

# HISTORIC PRESERVATION AGENCY

## CITY OF LAKE CITY

February 11, 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 01/14/2025

### OLD BUSINESS- None

### NEW BUSINESS

- [ii.](#) **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.
- [iii.](#) **COA 25-03**, submitted by, Lewis Walker, as agent for Joseph Wedd, owner, requesting a Certificate of Appropriateness in a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district as established in section 4.5 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13249-000, located at 299 SE St Johns St.
- [iv.](#) **COA 25-04**, submitted by, Michael DeGeorge, agent for Our Place Pizzeria and Ristorante 2 LLC, owner, requesting a Certificate of Appropriateness in a

Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12632-001, located at 297 N Marion Ave.

## **CONSENT AGENDA**

- v.** **COA 25-01**, submitted by, Patty Nunley, agent for Hiber LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 11969-000, located at 175 NW Washington St.

## **WORKSHOP**

- vi. Nominate and elect new Vice Chair

## **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 01/14/2025

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

Date: 01/14/2025

### ROLL CALL:

Mrs. Wilson- Present  
Mr. Lydick- Present

Mrs. Douglas- Present  
Mr. Carlucci- Present

Mrs. Johnson- Present  
City Attorney- Clay Martin- Present

**MINUTES:** November 12, 2024 Historic Preservation Agency Meeting  
December 10, 2024 Historic Preservation Agency Meeting

**Comments or Revisions:** None

**Motion to approve 11/12/2024 and 12/10/2024 Meeting Minutes by Mrs. Douglas and seconded by Mr. Carlucci.**

**Ex Parte Communications** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**CONSENT AGENDA ITEMS:** None

### WORKSHOP:

Board asked to add a workshop on the next meeting to electing a Vice Chair.

### ADJOURNMENT:

**Motion to Adjourn by:** Mr. Carlucci **Motion Seconded By:** Mrs. Douglas

**Time:** 6:19 pm

**Mr. Lydick closed the meeting.**

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

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

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

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

**File Attachments for Item:**

ii. **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.



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.

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
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Owner(s) Name <u>Gregory Kolb</u>	Applicant Name <u>Clark Briggs</u>
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Company (if applicable)	Company (if applicable) <u>Kauco Roofing</u>
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Street Address <u>227 SW Columbia Ave</u>	Street Address <u>1014 Blanding Blvd.</u>
--	--

City State Zip <u>LAKE CITY, FL 32025</u>	City State Zip <u>Orange Park, FL 32065</u>
--	--

Telephone Number <u>(520) 221-3698</u>	Telephone Number <u>904 375-0798</u>
---	---

E-Mail Address <u>Kolbgregory036@gmail.com</u>	E-Mail Address <u>loreale@kaucoroofing.com</u>
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Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA): Staff Review		
Certificate of Appropriateness (COA): HPA Review - Single Family Structure or its Accessory Structure		
Certificate of Appropriateness (COA): HPA Review - All Other Structures		
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA		

BASIS FOR REVIEW

All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

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:

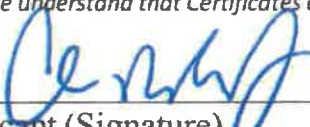
The requested modification will change the following zoning or building requirement in this manner:

(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

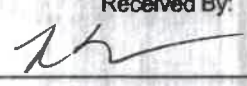
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

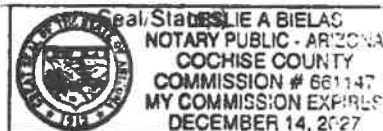
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Owner Signature (Notarized)  Date 1-17-2025

