debra Griffin
Address of Owner: PO Box 3832 Lake City, Fl. / 359 E. Duval Street
Description of Structure: Black chain link fence install on sides and back of property. Structure has a likeness of other installed fences in the area as shown in the photos.
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
<hr style="width: 30%; margin-left: 0;"/> David C. Young, CBO Director of Growth Management
Code Edition: 2020 (7th) Edition of the Florida Building Codes, 2020 (7th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation
Description of Approved Construction:
Black chain link fence on sides and rear of property with three gate installs.
Special Conditions: Must meet required set backs

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 REVIEW FOR PROPOSED WORK**

By [Signature]
DATE 04/19/21

FOR OFFICIAL USE ONLY

Item iv.

Date Received: 4-19-21

Case #: COA 21-14

APPLICANT INFORMATION

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

Applicant: Debbie Griffin

Contact: 386-629-2851

Address: 359 E. Duval St / P.O. Box 3832
Lake City, FL 32055 32056

Phone: _____

Cell: 386-629-2851

Email: Drdebragriffin@gmail.com

Property Owner: Debra Griffin + Cynthia E. Thomas

Contact: Debra Griffin - Living Trustee

Address: P.O. Box 3832
Lake City, FL 32056

Phone: _____

Cell: 386-629-2851

Email: Drdebragriffin@gmail.com

PROPERTY INFORMATION

Site Location/Address: 359 E. Duval St.

Current Use: Residential

Year Built: 2021

Proposed Use: Fencing

Projected Cost of Work: \$ _____

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).

Black chain link fence around back yard + separate adjoining property line to the East - see aerial pictures x2

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

[Signature]
APPLICANT/AGENT SIGNATURE

APPLICANT/AGENT NAME and TITLE

4-19-21

DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:			
Future Land Use:	Zoning District:		
Review (circle one):	Ordinary Maintenance	Minor Work	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, Debra K. Griffin and Cynthia Thomas (owner name), owner of property parcel

number 00-00-00-13204-000 (41719) (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) _____ Date _____

NOTARY INFORMATION:
STATE OF: _____ COUNTY OF: _____

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

NOTARY'S SIGNATURE _____ (Seal/Stamp)



Item iv.

359 E. Dural



straight line no gate
Separate property line with adjacent house
located at 1405 E. Duvall St.



BLACK
CHAIN
LINK

Example fence



384 Lake DeSoto Circle

Item iv.



Item iv.

384 Lak Dr



405 E Duval St

Item iv.

405 E. Duval St
St. Johns





Item iv.



Item iv.

The Foundation For Florida G
443 Duval SF



Item iv.

O'Reilly's
453 Duval St

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Item iv.

Project Information	
Project Name and Case No.	COA 21-14
Applicant	Debbie Griffin
Owner	Debra Griffin & Cynthia Thomas
Requested Action	Place a black chain link fence attached to the sides and rear of the property w/ three separate access gates for entry.
Hearing Date	May 4, 2021
Staff Analysis/Determination	The City has no issues
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.764 A
Location	359 DUVAL ST, LAKE CITY
Parcel Number	00-00-00-13204-000 (41719)
Future Land Use	Commercial
Current Zoning District	Residential Office / Commercial General
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential	RO	Shands hospital (vacant)	N/A
South	Commercial	CG	Residential Office	N/A
East	Commercial	CG	Discount Auto Parts	N/A
West	Commercial	CG	Office Building	N/A

Summary of Request

The owner is requesting fence placement to secure the property. The fence request type is indicative of other properties located in the surrounding historical district.

Staff Analysis.

The City of Lake City has no issues.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Item iv.

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 4-19-2021

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: COA 2021-14

Project Name: Debbie Griffin

Project Address: 359 E. Duval Street

Project Parcel Number: 13204-000

Owner Name: Debra K. Griffin and Cynthia A. Thomas

Owner: Address: P.O. Box 3832 Lake City, Florida 32056 / 359 E. Duval Street

Owner Contact Information: telephone number 386-623-2851 e-mail Drdebragriffin@gmail.com

Owner Agent Name: SAME

Owner Agent Address: SAME

Owner Agent Contact Information: telephone SAME e-mail SAME

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Planning and Zoning: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Business License: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Code Enforcement: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Permitting: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Water Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Sewer Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Gas Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Customer Service: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Fire Department: approve ____ disapprove ____ Reviewed by: _____

Comments: _____

Police Department: approve ____ disapprove ____ Reviewed by: _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

LAKOTA CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Item v.

