

# HISTORIC PRESERVATION AGENCY CITY OF LAKE CITY

April 15, 2025 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 02/11/2025

[ii.](#) Meeting Minutes 03/11/2025

### OLD BUSINESS

[iii.](#) **COA 25-02**, submitted by, Clark Briggs, as agent for Gregory Kolb, owner, requesting a Certificate of Appropriateness in a RESIDENTIAL OFFICE (RO) zoning district as established in section 4.10 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12765-000, located at 227 SW Columbia Ave.

**\*\*\*Previously heard on February 11, 2025\*\*\***

**\*\*\*Adopting RESOLUTION 2025-HPA-COA-25-02, Denying petition COA 25-02\*\*\***

### NEW BUSINESS- None

### CONSENT AGENDA

[iv.](#) **COA 25-07**, submitted by Gerald Solenski, agent for ELK's BPOE #893 LLC, owner, requesting a Certificate of Appropriateness in a RESIDENTIAL OFFICE (RO) zoning district as established in section 4.10 of the Land Development

Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12661-000, located at 259 NE Hernando Ave.

**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 02/11/2025

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

Date: 02/11/2025

### ROLL CALL:

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

**MINUTES:** January 14, 2025 Historic Preservation Agency Meeting.

**Comments or Revisions:** None

**Motion to approve 01/14/2025 Meeting Minutes by Mrs. Wilson and seconded by Mrs. McKellum**

### Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions COA 25-01, COA 25-02, COA 25-03, and COA 25-04.

Mrs. McKellum- No, Mr. Carlucci- No, Mrs. Douglas- No, Mrs. Johnson- Absent, Mrs. Wilson- No, Mrs. Adams- No, and Mr. Lydick stated No

### OLD BUSINESS:

### NEW BUSINESS:

**Petition # COA 25-02 Presented By:** Steve Stanley of Kayco Roofing

**And gives address of:** 1014 Blanding Blvd, Orange Park, FL

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

### Discussion:

Robert introduced petition COA 25-02. Steve presented petition COA 25-02. Board discussed with the applicant the material chosen and the standards used to review historic applications. Cost of material was also discussed.

**Public Comment:** None

**Mr. Lydick closed public comment.**

### Board discussion:

Board discussed application with each other.

**Motion to deny, because of the material proposed and as the chair stated not reviewing article 10.2 of the Land Development Regulations, COA 25-02 as submitted by Mrs. Douglas Seconded by Mr. Carlucci.**

**Mrs. Wilson-** Aye

**Mrs. Douglas-** Aye

**Mrs. Johnson-** Not Present

**Mr. Lydick-** Aye

**Mr. Carlucci-** Aye

**Mrs. Adams-** Aye

**Mrs. McKellum-** Aye

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

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**Petition # COA 25-03 Presented By:** Jerry Roshy

**And gives address of:** 162 SW Curious Ct, Lake City, FL

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

**Discussion:**

Robert introduced petition COA 25-03. Jerry presented petition COA 25-03. Board discussed with the applicant the material, color, and design chosen.

**Public Comment:** None

**Mr. Lydick closed public comment.**

**Board discussion:**

Board discussed application with each other.

**Motion to approve COA 25-03 as submitted by Mrs. Douglas Seconded by Mr. Carlucci.**

**Mrs. Wilson-** Aye

**Mrs. Douglas-** Aye

**Mrs. Johnson-** Not Present

**Mr. Lydick-** Aye

**Mr. Carlucci-** Aye

**Mrs. Adams-** Aye

**Mrs. McKellum-** Aye

**CONSENT AGENDA ITEMS:**

Robert presented COA25-01 and COA 25-04.

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

**Mrs. Wilson-** Aye

**Mrs. Douglas-** Aye

**Mrs. Johnson-** Not Present

**Mr. Lydick-** Aye

**Mr. Carlucci-** Aye

**Mrs. Adams-** Aye

**Mrs. McKellum-** Aye

**WORKSHOP:**

**ELECT NEW VICE CHAIR**

Board discussed electing a new Vice Chair. Mrs. McKellum motioned to nominated Mrs. Douglas. Mr. Carlucci seconded the motion. Mrs. Douglas accepted the nomination. Mr. Lydick asked Board for a motion.

Mrs. McKellum- Aye

Mrs. Wilson- Aye

Mrs. Adams- Aye

Mr. Carlucci- Aye

Mr. Lydick- Aye

**HISTORIC PRESERVATION AGENCY**

**MEETING MINUTES**

**ADJOURNMENT:**

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

**Time:** 7:00 pm

**Mr. Lydick closed the meeting.**

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

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

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

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

**File Attachments for Item:**

ii. Meeting Minutes 03/11/2025

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

Date: 03/11/2025

### ROLL CALL:

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

**MINUTES:** None

**Comments or Revisions:** None

**Ex Parte Communications:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

### CONSENT AGENDA ITEMS:

Robert presented COA25-05 and COA 25-06.

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

Mrs. Wilson- Not Present	Mrs. Douglas- Yes	Mrs. Johnson- Not Present
Mr. Lydick- Yes	Mr. Carlucci- Yes	Mrs. Adams- Yes
Mrs. McKellum- Yes		

### WORKSHOP:

### ADJOURNMENT:

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

**Time:** 6:06 pm

**Mr. Lydick closed the meeting.**

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

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

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

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



**File Attachments for Item:**

**iii. COA 25-02**, submitted by, Clark Briggs, as agent for Gregory Kolb, owner, requesting a Certificate of Appropriateness in a RESIDENTIAL OFFICE (RO) zoning district as established in section 4.10 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12765-000, located at 227 SW Columbia Ave.

**\*\*\*Previously heard on February 11, 2025\*\*\***

**\*\*\*Adopting RESOLUTION 2025-HPA-COA-25-02, Denying petition COA 25-02\*\*\***



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

COA 15-02

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   
  Paint  
 Repair   
 Relocation   
 Re-Roof/Roof-Over   
 SignShed   
 Garage  
 Classification of Work (see LDR 10.11.3)  
 Routine Maintenance   
 Minor Work   
 Major Work

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

Staff Approval  
 Board Approval:  Conceptual or  Final

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

Historic District:  Lake Isabella Historical Residential District  
 Downtown Historical District

Site Address: 227 SW Columbia Ave

Parcel ID #(s) 00-00-00-12765-000 (41299)

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
Gregory Kolb		Clark Briggs	

Owner(s) Name: Gregory Kolb      Applicant Name: Clark Briggs

Company (if applicable):      Company (if applicable): Kauco Roofing

Street Address: 227 SW Columbia Ave      Street Address: 1014 Blanding Blvd.

City State Zip: LAKE CITY, FL 32025      City State Zip: Orange Park, FL 32065

Telephone Number: (520) 221-3698      Telephone Number: 904 375-0798

E-Mail Address: Kolbgregory036@gmail.com      E-Mail Address: loreale@kaucoroofing.com

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 05 2023

## IMPORTANT NOTES

### PRE-APPLICATION MEETING

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

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

### CONCEPTUAL APPROVALS

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

### APPLICATION REQUIREMENTS

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

## PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

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

Teak off metal shingles and replace with Owens Corning Tru deck duration onyx black Architectural shingles.