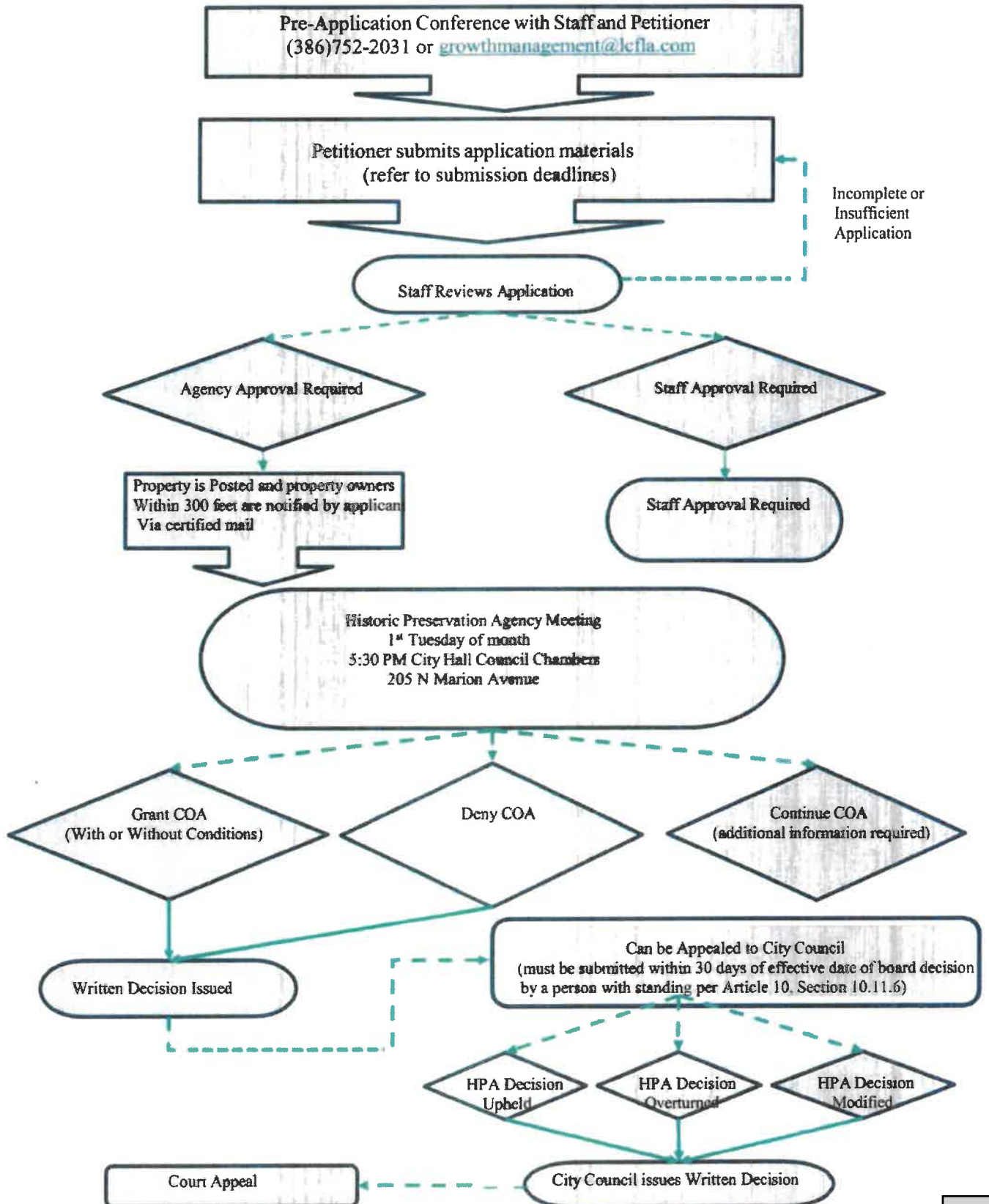
NOTARY INFORMATION:  
 STATE OF: Arizona COUNTY OF: Cochise