Project Information	
Project Name and Case No.	COA 21-15
Applicant	Lewis Walker
Owner	John Kuykendall (John Kuykendall Living Trust)
Requested Action	Roof over. Multiple leaks causing damages.
Hearing Date	June 1, 2021
Staff Analysis/Determination	Approve
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.203 AC
Location	248 Marion Avenue
Parcel Number	00-00-00-12653-000 (41197)
Future Land Use	Commercial
Current Zoning District	Commercial CBD
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial	CBD	Commercial CBD	N/A
South	Commercial	CBD	Commercial CBD	N/A
East	Commercial	CBD	Commercial CBD	N/A
West	Commercial	CBD	Commercial CBD	N/A

Summary of Request

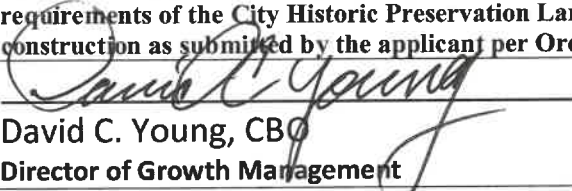
Remove existing roof down to the wood deck; will make necessary wood repair
And re-nailing to current code. Materials used as described in the summary of work, see attached.

Staff Analysis.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: April 30, 2021
Address: 248 Marion Avenue
00-00-00-12653-000 (41197)
Owner: John Kuykendall (John Kuykendall Living Trust)
Address of Owner: 248 Marion Avenue
Description of Structure: C DIV: BEG SE COR, RUN W 130.5 FT TO A PT 79.5 FT E OF SW COR BLK 9, RUN N 66 FT, E 130.50 FT TO W RW MARION ST, S ALONG R/W 66 FT TO POB. ORB 365-490, 366-858,806-1981,815-2126,2128 WD 1076-80,DC 1229-2573, WD 1229-2580 & BEG AT SE COR OF BLOCK 9 & W RW OF N MARION AVE & N RW OF VETERANS ST FOR POB, RUN W 84 FT, S 3 FT, E 84 FT, N 3 FT TO POB QCD 1247-1244
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
 David C. Young, CBO Director of Growth Management
Code Edition: 2020 (7 th) Edition of the Florida Building Codes, 2020 (7 th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation
Description of Approved Construction: New roof repairing existing leaks throughout the roof deck and wall connections.
Special Conditions: COA issued for emergency repair(s) for the roof.

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

FOR OFFICIAL USE ONLY
Date Received: 4-30-21
Case #: 21-15



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

APPLICANT INFORMATION

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

Applicant: <u>LEWIS WALKER</u>	Property Owner: <u>KUYKENDALL JOHN G TRUSTEE UNDER THE JOHN KUYKENDALL LIVING TRUST</u>
Contact: <u>AMY SKOWRON</u>	Contact: <u>JOHN KUYKENDALL</u>
Address: <u>PO BOX 2147, LAKE CITY FL 32056</u>	Address: <u>248 MARION AVE</u> <u>LAKE CITY, FL 32055</u>
Phone: <u>866-959-9926</u>	Phone: _____
Cell: _____	Cell: <u>386-755-9018</u>
Email: <u>permittinglwr@gmail.com</u>	Email: _____

PROPERTY INFORMATION

Site Location/Address: <u>248 MARION AVE, LAKE CITY FL 32055</u>	Proposed Use: <u>PROFESS SVC/BLD</u>
Current Use: <u>PROFESS SVC/BLD</u>	Projected Cost of Work: \$ <u>64,219.86</u>
Year Built: <u>1900</u>	

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).

See attachment

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

	<u>Lewis Walker</u>	<u>4.23.21</u>
APPLICANT/AGENT SIGNATURE	APPLICANT/AGENT NAME and TITLE	DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:	<u>12653-000 (41197)</u>		
Future Land Use:		Zoning District:	<u>Historical</u>
Review (circle one):	Ordinary Maintenance	Minor Work	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@lcfia.com

AGENT AUTHORIZATION FORM

I, KUYKENDALL, JOHN G TRUSTEE (owner name), owner of property parcel

number 00-00-00-12653-000 (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.

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Row 1: Gary Roshy, [Signature]. Row 2: Dominic Pickard, [Signature]. Rows 3-5 are empty.

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.