Replace any deck boards that are needed.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Owens Corning	tru deck duration	ONYX BLACK FL10674-RIA
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:

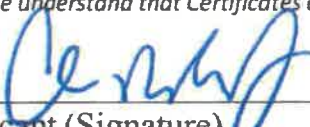
The requested modification will change the following zoning or building requirement in this manner:

(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:

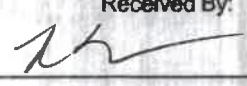
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during 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)

1/13/2024  
 Date

CLARK BRIGGS

Applicant (Print)

Please submit this application And all required supporting Materials via email to:  <a href="mailto:growthmanagement@lcfia.com">growthmanagement@lcfia.com</a>  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>1/13/25</u>	Received By: 
	COA <u>25-02</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>RD</u>			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No			



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

AGENT AUTHORIZATION FORM

I, Gregory Kolb (owner name), owner of property parcel  
 number 00-00-00-12705-000 (41299) (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Clark Briggs (Kauco Roofing)</u>	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

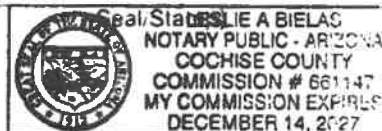
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Owner Signature (Notarized)  Date 1-17-2025

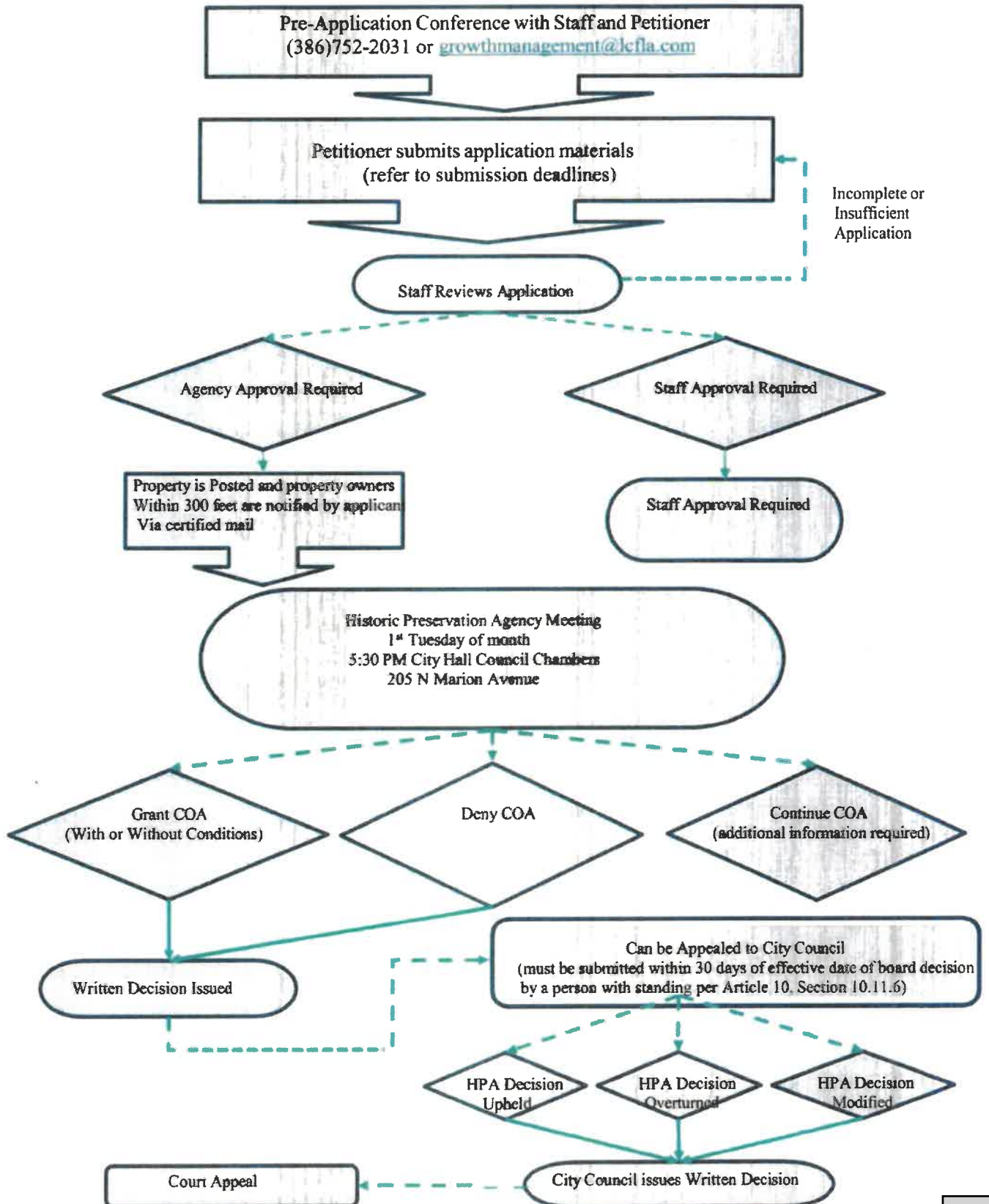
NOTARY INFORMATION:  
 STATE OF: Arizona COUNTY OF: Cochise

The above person, whose name is Gregory Kolb, personally appeared before me and is known by me or has produced identification (type of I.D.) Az driver license on this 13<sup>th</sup> day of January, 2025.

NOTARY'S SIGNATURE



# CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART





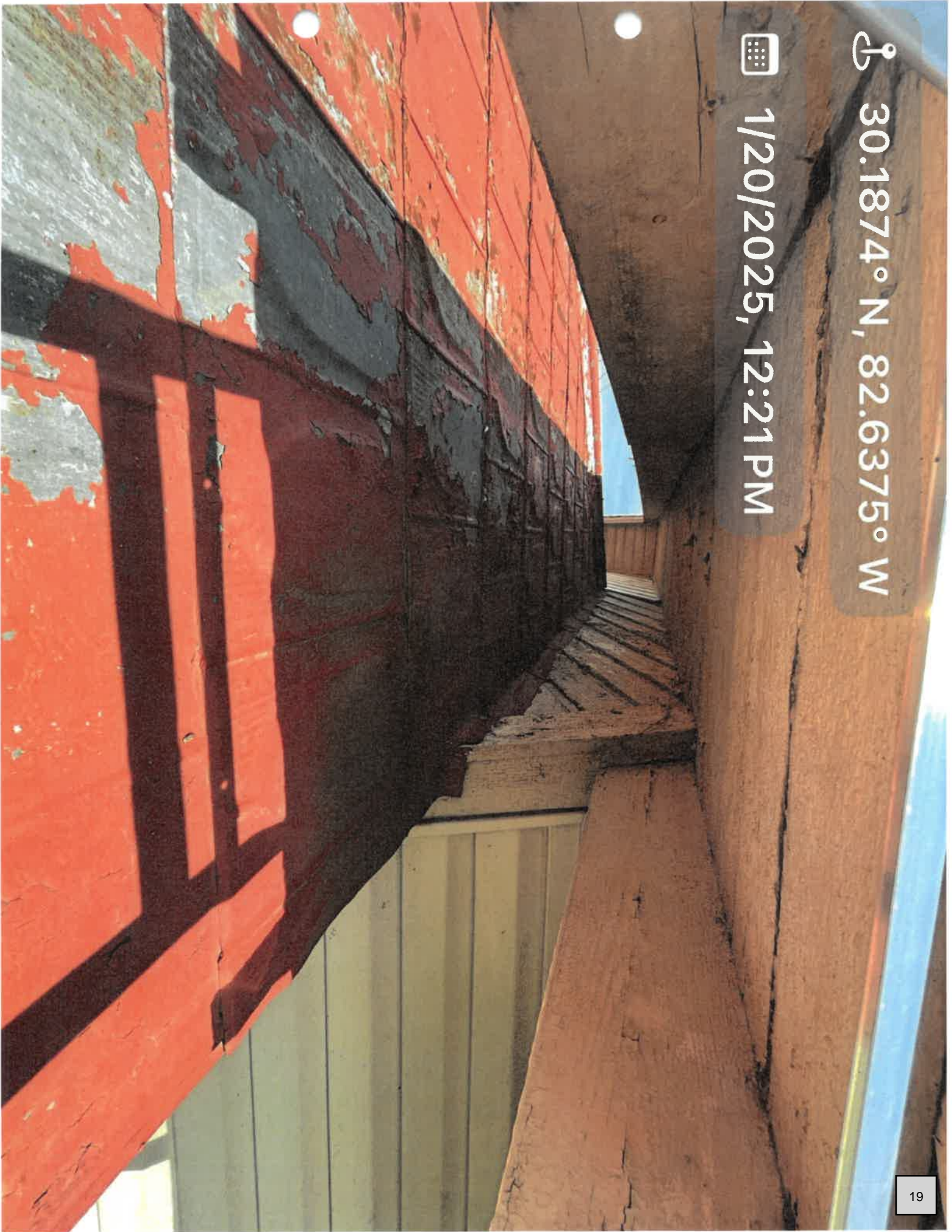




📍 30.1874° N, 82.6375° W



1/20/2025, 12:21PM



📍 30.1874° N, 82.6375° W

📱 1/20/2025, 12:14 PM

📍 30.1874° N, 82.6375° W



1/20/2025, 12:15 PM



30.1874° N, 82.6375° W



1/20/2025, 12:11PM

📍 30.1874° N, 82.6375° W



1/20/2025, 12:12PM



30.1874° N, 82.6375° W



1/20/2025, 12:11PM



📍 30.1874° N, 82.6375° W



1/20/2025, 12:12PM

📍 30.1874° N, 82.6375° W



1/20/2025, 12:13 PM





30.1874° N, 82.6375° W



1/20/2025, 12:14 PM

📍 30.1874° N, 82.6375° W



1/20/2025, 12:14 PM

Lake City, Florida

Google Street View

Mar 2022 See more dates



Google

Image capture: Mar 2022 © 2025 Google



Lake City, Florida

Google Street View

Mar 2022 [See more dates](#)



