

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

May 12, 2026 at 6:00 PM

Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes April 14, 2026

OLD BUSINESS- None

NEW BUSINESS- None

ADMINISTRATIVELY APPROVED

- [ii.](#) **COA 26-04**, submitted by Roger Whiddon, agent for David Petrena, requesting a Certificate of Appropriateness in a RESIDENTIAL SINGLE FAMILY 3 (RSF-3) zoning district as established in section 4.5 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13785-001, located at 199 SE Camp St.

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 April 14, 2026



HISTORIC PRESERVATION AGENCY MEETING MINUTES

City: Lake City, Florida

Board: Historic Preservation Agency

Date: April 14, 2026

Time: 19:03

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 19:03 by Mrs. Douglas.

2. ROLL CALL

Members Present:

- Mrs. Douglas
- Mrs. McKellum
- Mrs. Wilson
- Mrs. Johnson
- Mr. Carlucci
- Mrs. Jones
- City Attorney: Mr. Martin

Members Absent:

- Mr. Lydick

Staff Present:

- Robert Angelo

Public Attendees: None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of March 10, 2026

Motion to approve: Mr. Carlucci

Second: Mrs. Douglas

4. PUBLIC HEARINGS / OLD BUSINESS

None.

5. PUBLIC HEARINGS / NEW BUSINESS

None.

6. ADMINISTRATIVE APPROVED ITEMS

Robert updated the board on the administratively approved petitions, COA 26-03.

7. WORKSHOP ITEMS

None.

8. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mrs. McKellum.

The meeting adjourned at 19:05.

Recording Secretary: _____

Name: Ivy Franco

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas


File Attachments for Item:

ii. **COA 26-04**, submitted by Roger Whiddon, agent for David Petrena, requesting a Certificate of Appropriateness in a RESIDENTIAL SINGLE FAMILY 3 (RSF-3) zoning district as established in section 4.5 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13785-001, located at 199 SE Camp St.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 4/10/26	COA 26-04
Address: 199 SE Camp St	
Parcel Number: 13785-001	
Owner: David Petrena	
Address of Owner: 199 SE Petrena	
Description of Structure: Single Family Home	
<p>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</p>	
 <hr style="width: 30%; margin: auto;"/>	
<p>Scott Thomason, CBO Director of Growth Management</p>	
<p>Code Edition: 2023 (8th) Edition of the Florida Building Codes, 2023 (8th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation</p>	
Description of Approved Construction:	
<p>Replace the existing shingle roof with a new gavalume metal roof consistent with the neighboring properties.</p>	
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

COA 26-04

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: Staff Approval
 See [Certificate of Appropriateness Matrix](#)
 Board Approval: Conceptual or Final

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

Historic District: Lake Isabella Historical Residential District
 Downtown Historical District

Site Address: 199 SE CAMP ST, LAKE CITY, FL 32025
 Parcel ID #(s) 00-00-00-13785-001

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included
Owner(s) Name	David Petrena	Applicant Name	Roger Whiddon
Company (if applicable)		Company (if applicable)	Whiddon Construction Company, Inc.
Street Address	109 SW FABIAN WAY	Street Address	295 NW Commons Loop Ste 115-262
City State Zip	Lake City, FL 32024	City State Zip	Lake City, FL 32055
Telephone Number	(386) 623-6025	Telephone Number	(386) 754-7367
E-Mail Address	dmp7353@gmail.com	E-Mail Address	office@whiddonconstruction.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 1st Tuesday of the month at 5:30PM in the City Council Chambers (205 N Marion Ave.)