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









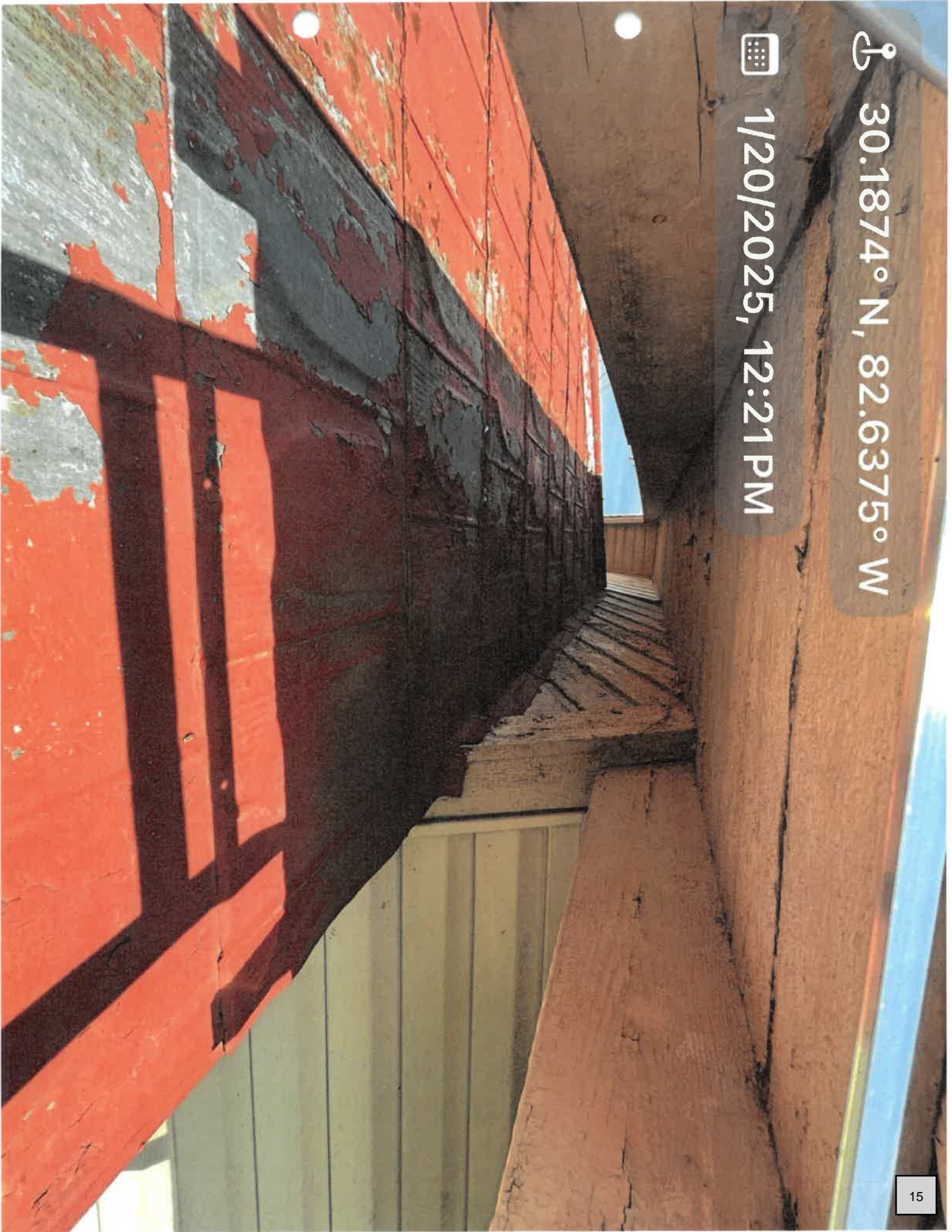




📍 30.1874° N, 82.6375° W



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

Google

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.

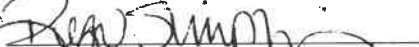
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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



**File Attachments for Item:**

**iii. COA 25-03**, submitted by, Lewis Walker, as agent for Joseph Wedd, owner, requesting a Certificate of Appropriateness in a RESIDENTIAL SINGLE FAMILY-3 (RSF-3) zoning district as established in section 4.5 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13249-000, located at 299 SE St Johns St.



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

**COA25-03**

**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		
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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: 299 SE Saint Johns Street Lake City, FL 32025

Parcel ID #(s) 00-00-00-13249-000

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included</i>
Owner(s) Name	Joseph D Webb	Applicant Name	Lewis Walker
Company (if applicable)		Company (if applicable)	Lewis Walker Roofing
Street Address	299 SE Saint Johns Street	Street Address	1118 S Marion Ave
City State Zip	Lake City, FL 32025	City State Zip	Lake City, FL 32025
Telephone Number	386-365-5347	Telephone Number	386-365-5672
E-Mail Address	Dan@seachange.it	E-Mail Address	Permitting@lewiswalkerroofing.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.

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## IMPORTANT NOTES

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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.