Image capture: Mar 2022 © 2025 Google



Lake City, Florida

Google Street View

Mar 2022 [See more dates](#)



Image capture: Mar 2022 © 2025 Google





Lake City, Florida

Google Street View

Mar 2022 See more dates



Image capture: Mar 2022 © 2025 Google



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



Google

Image capture: Mar 2022 © 2025 Google



10.00  
329.00  
47,000.00

**This Instrument Prepared by & return to:**  
Name: **TRISH LANG, an employee of  
NORTH CENTRAL FLORIDA TITLE,  
LLC**  
Address: **343 NW COLE TERRACE, SUITE 101  
LAKE CITY, FLORIDA 32055  
File No. 10Y-09029TL**

Inst:201012019743 Date:12/10/2010 Time:11:53 AM  
Doc Stamp-Deed:329.00  
DC.P.DeWitt Cason,Columbia County Page 1 of 1 B:1206 P:815

Parcel I.D. #: 12765-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 3rd day of December, A.D. 2010, by **PREGNANCY CRISIS CENTER OF LAKE CITY, INC.**, hereinafter called the grantor, to **GREGORY E. KOLB**, single, whose post office address is **1394 S MARION AVENUE APT. #205, LAKE CITY, FLORIDA 32025**, hereinafter called the grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)*

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Columbia County, State of Florida, viz:

Beginning at a distance of 52 1/2 feet North from the Southwest corner of Lot or Block 43 and run North 52 1/2 feet; thence East 102 1/2 feet; thence South 52 1/2 feet; thence West 102 1/2 feet to said Point of Beginning. Said land herein conveyed being the North 1/2 of the Southwest 1/4 of Lot or Block 43, in the Central Division of the City of Lake City, Florida.

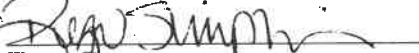
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.


Signed, sealed and delivered in the presence of:

  
Witness Signature  
Regina Simpkins

Printed Name

  
Witness Signature  
PATRICIA LANG

Printed Name

  
L.S.  
PREGNANCY CRISIS CENTER OF LAKE CITY,  
INC.  
BY: JOHN WESTER-PRESIDENT  
Address:  
217 SOUTH COLUMBIA STREET, LAKE CITY,  
FLORIDA 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of December, 2010, by JOHN WESTER-PRESIDENT OF PREGNANCY CRISIS CENTER OF LAKE CITY, INC, who is known to me or who has produced Driver's License as identification.

  
Notary Public  
My commission expires 12-14-10

 PATRICIA H. LANG  
Commission DD 822516  
Expires December 14, 2010  
Bonded Third Party Public Insurance 100-000-7019

**RESOLUTION NO 2025-HPA-COA-02**  
**CITY OF LAKE CITY, FLORIDA**

**A RESOLUTION OF THE HISTORIC PRESERVATION AGENCY OF THE CITY OF LAKE CITY, FLORIDA, DENYING AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE EXISTING METAL SHINGLE ROOF WITH A NEW ASPHALT SHINGLE ROOF WITHIN THE HISTORIC DISTRICT AND WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lake City, Florida (the “City”) Land Development Code (the “Code”), empowers the Historic Preservation Agency of the City (the “Board”), to approve, approve with conditions, or deny an application for a Certificate of Appropriateness located within the corporate limits of the City, in accordance with said code; and

**WHEREAS**, an application, COA 25-02, for a Certificate of Appropriateness to replace the existing metal shingle roof with a new asphalt shingle roof, as described in said application (the “Application”) was filed with the City; and

**WHEREAS**, the Application pertains to real property (the “Subject Property”), described as Tax Parcel Number: 12765-000, with the physical address of 227 SW Columbia Ave, Lake City, FL 32025; and

**WHEREAS**, notice was published on January 30, 2025, in a newspaper of record in Columbia County, Florida, providing notice to the public and interested parties of the hearing before the Board on February 11, 2025 to consider the Application; and

**WHEREAS**, notice was mailed on January 24, 2025, to the owners of properties located within three hundred (300) feet of the Subject Property, informing them of the hearing before the Board on February 11, 2025, to consider the Application; and

**WHEREAS**, notice was posted on a sign conspicuously placed on the Subject Property on January 29, 2025, providing notice to the public of the hearing before the Board on February 11, 2025, to consider the Application; and

**WHEREAS**, pursuant to the Code, the Board reviewed the Application in a quasi-judicial manner during a scheduled meeting on February 11, 2025, as part of a previously prepared agenda, and considered all testimony and evidence presented during the quasi-judicial hearing; and

**WHEREAS**, based on the testimony and evidence presented at the referenced quasi-judicial

hearing, the Board has determined and found that there is competent and substantial evidence to support the conclusion that the Application does not conform to the Code in that:

- a. the Application and the evidence presented indicate the intent to replace the existing historic metal shingle roof with an asphalt shingle roof; and
- b. testimony presented by Steve Stanley indicated the roof of the Subject Parcel was damaged during the hurricanes causing water leakage to occur in the interior of the home; and
- c. testimony presented by Steve Stanley indicated that the cost of a metal roof would exceed that of a shingle roof; and
- d. pursuant to Section 10.11.6.9 of the Code, the installation of new roof coverings or replacement roofing that is inconsistent with the architectural style or character of the neighborhood shall be considered Major Work; and
- e. Section 10.11.10 of the Code sets forth the criteria for modifications to structures within the two (2) National Historic Districts; and
- f. Section 10.11.10 provides an issue to be considered by the Board when determining whether to approve or deny an application for a Certificate of Appropriateness for Major Work is 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; and
- g. in the instant case, the existing metal shingle roof is a significant architectural feature of the subject structure and replacing said metal shingle roof with asphalt shingles is a substantial departure from the architectural style of the subject structure, such that the aesthetics and character of the subject structure will be negatively affected in a substantial way; and
- h. pursuant to Section 10.11.2.2, the design guidelines outline the criteria used by the Board to review proposed changes to structures within the two (2) National Historic Districts; now therefore

**BE IT RESOLVED** by the Historic Preservation Agency of the City of Lake City, Florida:

1. For the foregoing reasons, and based upon the competent and substantial evidence presented at the quasi-judicial hearing regarding the Application, the Board hereby denies the Application for the Subject Parcel; and
2. The City's Land Development Regulation Administrator is hereby authorized to take all

actions consistent with the decisions of the Board set forth herein and in accordance with applicable laws and regulations, including, but not limited to, the City's Land Development Regulations; and

3. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict; and
4. This resolution shall become effective upon adoption.

**APPROVED AND ADOPTED** by an affirmative vote of a majority of a quorum present of the Historic Preservation Agency of the City of Lake City, Florida, at a regular meeting, this 11<sup>th</sup> day of March 2025.

BY THE CHAIRMAN OF THE HISTORIC  
PRESERVATION AGENCY OF THE CITY OF LAKE  
CITY, FLORIDA

---

Chairman Christopher Lydick

ATTEST, BY THE SECRETARY TO THE HISTORIC  
PRESERVATION AGENCY OF THE CITY OF LAKE  
CITY, FLORIDA:

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Secretary Robert Angelo

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney


**File Attachments for Item:**

**iv. COA 25-07**, submitted by Gerald Solenski, agent for ELK's BPOE #893 LLC, owner, requesting a Certificate of Appropriateness in a RESIDENTIAL OFFICE (RO) zoning district as established in section 4.10 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12661-000, located at 259 NE Hernando Ave.