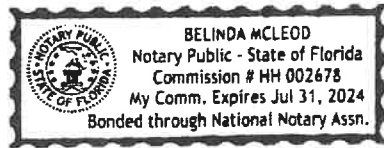
[Signature] 4/27/21
Owner Signature (Notarized) Date

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John G. Kuykendall, personally appeared before me and is known by me or has produced identification (type of I.D.) known by me on this 27th day of April, 2021.

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)





April 23, 2021

Re: Re Roofing Gulf Coast Financial Services Building Main Roof
248 Marion Ave.
Lake City, FL

The main roof on this structure has extensive leaking through out the roof deck and the deck to wall connections.

LWR will be removing all existing roofing down to the wood deck; making any wood repairs necessary and reailing to current building code.

Then there will be 2.3" of poly iso insulation and a ½" primed dens deck cover board mechanically attached to the deck per manufacturers requirements. Over that will be a single ply 60 mil TPO system fully adhered to the cover board.

The TPO system will continue over the walls and will be finished off with a painted metal coping cap to match the stucco.

Lewis Walker Roofing, Inc.
Mailing: P.O. Box 2147 Lake City, FL 32056
Toll Free 1-866-959-7663 * Fax: 386-719-4472

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-12653-000 (41197) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	KUYKENDALL JOHN G TRUSTEE UNDER THE JOHN KUYKENDALL LIVING TRUST LAKE CITY, FL 32055		
Site	248 MARION AVE, LAKE CITY		
Description*	C DIV: BEG SE COR, RUN W 130.5 FT TO A PT 79.5 FT E OF SW COR BLK 9, RUN N 66 FT, E 130.50 FT TO W R/W MARION ST, S ALONG R/W 66 FT TO POB. ORB 365-490, 366-858,806- 1981,815-2126,2128 WD 1076-80,DC 1229-2573, WD 1229-2580 & BEG AT SE COR OF BLOCK 9 & W R/W ...more>>>		
Area	0.203 AC	S/T/R	32-3S-17
Use Code**	PROFESS SVC/BLD (1900)	Tax District	1

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

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

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$53,190	Mkt Land	\$53,190
Ag Land	\$0	Ag Land	\$0
Building	\$185,674	Building	\$185,674
XFOB	\$0	XFOB	\$0
Just	\$238,864	Just	\$238,864
Class	\$0	Class	\$0
Appraised	\$238,864	Appraised	\$238,864
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$238,864	Assessed	\$238,864
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$238,864 city:\$238,864 other:\$238,864 school:\$238,864	Total Taxable	county:\$238,864 city:\$238,864 other:\$0 school:\$238,864



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/10/2012	\$100	1247/1244	QC	V	U	11
2/16/2012	\$100	1229/2580	WD	I	U	11
3/1/2005	\$288,000	1076/0080	WD	I	Q	
6/16/1995	\$70,000	0806/1981	WD	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1900	5166	10832	\$185,674

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
------	------	----------	-------	-------	------

NONE

Item v.

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1900	PROF BLDG (MKT)	8,865.000 SF (0.203 AC)	1.0000/1.0000 1.0000/ /	\$6 /SF	\$53,190

Search Result: 1 of 1

Columbia County Tax Collector

generated on 4/30/2021 11:49:2

Item v.

Tax Record

Last Update: 4/30/2021 11:48:05 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