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- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
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- 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;
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## 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).

Tare off shingles and metal and install 29 GA rib galvalume.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Mission Metals	29 GA RIB	Galvalume
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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

**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)

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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)**

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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, 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)

1-16-2024

Date

Lewis Walker

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p><a href="mailto:growthmanagement@lcfia.com">growthmanagement@lcfia.com</a></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 1/23/25	Received By: 
	COA: <u>25-03</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			





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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE Joseph D Webb  
(print name of property owner(s))

hereby authorize: Lewis Walker Roofing  
(print name of agent)

to represent me/us in processing an application for: Metal re-roof  
(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.

D Webb  
(Signature of owner)

(Signature of owner)

Joseph D Webb  
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF }



Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 17 day of January, 2025, by

Sophia Houston  
Notary Public

Sophia Houston  
Printed Name

7/5/25  
My Commission Expires

Personally Known OR

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



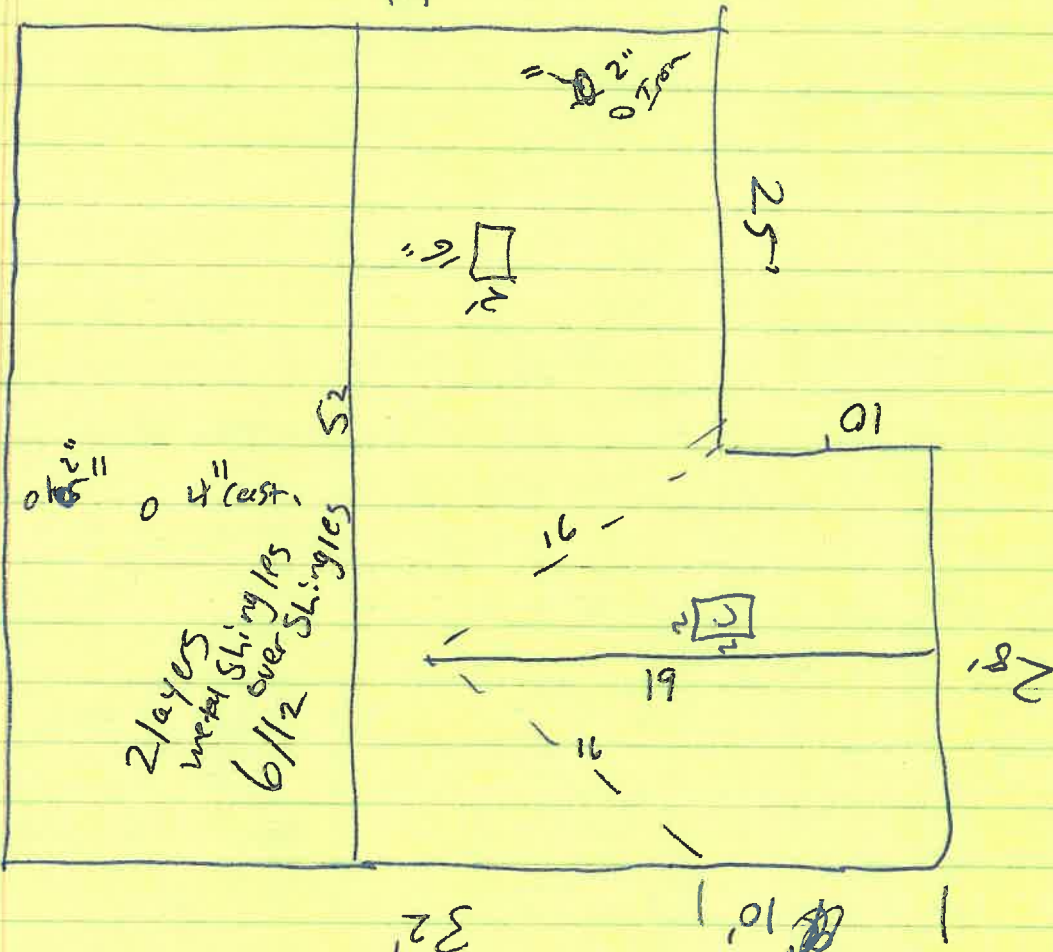
*Proposed Material*





1 X Decking tongue & groove

32



52'