# CERTIFICATE OF APPROPRIATENESS

## MINOR OR MAINTENANCE ONLY

Date: <b>03/18/2025</b>	<b>COA 25-07</b>
Address: <b>259 NE Hernando Ave, Lake City, FL</b>	
Parcel Number: <b>12661-000</b>	
Owner: <b>EIK's BPOE # 893</b>	
Address of Owner:	
Description of Structure: <b>Two story commercial building</b>	
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	
	
Bryan Thomas Principle Planner	
Code Edition: <b>2023 (8<sup>th</sup>) Edition of the Florida Building Codes, 2023 (8<sup>th</sup>) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation</b>	
Description of Approved Construction:	
<b>Remove the plywood on the south side of the building that is where the windows were. Replace with concrete block and trimmed to look like a window.</b>	
Special Conditions:	

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

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



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

COA 25-07

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  
  Paint  
 Repair  
  Relocation  
  Re-Roof/Roof-Over  
  SignShed  
  Garage  
 Classification of Work (see LDR 10.11.3)  
 Routine Maintenance  
  Minor Work  
  Major Work

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

Staff Approval  
 Board Approval:  Conceptual or  Final

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

Historic District:  Lake Isabella Historical Residential District  
 Downtown Historical District

Site Address: 259 NE ~~3rd~~ Avenida

Parcel ID #(s) 12661-000

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included
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Owner(s) Name <u>ELKS BPOE #813</u>	Applicant Name <u>STANLEY COX</u>
Company (if applicable)	Company (if applicable)
Street Address <u>Po Box 1122 LC FL 32</u>	Street Address <u>70 Box 1122</u>
City, State Zip <u>L.C. FL 32056</u>	City, State Zip <u>LC, FL 32056</u>
Telephone Number <u>954-709-9854</u>	Telephone Number <u>954-709-9854</u>
E-Mail Address <u>gsolenski@bellsouth.net</u>	E-Mail Address <u>gsolenski@bellsouth.net</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 05 2023



**IMPORTANT NOTES**

**PRE-APPLICATION MEETING**

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

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

**CONCEPTUAL APPROVALS**

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

**APPLICATION REQUIREMENTS**

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

**PROJECT DESCRIPTION**

DESCRIBE THE PROPOSED PROJECT AND MATERIALS. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

*South Elevation 3 window lintels see detail attached & will be replaced with new CMU stucco & bonded to outline like window look.*

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other		<i>CMU Block / Stucco / PVC Bands Strips</i>	

*Painted to Resemble*

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

*w/ window case*

### 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.

Remove Plywood + INFILL 3 windows on South Elevation with CMU + STUCCO PVC STRIPS to RESEMBLE the window features.

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.

Lintels above Doors + All Leaky water INSIDE Bldg.

### 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:

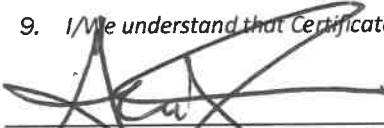
The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
Front <u>Side</u> 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, exparte 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)

3/10/25  
 Date

Gerald D Sioranski Lead Dir, Krista Lesywie  
 Applicant (Print)

Please submit this application And all required supporting Materials via email to:  <a href="mailto:growthmanagement@lcfla.com">growthmanagement@lcfla.com</a>  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>3/10/25</u>	Received By: 
	COA <u>25-01</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>RD</u>			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No			



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 752-2031  
[growthmanagement@lcfia.com](mailto:growthmanagement@lcfia.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 Stephan Witt Lake city ELKS Club Inc  
(print name of property owner(s))

hereby authorize: Gerard Solowski  
(print name of agent)

to represent me/us in processing an application for: Building Permits + Demolition for some  
(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.

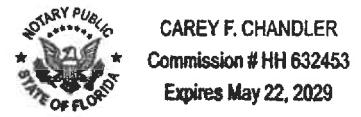
<input checked="" type="checkbox"/> <u>Stephan M Witt</u> (Signature of owner)	_____
<input checked="" type="checkbox"/> <u>Stephan M Witt</u> (Print name of owner)	_____

STATE OF FLORIDA }  
COUNTY OF }

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization,  
this 17 day of March, 20 25, by  
Stephen M. Witt

Carey F. Chandler Notary Public      Carey F. Chandler Printed Name      May 22, 2029 My Commission Expires

Personally Known OR  
 Produced Identification      ID Produced: \_\_\_\_\_



From: Gerald Solenski Jr. [gsolenski@bellsouth.net](mailto:gsolenski@bellsouth.net)

Date: Mar 17, 2025 at 9:26:22 AM

To: JERRY SOLENSKI [gsolenski@bellsouth.net](mailto:gsolenski@bellsouth.net)

DOCUMENT# N00000007178

**Entity Name:** LAKE CITY ELKS CLUB, INC.

**Current Principal Place of Business:**

259 NE HERNANDO AVE.

LAKE CITY, FL 32055

**FILED**

**Mar 08, 2024**

**Secretary of State**

**0489579746CC**

**Current Mailing Address:**

P.O. BOX 1122

LAKE CITY, FL 32056

**FEI Number:** [59-0604454](#) **Name and Address of Current Registered Agent:**

WITT, STEPHEN M

259 NE HERNANDO AVE.

LAKE CITY, FL 32055 US

**Certificate of Status Desired:**

Yes

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

**SIGNATURE:**

STEPHEN WITT

03/08/2024

Electronic Signature of Registered Agent **Officer/Director Detail :**

Title PRESIDENT

Name WILLIAM , ROBERTS

Address 259 NE HERNANDO AVE.

City-State-Zip: LAKE CITY FL 32055

Title TREASURER

Name COX, STANLEY

Address 259 NE HERNANDO AVE.

City-State-Zip: LAKE CITY FL 32055

Title SECRETARY

Name WILLIAMS, RENEE

Address 259 NE HERNANDO AVE.

City-State-Zip: LAKE CITY FL 32055

Date

Title CHAIRMAN

Name CHRIS, SAMSON

Address 259 NE HERNANDO AVE.

City-State-Zip: LAKE CITY FL 32055

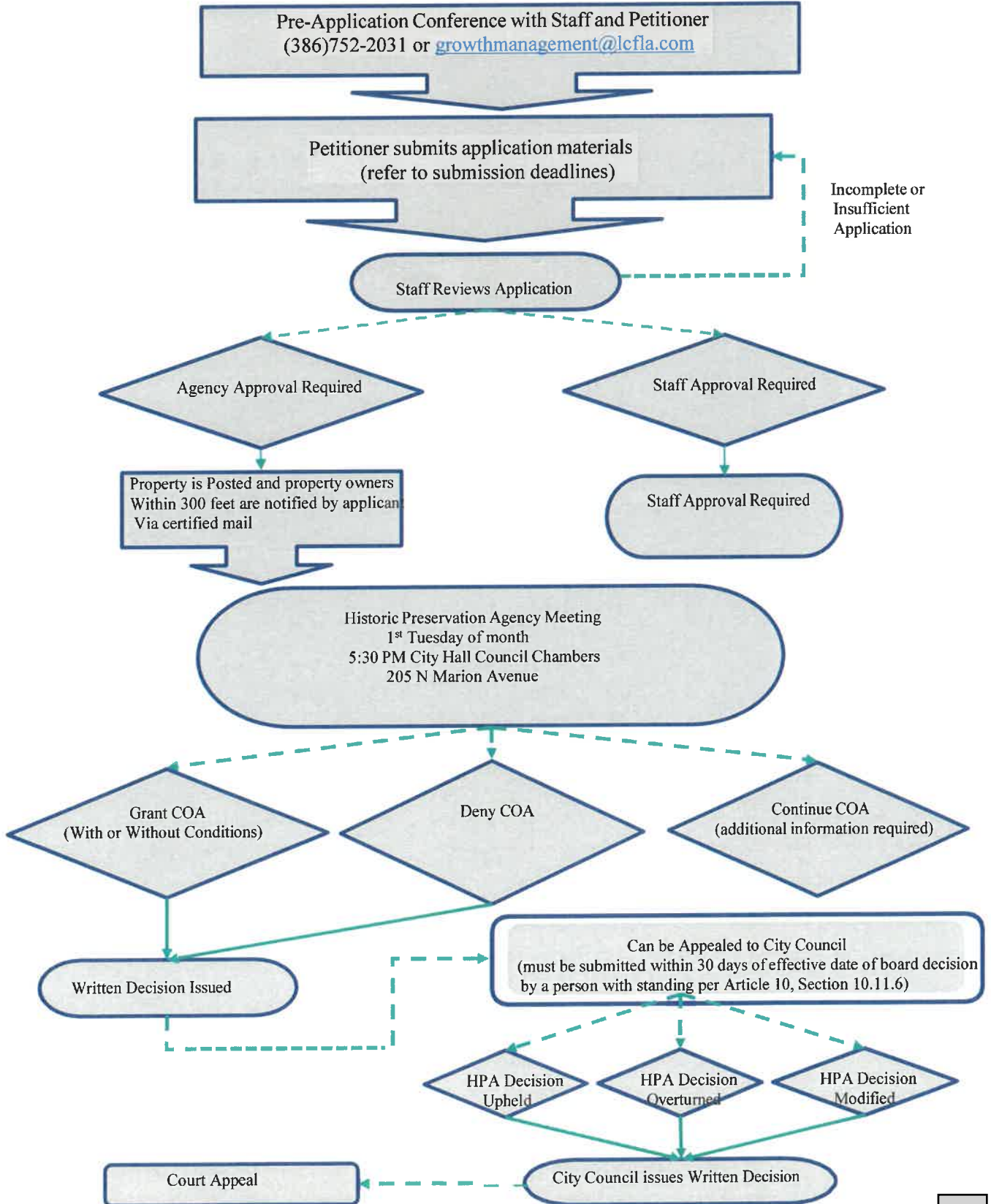
Title DIRECTOR

Name WILLIAMS, CHRIS

Address 259 NE HERNANDO AVE.