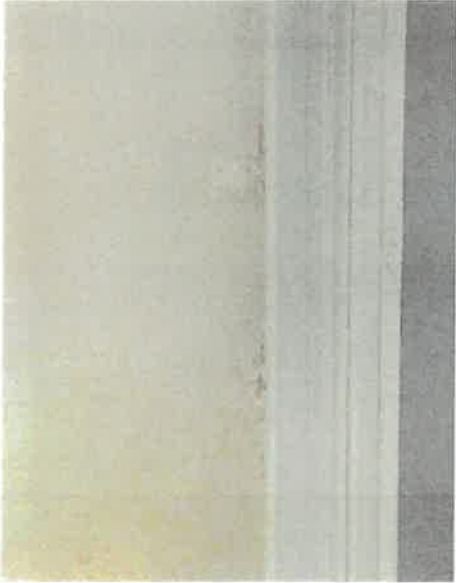
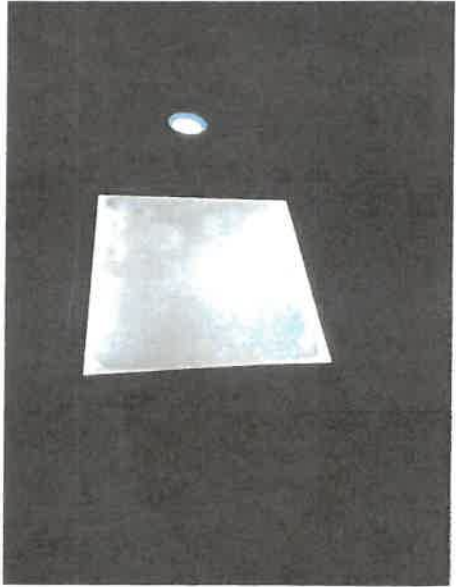
Account Number	Tax Type	Tax Year			
R12653-000	REAL ESTATE	2020			
Mailing Address KUYKENDALL JOHN G TRUSTEE UNDER THE JOHN KUYKENDALL LIVING TRUST 336 NW PRIMITIVE GLN LAKE CITY FL 32055		Property Address 248 MARION N LAKE CITY GEO Number 000000-12653-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	101				
Legal Description (click for full description) 00-00-00 1900/1900.20 Acres C DIV: BEG SE COR, RUN W 130.5 FT TO A PT 79.5 FT E OF SW COR BLK 9, RUN N 66 FT, E 130.50 FT TO W R/W MARION ST, S ALONG R/W 66 FT TO POB. ORB 365-490, 366-858,806-1981,815-2126,2128 WD 1076-80,DC 1229-2573, WD 1229-2580 See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	238,864	0	\$238,864	\$1,170.43
BOARD OF COUNTY COMMISSIONERS	8.0150	238,864	0	\$238,864	\$1,914.49
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	238,864	0	\$238,864	\$178.67
LOCAL	3.7810	238,864	0	\$238,864	\$903.14
CAPITAL OUTLAY	1.5000	238,864	0	\$238,864	\$358.30
SUWANNEE RIVER WATER MGT DIST	0.3696	238,864	0	\$238,864	\$88.28
LAKE SHORE HOSPITAL AUTHORITY	0.0001	238,864	0	\$238,864	\$0.02
Total Millage		19.3137	Total Taxes		\$4,613.33
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$1,746.12			
Total Assessments					\$1,746.12
Taxes & Assessments					\$6,359.45
If Paid By					Amount Due
					\$0.00

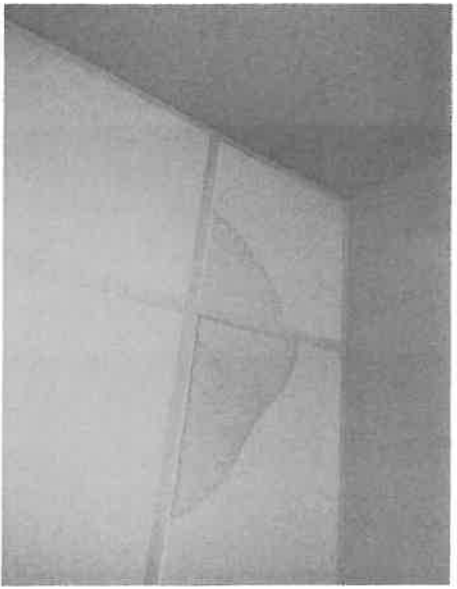
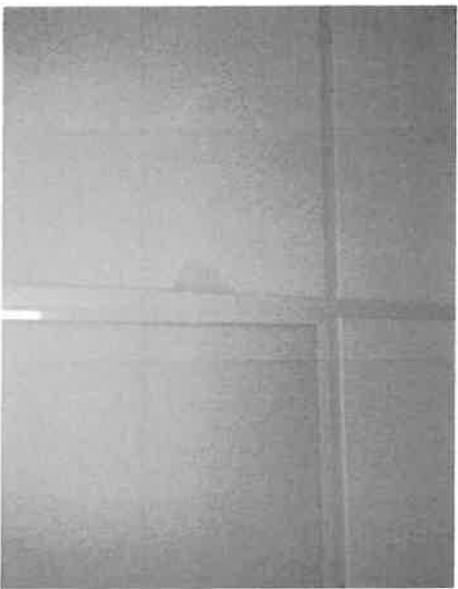
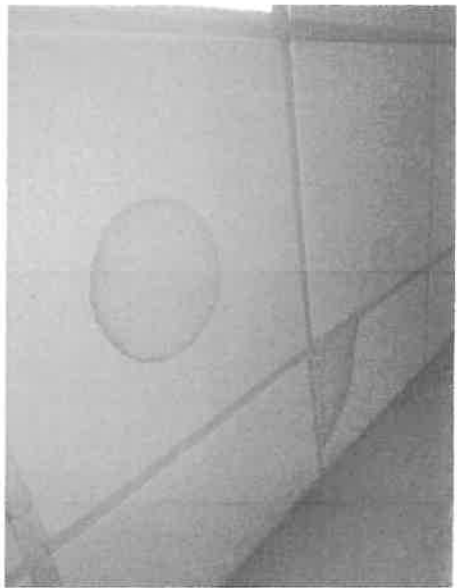
Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2020	PAYMENT	3801047.0001	2020	\$6,105.07