25'

10'

28'

32'

Road

Front

Front

Drive

Road



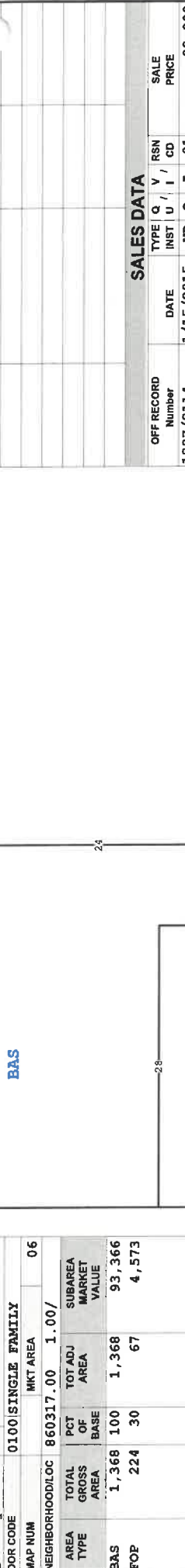
WEBB JOSEPH D / WEBB MEGAN L  
 415 SW BEYOND CT  
 LAKE CITY, FL 32024-5372

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY										
TYPE	MDL	EFF. AREA	TOT ADJ FTS	EFF. BASE RATE	REPL. COST NEW	AVB	EYB	ECON	FUNCT	% COND
0100	01	1,435	100.0000	105.00	150,675	1900	1995	0	0	0.35.00
1 SINGLE FAM - 0% - 2023										
Heated Area: 1368										

MARKET ADJUSTMENTS									
VALUATION BY	Tax Group: 1	Building Market Value	97,939						
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE	1,400						
SOH/AGL Deduction		ASSESSED VALUE	106,321						
TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE	106,321						
NCON VALUE		INCOME VALUE	0						
PREVIOUS YEAR MKT VALUE			106,321						

SALES DATA									
OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE			
1287/2114	1/15/2015	WD	Q	I	01	82,000			
GRANTOR: RHONDA TYRE									
GRANTEE: JOSEPH D & MEGAN L									
1196/1617 6/22/2010 WD Q I 01 70,000									
GRANTOR: GWENDOLYN G NORRIS									
GRANTEE: RHONDA TYRE									

BUILDING NOTES									
BAS= W28 S42 FOP= S8 E28 N8 W28S28 S6 E8 N24 W8 N24S.									



EXTRA FEATURES									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE					
BAS	1,368	100	1,368	93,366					
FOP	224	30	67	4,573					
TOTALS	1,592		1,435	97,939					

LAND DESCRIPTION										
L N CODE	USE CLS	DESCRIPTION	CAP	R D ZONE	LOC	FRONT	DEPTH	TOT LND UTS	TOT ADJ	% COND
1 0100	C	SFR	0	*RSF-370.00	105.00	1.00	1.00	1.00	1.00	1.00
TOTAL OB/FX 1,400										

TOTAL ADJUSTMENTS										
LAND VALUE	ADJ UNIT PRICE	UNIT PRICE	TOT ADJ	% COND	TOT LND UTS	FRONT	DEPTH	TOT LND UTS	TOT ADJ	% COND
6,982	0.95	0.95	1.00	1.00	7,350.00	370.00	105.00	1.00	1.00	1.00

**Columbia County Property Appraiser**

Jeff Hampton

**2025 Working Values**  
updated: 1/23/2025

Parcel: << 00-00-00-13249-000 (41761) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013  Sales

**Owner & Property Info**

Result: 1 of 1

Owner	WEBB JOSEPH D WEBB MEGAN L 415 SW BEYOND CT LAKE CITY, FL 32024-5372		
Site	299 SE SAINT JOHNS ST, LAKE CITY		
Description*	E DIV: BEG SW COR, RUN N 105 FT, E 70 FT, S 105 FT, W 70 FT TO POB. (BLK 261), DC 901-423, PB 1181-2283, DC 1181-2297, PB 1182-2406, DC 1182-2411, WD 1196-223, 1196-1617, WD 1287-2114,		
Area	0.168 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	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**