City-State-Zip: LAKE CITY FL 32055

# CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART





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google.com



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Columbia Co...

Start Page

Your Orders

Discount car...

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www.oneme...

47 NE Veter...



Open in the Google Maps app

Existing

OPEN



259 NE Hernando Ave



47 NE Veterans St

Lake City, Florida

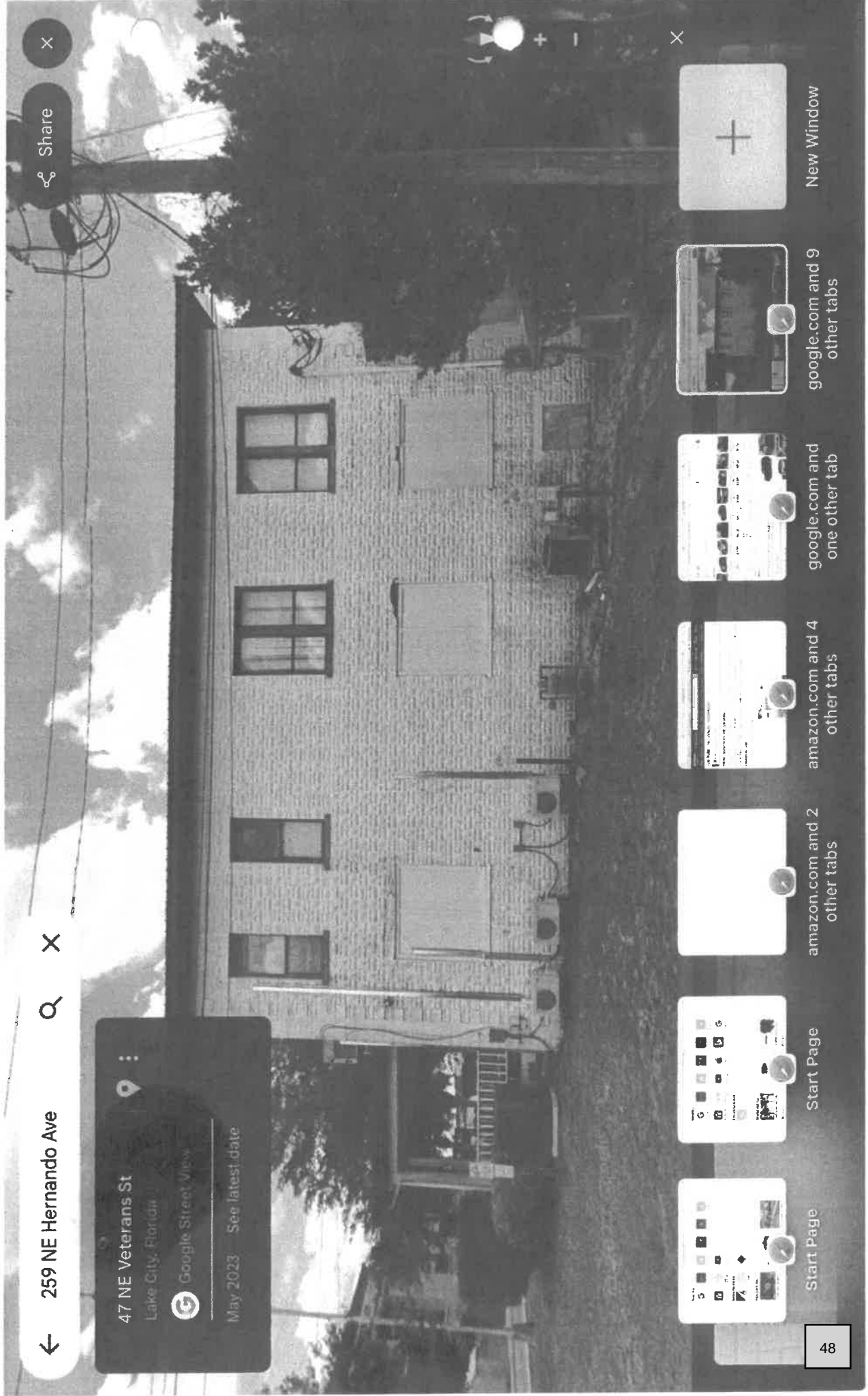


Google Street View

May 2023 See latest date

Share

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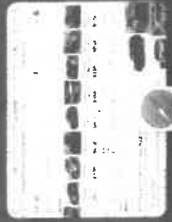
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amazon.com and 2 other tabs