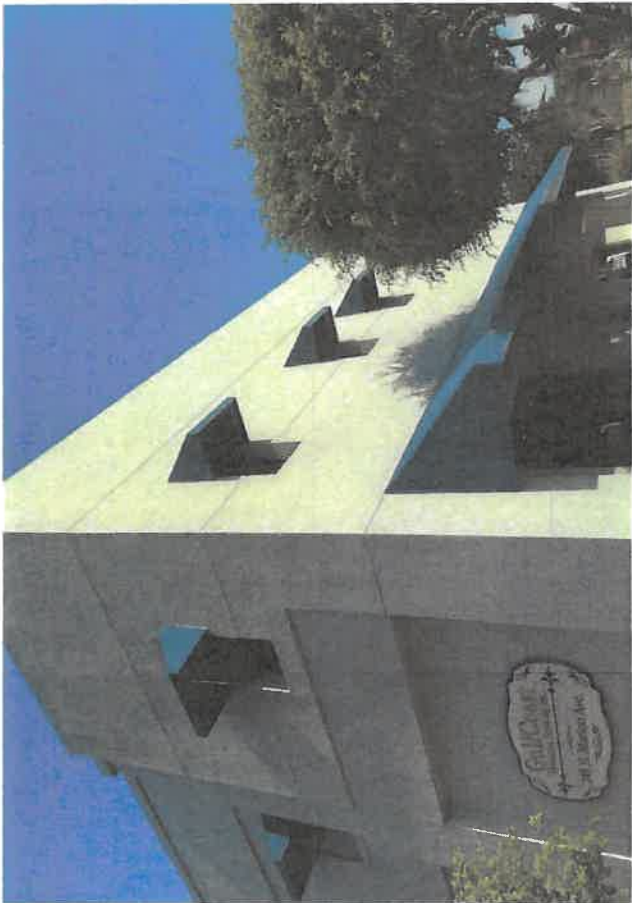
Item v.