2024 Certified Values		2025 Working Values	
Mkt Land	\$6,982	Mkt Land	\$6,982
Ag Land	\$0	Ag Land	\$0
Building	\$97,939	Building	\$97,939
XFOB	\$1,400	XFOB	\$1,400
Just	\$106,321	Just	\$106,321
Class	\$0	Class	\$0
Appraised	\$106,321	Appraised	\$106,321
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$106,321	Assessed	\$106,321
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$106,321 city:\$106,321 other:\$0 school:\$106,321	Total Taxable	county:\$106,321 city:\$106,321 other:\$0 school:\$106,321

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2015	\$82,000	1287 / 2114	WD	I	Q	01
6/22/2010	\$70,000	1196 / 1617	WD	I	Q	01
6/3/2010	\$0	1196 / 223	PB	I	U	11
10/22/2009	\$0	1182 / 2408	PB	I	U	18

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1900	1368	1592	\$97,939

\*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**

Code	Desc	Year Blt	Value	Units	Dims
0210	GARAGE U	0	\$800.00	1.00	12 x 20
0169	FENCE/WOOD	2016	\$600.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	7,350.000 SF (0.168 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,982

Search Result: 1 of 1

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

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 1/23/2025 and may not reflect the data currently on file at our office.





Lake City, Florida

Google Street View

May 2023 See more dates

Google

Image capture: May 2023 © 2025 Google





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



Image capture: May 2023 © 2025 Google







Image capture: May 2023 © 2025 Google

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





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



Image capture: Mar 2022 © 2025 Google







Lake City, Florida

Google Street View

May 2023 See more dates



**File Attachments for Item:**

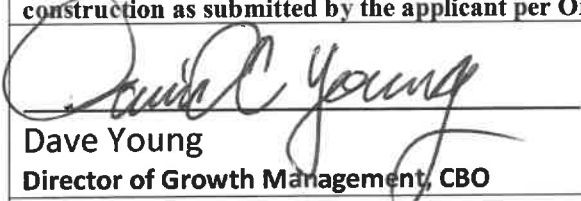
**iv. COA 25-04**, submitted by, Michael DeGeorge, agent for Our Place Pizzeria and Ristorante 2 LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12632-001, located at 297 N Marion Ave.





## CERTIFICATE OF APPROPRIATENESS

### MINOR OR MAINTENANCE ONLY

Date: <b>01/29/2025</b>	<b>COA 25-04</b>
Address: <b>297 N Marion Ave</b>	
Parcel Number: <b>12632-001</b>	
Owner: <b>Michael DeGeorge</b>	
Address of Owner: <b>10870 NW 5<sup>th</sup> Ave, Branford, FL</b>	
Description of Structure: <b>Single 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	
 Dave Young Director of Growth Management, CBO	
<b>Code Edition: 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:	
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 25-04

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:**

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: 297 N Marion Ave Lake City FL 32055

Parcel ID #(s) R12632-001

<b>OWNER OF RECORD</b>	<i>As recorded with the Columbia County Property Appraiser</i>	<b>APPLICANT OR AGENT</b>	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included</i>
------------------------	--	---------------------------	---

Owner(s) Name Michael DrGeorge	Applicant Name
Company (if applicable) Our Place Pizzeria & Ristorante	Company (if applicable) Our Place Pizzeria & Ristorante
Street Address 10870 NW 5th Ave	Street Address 10870 NW 5th Ave
City State Zip Branford FL 32008	City State Zip Branford FL 32008
Telephone Number 5612124624	Telephone Number 5612676316
E-Mail Address ourplacepizzeria@aol.com	E-Mail Address ourplacepizzeria@aol.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.

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- 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).

Painting the exterior, Base color will be cream and the accents will be red a

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			

**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)

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### 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)

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- 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).
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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.