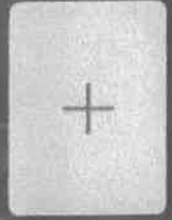
amazon.com and 4 other tabs



google.com and one other tab



google.com and 9 other tabs



New Window



Google Maps

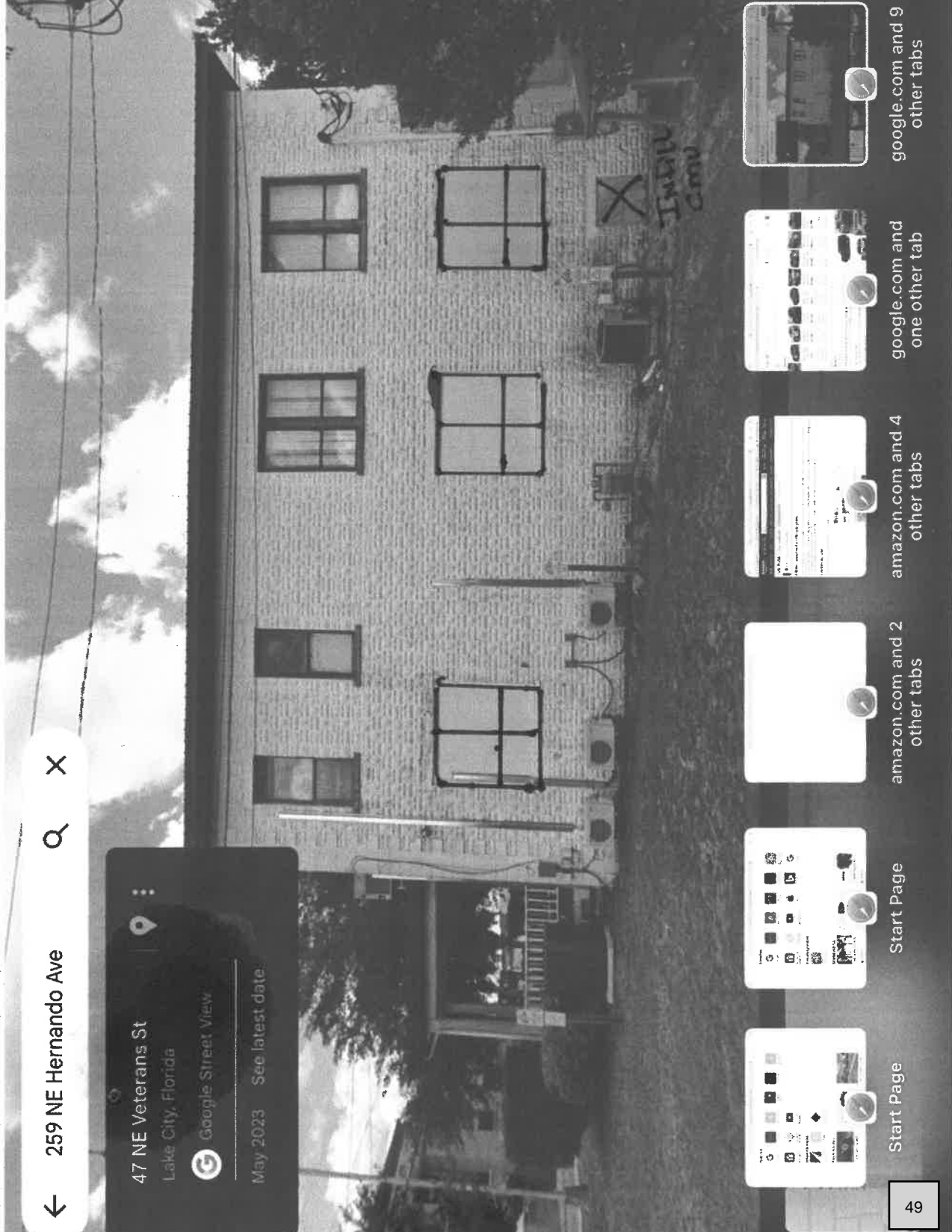
Open in the Google Maps app

259 NE Hernando Ave

Search icon

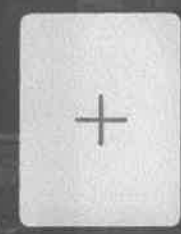
Close icon

47 NE Veterans St  
 Lake City, Florida  
 Google Street View  
 May 2023 See latest date



Share

Close icon



New Window



google.com and 9 other tabs



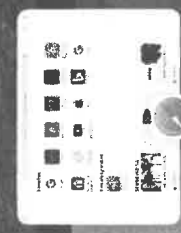
google.com and one other tab



amazon.com and 4 other tabs



amazon.com and 2 other tabs



Start Page



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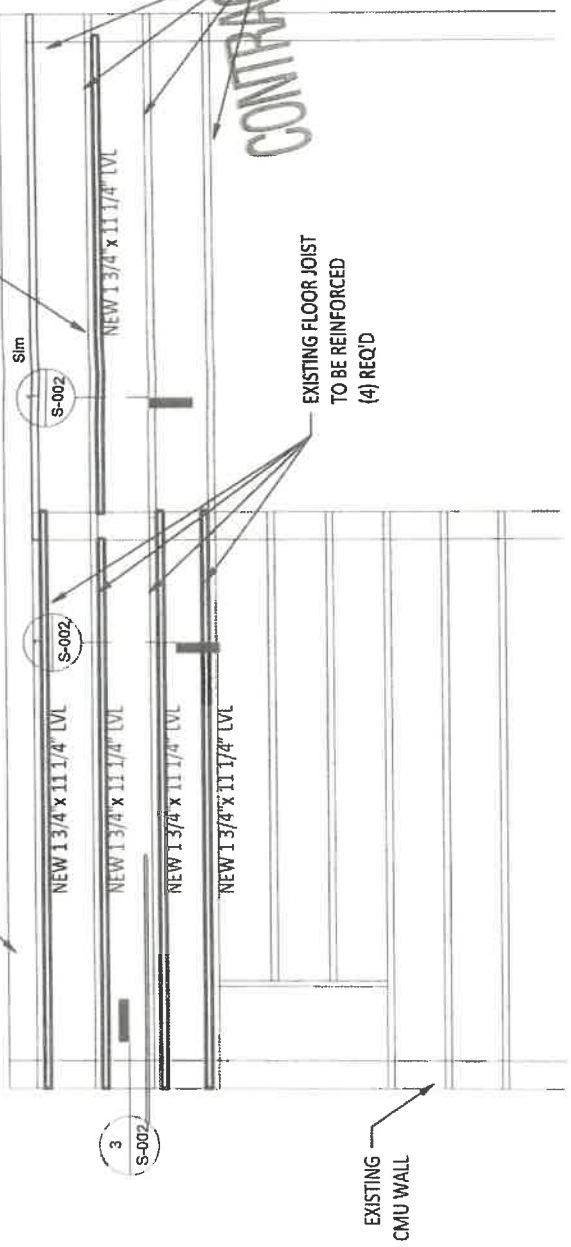
REVISION SCHEDULE	
REV.	DATE
0	8/28/24

ISSUED FOR CONSTRUCTION



GILL ENGINEERING SERVICES, INC.  
 AUTH #30824  
 GARY GILL, PE #51942  
 163 SW MDTOWN PL  
 SUITE 101  
 LAKE CITY, FL 32025  
 386-590-1242

2431-055	5-001	0
BEAM REPAIR PLAN		
ELKS LODGE	BEAM REPAIR & WALL ENCLOSURE	



**CONTRACTOR COPY**  
 EXISTING FLOOR JOISTS

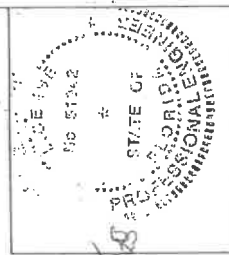
REVIEWED FOR COMPLIANCE  
 FLOOR BUILDING CODES  
 National Electric Code  
 Reviewed By: [Signature]  
 DATE: 8/28/24

SHEET SCHEDULE			
SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE
S-001	BEAM REPAIR PLAN	0	8/28/24
S-002	BEAMS DETAILS	0	8/28/24
S-003	EXTERIOR WALL REPAIR	1	9/3/24
S-004	STRUCTURAL NOTES	0	8/28/24

1 FLOOR FRAMING  
 3/8" = 1'-0"

REVISION SCHEDULE	
REV.	DATE
0	8/28/24

ISSUED FOR CONSTRUCTION



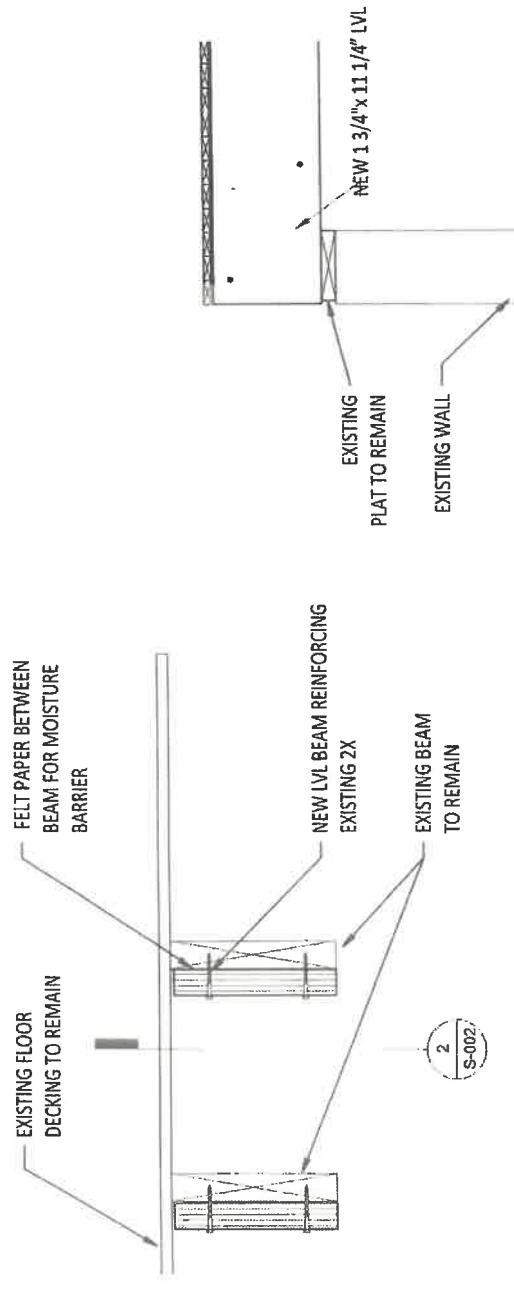
GILL ENGINEERING SERVICES, INC.  
 AUTH #30824  
 163 SW MDTOWN PL  
 LAKE CITY, FL 32025  
 386-590-1242