Prior Years Payment History

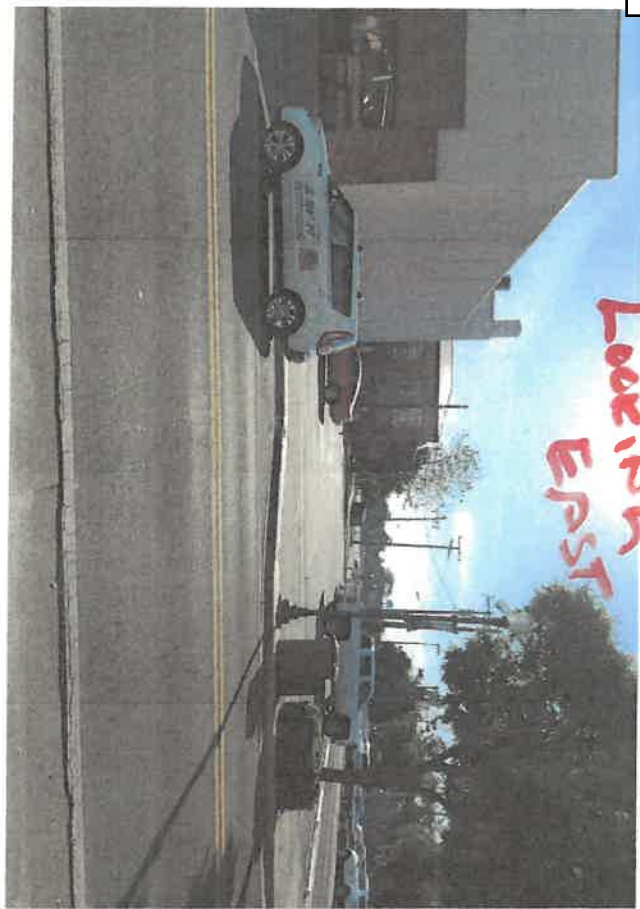
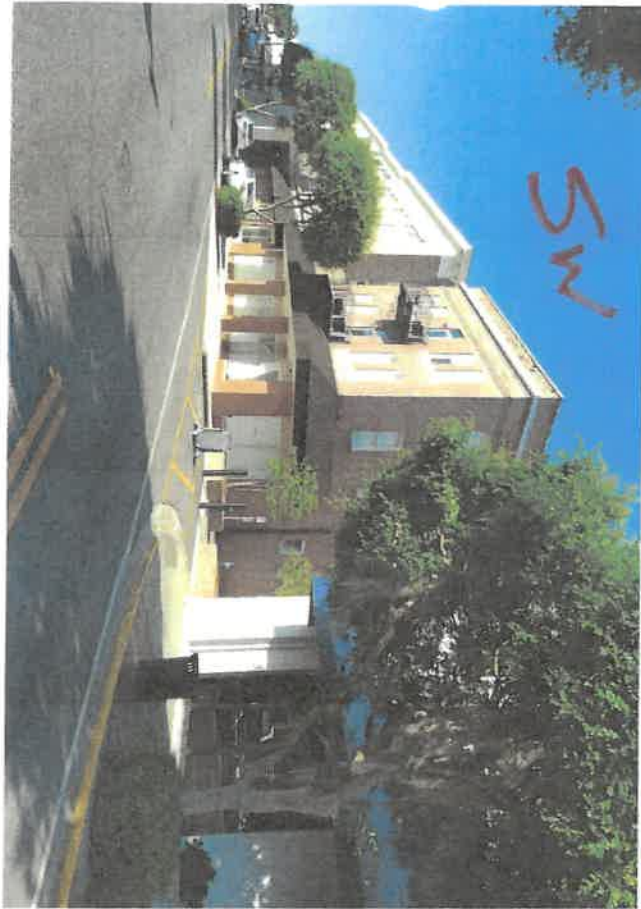
Prior Year Taxes Due
NO DELINQUENT TAXES

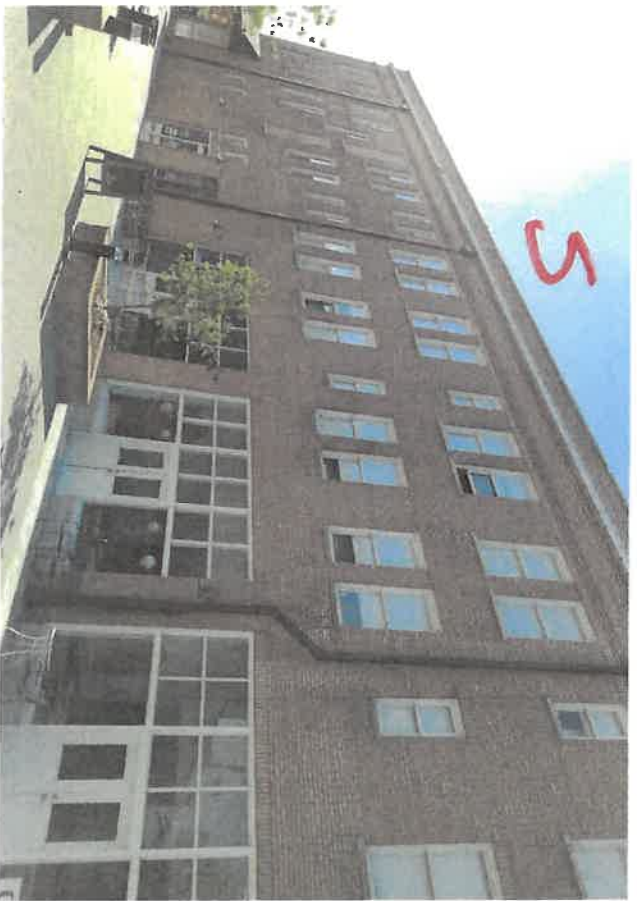














REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: April 30, 2021

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: COA 21-15

Project Name: John Kuykendall / Roof

Project Address: 248 S. Marion Ave.

Project Parcel Number: 12653-000 (41197)

Owner Name: Kuykendall, John G, Trustee Under the John Kuykendall Living Trust

Owner: Address: 248 S. Marion Ave.