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

IMPORTANT NOTES

PRE-APPLICATION MEETING

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

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

CONCEPTUAL APPROVALS

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

APPLICATION REQUIREMENTS

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

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

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

- Install pine 1x4 purlins on 24" centers over existing shingles into trusses with 8d ring shank coated nails.
- Install 29 gauge un-painted Galvalume roof panels with Life Time screws.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Agri-Metal	29 ga tuff rib roof panels	Color: Galvalume
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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

DID YOU REMEMBER

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

Review the applicable Guidelines (Article 10 LDR)

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

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

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

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

Variances can be found in the LDR Article 11

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

APPEALS

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

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

DEMOLITIONS (if applicable)

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

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

RELOCATIONS (if applicable)

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

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

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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

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

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

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

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

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

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

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

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.

R Whiddon

Applicant (Signature)

3/17/2026

Date

Roger Whiddon

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p>growthmanagement@lcfla.com</p> <p>Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.</p>	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received 3/19/20	Received By: <i>Robert Amos</i>
	COA <u>26-04</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>RSF-3</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

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 David Petrena
(print name of property owner(s))

hereby authorize: Roger Whiddon
(print name of agent)

to represent me/us in processing an application for: Re-Roof/Roof-Over
(print type of application)

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

David Petrena
(Signature of owner)

(Signature of owner)

David Petrena
(Print name of owner)

(Print name of owner)

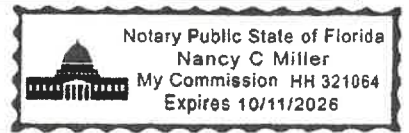
STATE OF FLORIDA }
COUNTY OF COLUMBIA }

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization,
this 17th day of March, 2026, by

David Petrena

Nancy C. Miller
Notary Public

Nancy C. Miller
Printed Name



My Commission Expires

Personally Known OR

Produced Identification ID Produced: Driver's License

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-13785-001 <https://search.ccpafl.com/parcel/13785001000000>

199 SE CAMP ST

Owners

PETRENA DAVID MICHAEL
109 SW FABIAN WAY
LAKE CITY, FL 32024

Legal Description

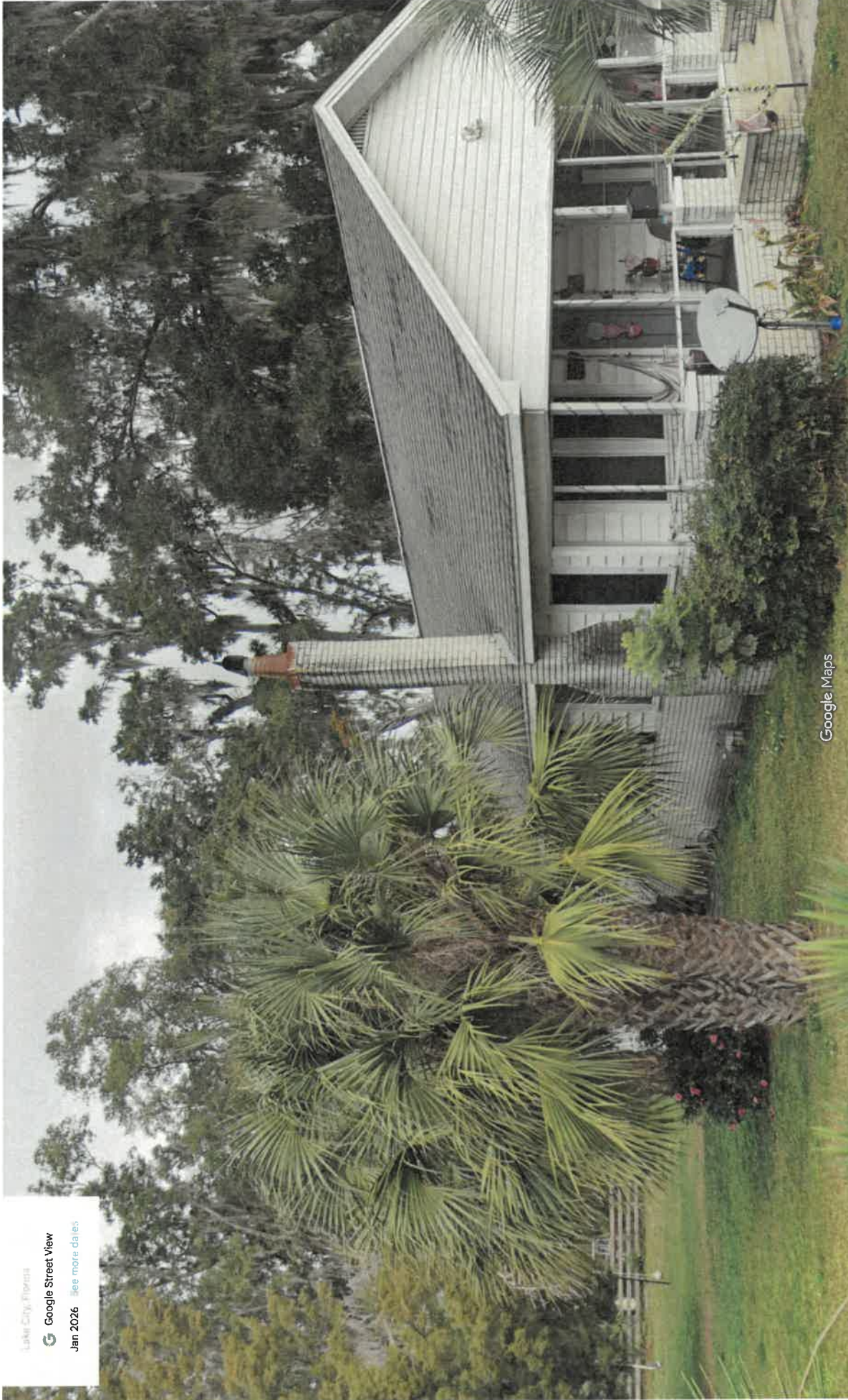
S DIV: E1/2 OF LOT 1 BLOCK A CHALKER'S S/D. ALSO
E1/2 OF LOTS 5 & 6, C.H. WAY'S S/D OF BLOCK 304.