2431-055	S-002	0
<b>BEAMS DETAILS</b>		
BEAM REPAIR & WALL ENCLOSURE	ELKS LODGE	

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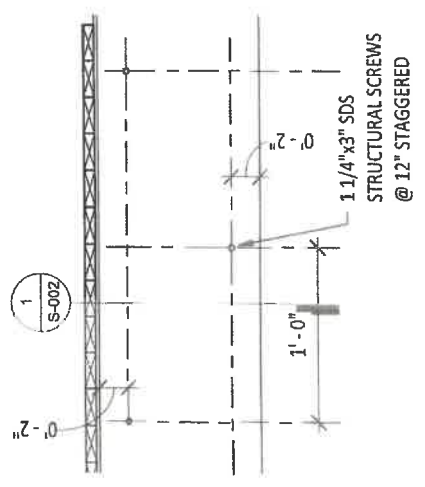
**CONTRACTOR COPY**

REVIEWED FOR COMPLIANCE  
 FLORIDA BUILDING CODES  
 National Electrical  
 Reviewer By: *[Signature]*  
 DATE: *[Date]*



3 DETAIL EDGE  
 1" = 1'-0"

1 BEAM DETAIL  
 1 1/2" = 1'-0"



2 CONNECTION DETAIL  
 1 1/2" = 1'-0"

REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION
1	9/3/24	REVISED



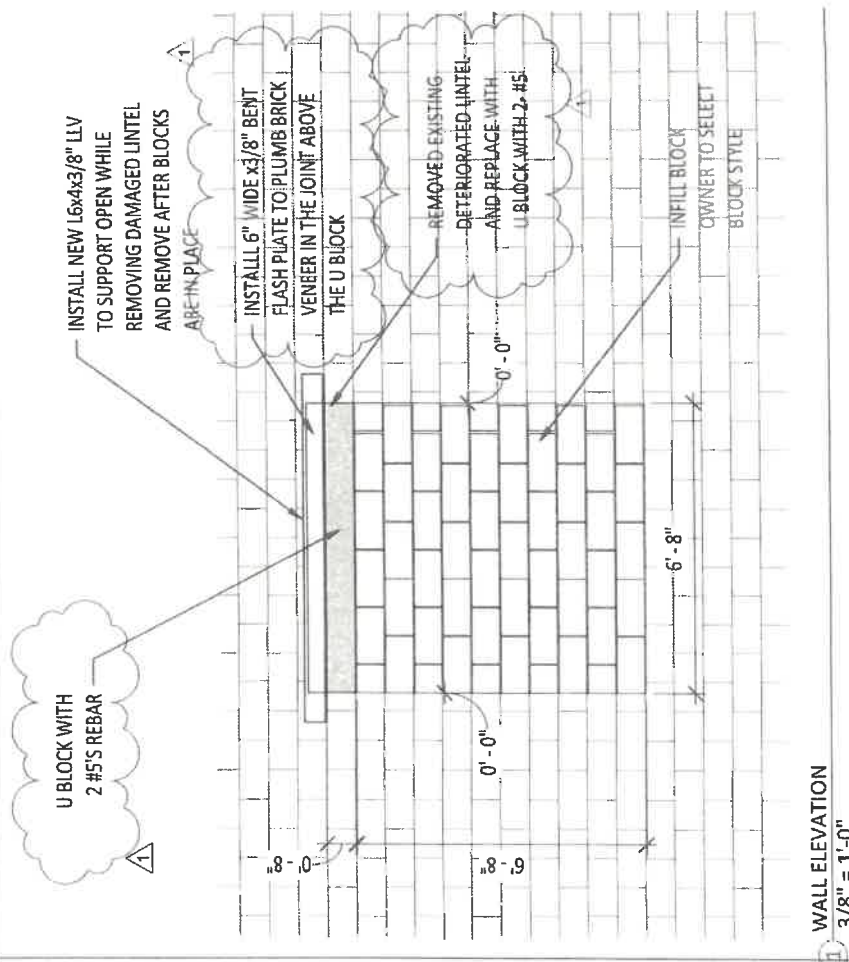
GILL ENGINEERING SERVICES, INC.  
 AUTH #30824  
 GARY GILL, PE #51942  
 163 SW MDTOWN PL  
 LAKE CITY, FL 32025  
 386-590-1242

2431-055	S-003	1
EXTERIOR WALL REPAIR		
BEAM REPAIR & WALL ENCLOSURE	EIKS LODGE	

*[Handwritten signature]*  
 2/12/25

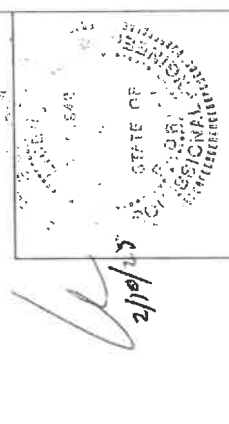
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*[Handwritten signature]*  
 REVIEWED FOR COMPLIANCE  
 FLORIDA BUILDING CODE  
 National Electric Code  
 Reviewed By: *[Handwritten signature]*  
 DATE: 2/27/25



1 WALL ELEVATION  
 3/8" = 1'-0"

REVISION SCHEDULE	
REV.	DATE
0	8/28/24
REVISION DESCRIPTION	
ISSUED FOR CONSTRUCTION	



GILL ENGINEERING SERVICES, INC.  
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**STRUCTURAL NOTES**  
 ELKS LODGE  
 BEAM REPAIR & WALL ENCLOSURE

S-004  
 2431-055

**GENERAL NOTES:**

- ALL CONSTRUCTION AND DESIGN SHALL CONFORM TO THE 2023 FBC (8TH ED)
- THE STRUCTURAL DRAWINGS SHALL BE UTILIZED IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS.
- THE STRUCTURAL DRAWINGS ARE INTENDED FOR THE STRUCTURE TO ACT AS WHOLE ONCE CONSTRUCTION IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE SAFETY AND STABILITY (I.E. TEMPORARY BRACING IF REQUIRED) DURING CONSTRUCTION AS A RESULT OF CONSTRUCTION METHODS AND SEQUENCES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURES. THE ENGINEER SHALL BE NOTIFIED ON ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS.
- DESIGN CRITERIA**

A. CODE: 2023 FBC (8TH ED)

B. LOADS AND DESIGN CRITERIA: THE FOLLOWING LOADS AND CRITERIA WERE USED IN ADDITION TO THE DEAD LOAD OF THE STRUCTURE.

<b>LIVE LOADS:</b>	
FLOOR	400 PSF
CEILING	10 PSF

**WIND CRITERIA:**

WIND SPEED: 130 MPH (3-SECOND GUST)

CATEGORY: II

EXPOSURE: B

INTERNAL PRESSURES: +/- 0.18

CLADDING AND COMPONENTS

ZONE 1	21.3 / -34.15 PSF
ZONE 2	21.5 / -59.45 PSF
ZONE 3	21.5 / -69.75 PSF
ZONE 4	37.32 / -40.48 PSF
ZONE 5	37.32 / -49.96 PSF
- MASONRY**

ALL MASONRY UNITS SHALL COMPLY WITH ASTM C 90 WITH A COMPRESSION STRENGTH OF 1900 PSI (NET AREA).  
 Fm = 1500 PSI  
 MORTAR SHALL BE TYPE S.  
 GROUT: FC = 2000 PSI  
 THE FLORIDA BUILDING CODE.  
 ALL CELLS BELOW GRADE SHALL BE GROUTED SOLID.  
 ALL VERTICAL REBAR SHALL BE IN PLACE AND SECURED WITH REBAR POSITIONERS PRIOR TO GROUTING.  
 CELLS CONTAINING EXPANSION ANCHORS SHALL BE GROUTED SOLID. UNLESS OTHERWISE NOTED MASONRY CELLS SHALL BE GROUTED IN ACCORDANCE WITH FBC (MAXIMUM 5 FOOT GROUT LIFTS).  
 LAP REBAR 48 BAR DIAMETERS (12" MIN) UNLESS NOTED OTHERWISE. ALL HORIZONTAL REINFORCING IN BOND BEAMS SHALL BE CONTINUOUS AROUND CORNERS OR HAVE BENT (CORNER) BARS OF THE SAME SIZE AND A LAP AS NOTED ABOVE. VERTICAL STEEL SHALL CONTINUE THROUGH BOND BEAMS. PROVIDE STANDARD TRUSS TYPE JOINT REINFORCING AT 16" O.C.  
 USE PREFABRICATED CORNERS AND TEES AT ALL WALL CORNERS AND INTERSECTIONS RESPECTIVELY.  
 ALL MASONRY WALL CONFIGURATIONS INCLUDING WALL OPENINGS SHALL BE COORDINATED WITH CIVIL, MECHANICAL PLUMBING, ELECTRICAL, AND DRAWING FROM ALL OTHER DISCIPLINES.