Owner Contact Information: telephone number (386) 755-9018 e-mail N/A

Owner Agent Name: Gary Roshy & Dominic Pickard

Owner Agent Address: P.O. Box 2147 Lake City, Florida 32056

Owner Agent Contact Information: telephone (866) 959-9926 e-mail: permittinglwr@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Planning and Zoning: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Business License: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Code Enforcement: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Permitting: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Water Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Sewer Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Gas Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Customer Service: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Public Works: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Fire Department: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Police Department: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Item vi.

Project Information	
Project Name and Case No.	COA 21-16
Applicant	Danette Lewis
Owner	Robert & Roberta Getzan
Requested Action	Change out the colors of the existing sign with like historical colors. The interior portion of the sign will reflect the business name "Spa on Marion:" with black and gold colors.
Hearing Date	May 18, 2021
Staff Analysis/Determination	Approved
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.2 AC
Location	178 SE Hernando Ave
Parcel Number	00-00-00-12745-000 (41278)
Future Land Use	Residential Medium
Current Zoning District	Residential Office
Flood Zone	Not in a Flood Zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential Med	RO	Private Dispatch Office	N/A
South	Residential Med	RO	Business Office	N/A
East	Residential Med	RO	Residential	N/A
West	Commercial	CG	Vacant / Commercial	N/A

Summary of Request

Change out the colors of the existing sign with like historical colors. The interior portion of the sign will reflect the business name "Spa on Marion:" with black and gold colors.

Staff Analysis.

The City has no issues.



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

FOR OFFICIAL USE ONLY

Item vi.

Date Received: 5-4-21 (21)
Case #: COA-21-16

APPLICANT INFORMATION

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

Applicant: DANETTE LEWIS

Property Owner: _____

Contact: _____

Contact: _____

Address: 178 SE HERNANDO
LC FL 32025

Address: _____

Phone: 386-719-8887

Phone: _____

Cell: 386-406-4620

Cell: _____

Email: danette@thesponmarion.com

Email: _____

PROPERTY INFORMATION

Site Location/Address: _____

Current Use: _____

Proposed Use: _____

Year Built: _____

Projected Cost of Work: \$ 425.00

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).

CHANGING SIGN FACE.

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

Danette Lewis
APPLICANT/AGENT SIGNATURE

APPLICANT/AGENT NAME and TITLE

DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:			
Future Land Use:	Zoning District:		
Review (circle one):	Ordinary Maintenance	Minor Work	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, Robert W. Getzan (owner name), owner of property parcel
number 00-00-00-12745-000 (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.

Table with 2 columns: Printed Name of Person Authorized, Signature of Authorized Person. Row 1: Danelke Lewis, [Signature]. Row 2: Brian Lewis, [Signature].

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.

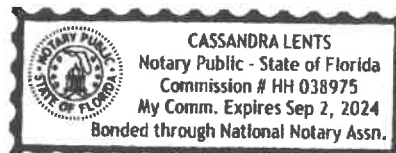
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must
notify this department in writing of the changes and submit a new letter of authorization form, which will
supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Owner Signature (Notarized) [Signature] Date 04-12-2021

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Robert Getzan, personally
appeared before me and is known by me or has produced identification
(type of I.D.) on this 12th day of April, 2021.

NOTARY'S SIGNATURE [Signature] (Seal/Stamp)





CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: May 5, 2021

Address: 178 Hernando Ave.

Parcel Number: 00-00-00-12745-000 (41278)

Owner: Robert & Roberta Getzan

Address of Owner: 178 HERNANDO AVE, LAKE CITY

Description of Structure: C DIV: BEG SE COR, RUN N 105 FT, W 83 FT, S 105 FT, E 83 FT TO POB. (BLOCK 37) ORB 548-263, 592-691, (POA TO VIRGINIA; 870-2245), (POA TO TERRY 887-2050), WD 1271-2053,

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

David C. Young, CBO
Director of Growth Management

Code Edition: 2020 (7th) Edition of the Florida Building Codes, 2020 (7th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation

Description of Approved Construction:

Change out the colors of the existing sign with like historical colors. The interior portion of the sign will reflect the business name "Spa on Marion:" with black and gold colors.