DC 943-911, 943-342, DC 1232-1605, PB 1232-1609,
PB 1286-2184, QC 1331-2472, QC 1344-2692, ...

Use: 0100: SINGLE FAMILY

Subdivision: CHALKER





Lake City, Florida
Google Street View
Jan 2026 [see more dates](#)

Google Maps

Image capture: Jan 2026 © 2026 Google





Google Maps

Image capture: Jan 2026 © 2026 Google

Lain City, Florida
Google Street View
Jan 2026 See more dates



Like City, Florida?
Google Street View
Jan 2026 See more dates



Google Maps

Image capture: Jan 2026 © 2026 Google



Deer Creek, Florida

Google Street View

Jan 2026 [See more dates](#)



Image capture: Jan 2026 © 2026 Google



162 SE Camp St

Google Maps

Live City, Florida

Google Street View

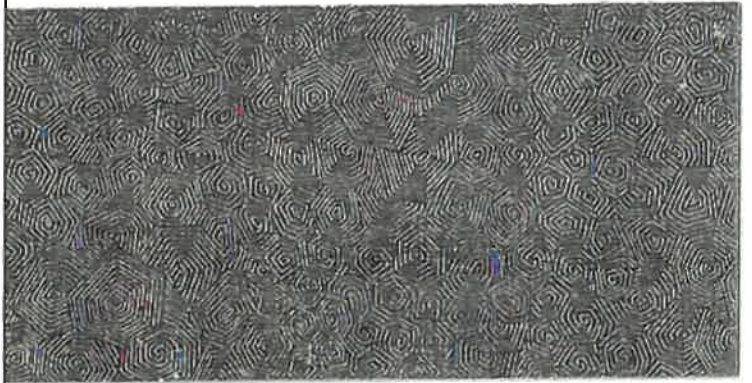
Jan 2026 See more dates