**GENERAL WOOD NOTES:**

- DIMENSIONAL LUMBER USED AS STRUCTURAL FRAMING (I.E. JOISTS, RAFTERS, HEADERS) SHALL BE SOUTHERN YELLOW PINE NO.2 OR EQUAL.
- DIMENSIONAL LUMBER USED FOR STUDS WALLS SHALL BE STUD GRADE UNLESS NOTED OTHERWISE. STUDS SHALL HAVE BE SPACES AT 16" MIN WITH A DOUBLE TOP PLATE. SPLICES IN THE DOUBLE TOP WALLS SHALL BE ALTERNATE TOP AND BOTTOM. IN NO CASE SHALL 2x4 BEARING WALLS SUPPORT MORE THAN TWO FLOORS OF FRAMING IN ADDITION TO ROOF AND CEILING
- ROUGH CUT TIMBER USED AS STRUCTURAL FRAMING SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS
- ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE SHALL BE PRESSURE-TREATED. CONTRACTOR MAY SUBMIT FOR APPROVAL A MOISTURE BARRIER IN-LIEU OF THE PRESSURE TREATED WOOD.
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL AND SHALL FOLLOW CURRENT SIMPSON GUIDELINES BASED ON WEATHER EXPOSURE WHERE STAINLESS STEEL CONNECTORS OR HOT DIPPED CONNECTORS ARE SPECIFIED IN THE DRAWINGS. STAINLESS STEEL OR HOT DIPPED GALVANIZED FASTENERS SHALL BE USED TO MATCH THE CONNECTORS TYPE.
- ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS UNLESS NOTED OR DETAILED OTHERWISE MEETING ASTM F1667. HOLES SHALL BE PRE-DRILLED WHERE NECESSARY TO PREVENT SPLITTING. NAILS SHALL HAVE THE MINIMUM PROPERTIES SPECIFIED IN THE TABLE BELOW:

NAIL TYPE	SHANK DIAMETER - INCHES	MINIMUM PENETRATION - INCHES
6d	0.131	1.13
8d	0.131	1.13
10d	0.148	1.18
12d	0.148	1.63
16d	0.162	1.63

**MAILING NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE PER THE MAILING SCHEDULE BELOW:**

- JOIST SITTING ON SILL OR GIRDER
- BLOCKING BETWEEN JOIST/RAFTERS
- RIM BLOCKING BETWEEN JOIST/RAFTERS
- TOP PLATE TO STUD
- STUD TO SILL PLATE
- DOUBLE STUDS
- DOUBLE TOP STUDS - BETWEEN SPLICE MAILING
- DOUBLE TOP STUDS - EACH SIDE OF SPLICE PLATE (B) 16d
- BLOCKING TO TOP PLATE
- BLOCKING TO FLOOR/ROOF SHEATHING
- RIM JOIST OR BLK TO TOP PLATE OR SILL PLATE
- CONTINUOUS (2) AND (3) PIECE HEADERS
- CEILING JOIST LAPS OVER PARTITIONS
- RAFTER TO TOP PLATE OR SILL PLATE
- BUILT-UP CORNER STUDS
- TONGUE AND GROOVE DECKING
- CROSS BRIDGING
- HORIZONTAL BLOCKING BETWEEN WALL STUDS

**MAILING SCHEDULE NOTES:**

- ALL OTHER MAILING REQUIREMENTS NOTE SHOWN ON DRAWINGS OR IN SCHEDULE ABOVE SHALL BE IN ACCORDANCE WITH 2023 FBC.
- POWER DRIVEN OR PNEUMATIC NAILS OTHER THAN COMMON NAILS MAY BE USED IF DATA IS SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.
- MINIMUM NAIL LENGTHS SHALL BE SUFFICIENT TO ACHIEVE MINIMUM PENETRATION INTO MAIN MEMBER AS NOTED IN SCHEDULE ON NOTE ABOVE.

2/10/25  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 GARY GILL

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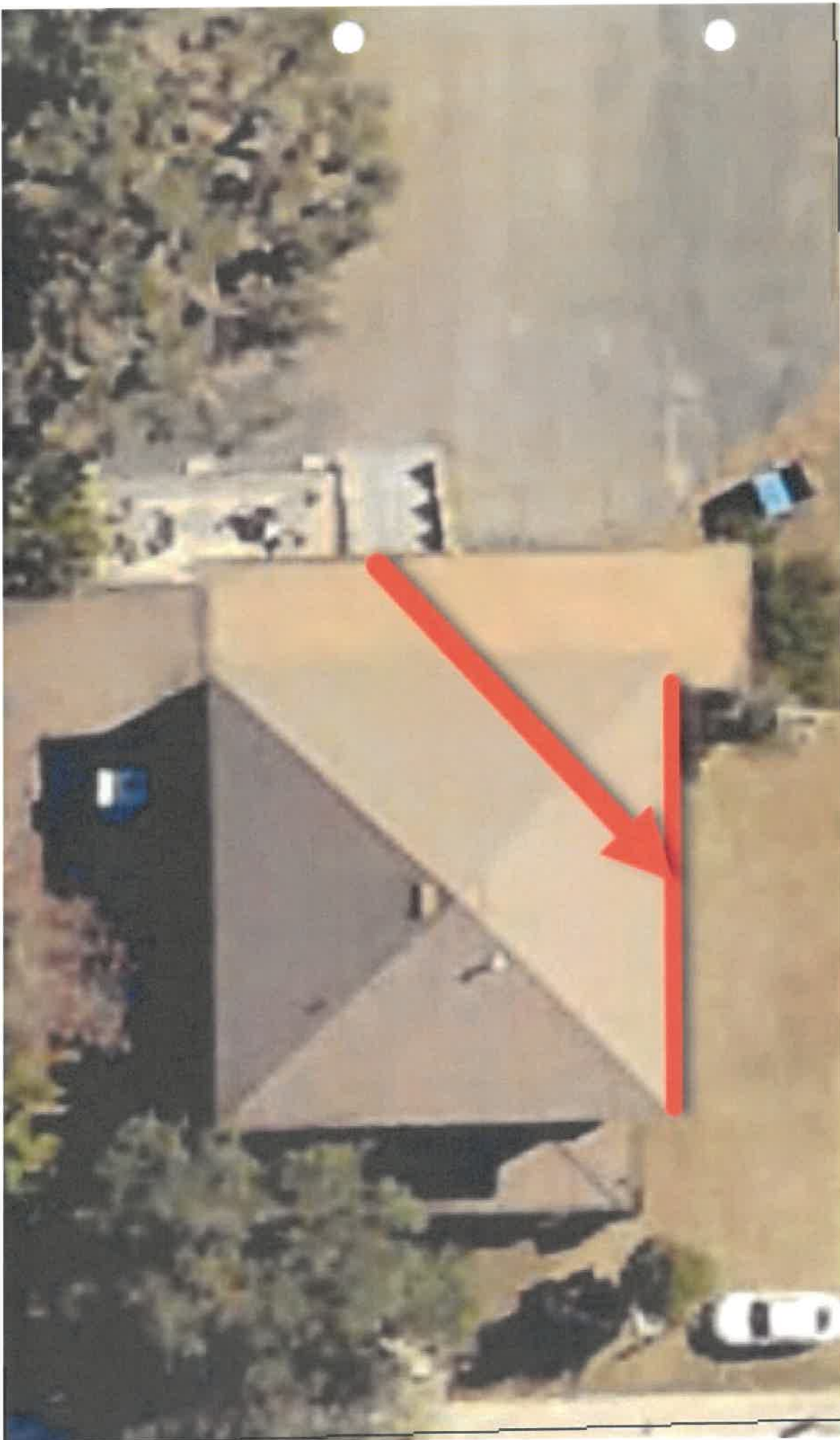
REVIEWED FOR COMPLIANCE

Florida Building Codes  
 Horizontal Electrical Review by:

GILL ENGINEERING SERVICES, INC.  
 AUTH #30824  
 163 SW MDTOWN PL  
 LAKE CITY, FL 32025  
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**STRUCTURAL NOTES**  
 ELKS LODGE  
 BEAM REPAIR & WALL ENCLOSURE

S-004  
 2431-055







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May 2023 See more dates





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