Special Conditions: N/A

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

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values Item vi.
updated: 4/29/2021

Parcel: << 00-00-00-12745-000 (41278) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	GETZAN ROBERT W & ROBERTA O GETZAN ROBERTA O 178 SE HERNANDO AVE LAKE CITY, FL 32055		
Site	178 HERNANDO AVE, LAKE CITY		
Description*	C DIV: BEG SE COR, RUN N 105 FT, W 83 FT, S 105 FT, E 83 FT TO POB. (BLOCK 37) ORB 548-263, 592-691, (POA TO VIRGINIA; 870-2245), (POA TO TERRY 887-2050), WD 1271-2053,		
Area	0.2 AC	S/T/R	32-3S-17
Use Code**	OFFICE BLD 1STY (1700)	Tax District	1

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

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

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$15,251	Mkt Land	\$15,251
Ag Land	\$0	Ag Land	\$0
Building	\$49,244	Building	\$49,241
XFOB	\$1,300	XFOB	\$1,300
Just	\$65,795	Just	\$65,792
Class	\$0	Class	\$0
Appraised	\$65,795	Appraised	\$65,792
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$65,795	Assessed	\$65,792
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$65,795 city:\$65,795 other:\$65,795 school:\$65,795	Total Taxable	county:\$65,792 city:\$65,792 other:\$0 school:\$65,792



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/28/2014	\$85,000	1271/2053	WD	I	Q	01
8/1/1984	\$26,300	0592/0691	WD	I	U	01
6/1/1981	\$29,500	0470/0334	WD	I	Q	
11/1/1980	\$28,000	0458/0356	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1921	1619	1809	\$49,241

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$1,300.00	1.00	12 x 82

▼ Land Breakdown

Item vi.

Code	Desc	Units	Adjustments	Eff Rate	Land Va
1900	PROF BLDG (MKT)	8,715.000 SF (0.200 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$15,251

Search Result: 1 of 1

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

by: GrizzlyLogic.com

Columbia County Tax Collector

Item vi.

generated on 5/5/2021 9:37:5

Tax Record

Last Update: 5/5/2021 9:36:31 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R12745-000	REAL ESTATE	2020			
Mailing Address GETZAN ROBERT W & ROBERTA O 178 SE HERNANDO AVE LAKE CITY FL 32055		Property Address 178 HERNANDO SE LAKE CITY GEO Number 000000-12745-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	101				
Legal Description (click for full description)					
00-00-00 1700/1700.20 Acres C DIV: BEG SE COR, RUN N 105 FT, W 83 FT, S 105 FT, E 83 FT TO POB. (BLOCK 37) ORB 548-263, 592-691, (POA TO VIRGINIA; 870-2245), (POA TO TERRY 887-2050), WD 1271-2053,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	65,795	0	\$65,795	\$322.40
BOARD OF COUNTY COMMISSIONERS	8.0150	65,795	0	\$65,795	\$527.35
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	65,795	0	\$65,795	\$49.22
LOCAL	3.7810	65,795	0	\$65,795	\$248.77
CAPITAL OUTLAY	1.5000	65,795	0	\$65,795	\$98.69
SUWANNEE RIVER WATER MGT DIST	0.3696	65,795	0	\$65,795	\$24.32
LAKE SHORE HOSPITAL AUTHORITY	0.0001	65,795	0	\$65,795	\$0.01
Total Millage		19.3137	Total Taxes		\$1,270.76
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$291.61			
Total Assessments					\$291.61
Taxes & Assessments					\$1,562.37
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

2/26/2021	PAYMENT	3109111.0001	2020	\$1,546.75
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Item vi.

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Item vi.

Download Print Zoom In Zoom Out Rotate

Properties

Name: Spa on Marion-Sign-Bl...

Type: image/jpeg

Size: ~1.3 MB



The Getzner Law Firm
 Roberta Olguin Getzan
 Attorney at Law
 388-365-9488
 getzanlaw.com
 178 SE Hernando Ave.

~~Hablo Español~~

~~Real Estate~~
~~Immigration~~
~~Criminal Defense~~

History
 of
 Red
 V-201.1

*In place
 3 years.*

** Terry McDavid's sign
 was here for 20 years
 prior to this sign.*

The Getzen Law Firm

Roberta Olguin Getzan
Attorney at Law

386-365-9488
getzanlaw.com

178 SE Hernando Ave.

Hablo Español

Real Estate

Immigration

Criminal Defense

← SAME SIZE
Replaced with
THE SPANISH MARION.

Color
Change
Colonial
RED
STRIP
HISTORIC GREY
These
ARE
REMOVED.