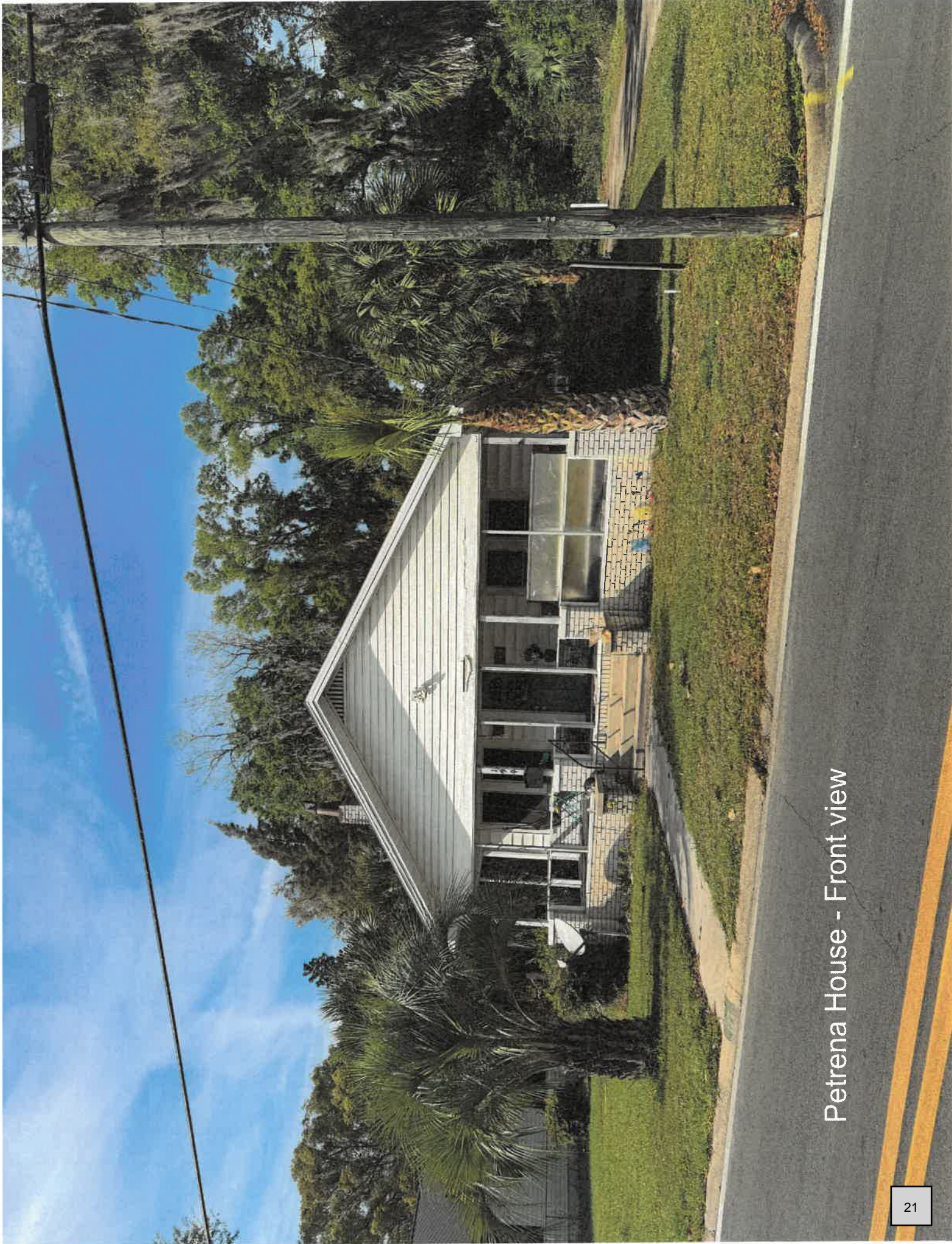
Google Maps

Image capture: Jan 2026 © 2026 Google



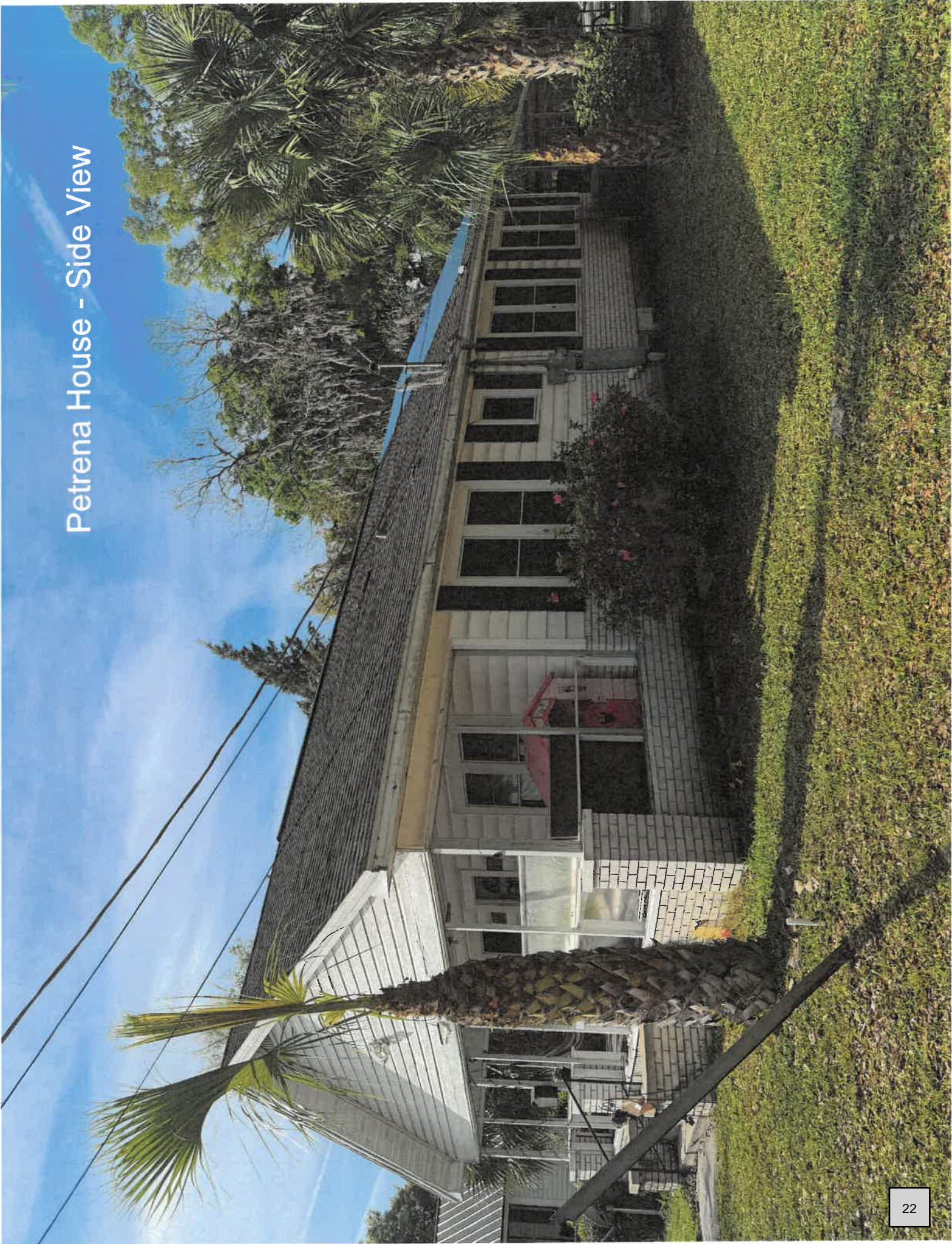


Galvalume



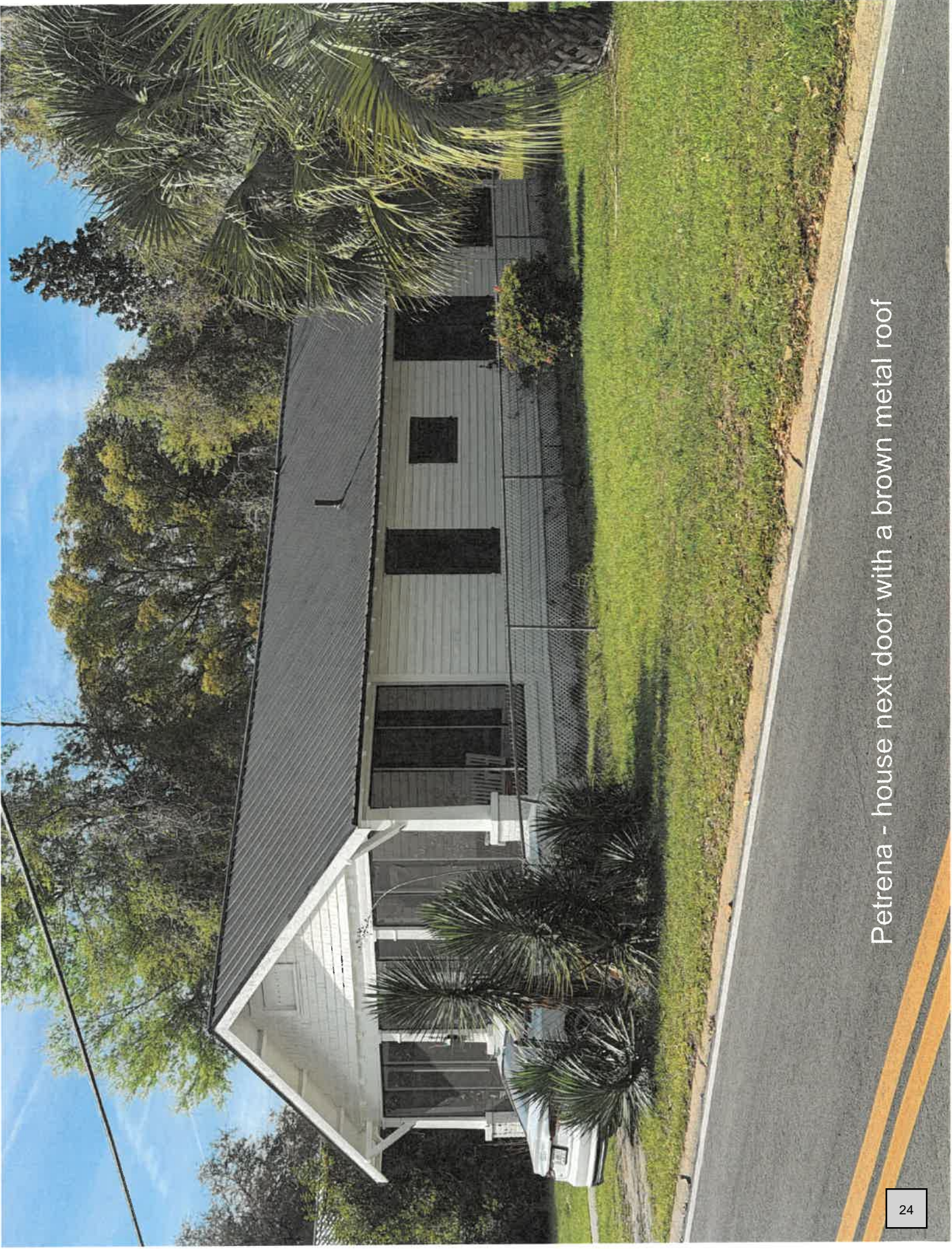
Petrena House - Front view

Petrena House - Side View



Petrena - House across the street with a Galvalume metal roof (& the color is also Galvalume)





Petrena - house next door with a brown metal roof