*Tanya DeGeorge*

01/29/2025

Applicant (Signature)

Date

Tanya DeGeorge

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p><a href="mailto:growthmanagement@lcfla.com">growthmanagement@lcfla.com</a></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	Received By:
	COA -			<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:			
	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@lcfla.com](mailto:growthmanagement@lcfla.com)

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE \_\_\_\_\_  
(print name of property owner(s))

hereby authorize: \_\_\_\_\_  
(print name of agent)

to represent me/us in processing an application for: \_\_\_\_\_  
(print type of application)

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

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

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

\_\_\_\_\_  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF }

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

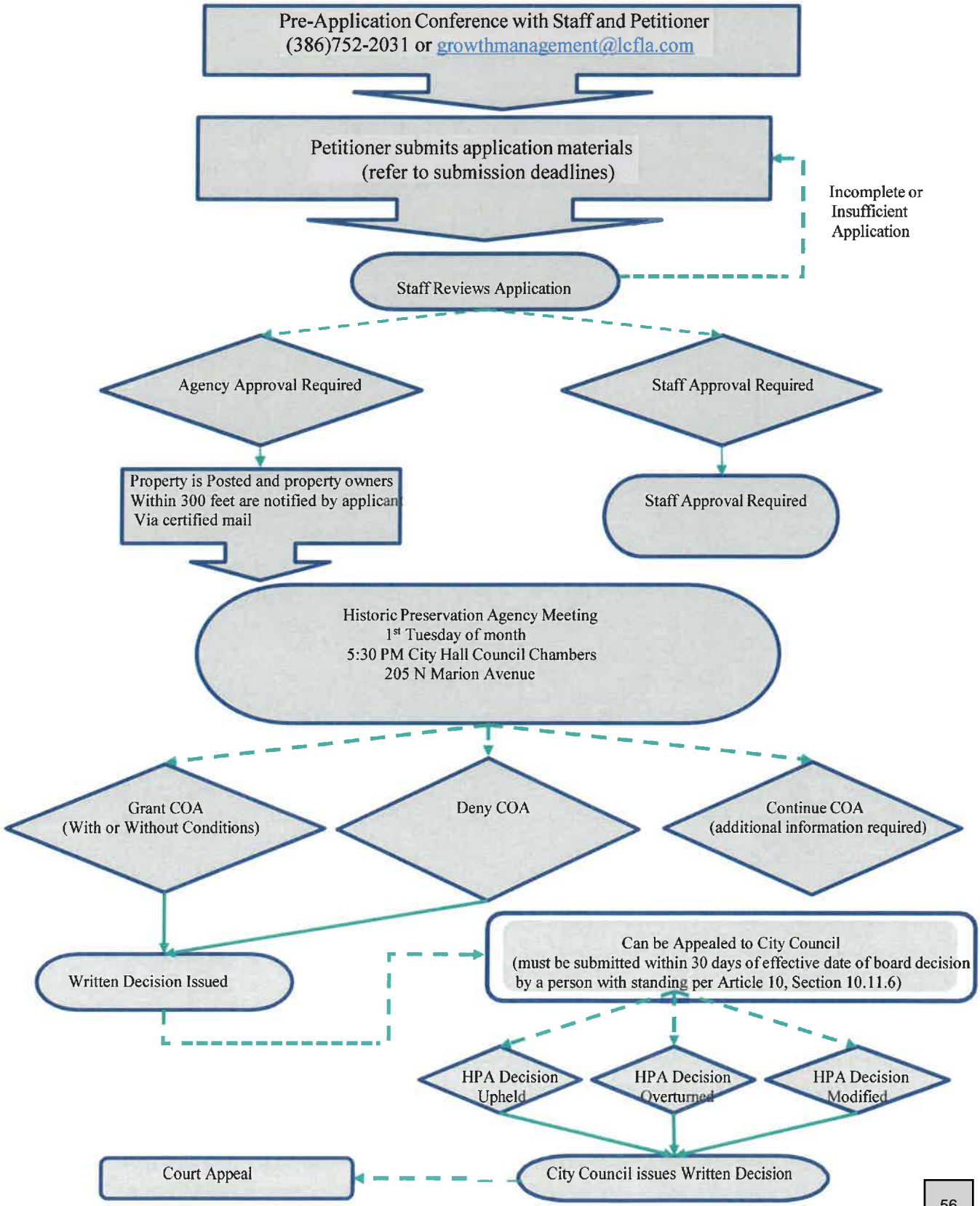
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

Personally  
Known OR

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

# CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART





Coors



Lake City, Florida

Google Street View

Mar 2023 See more dates

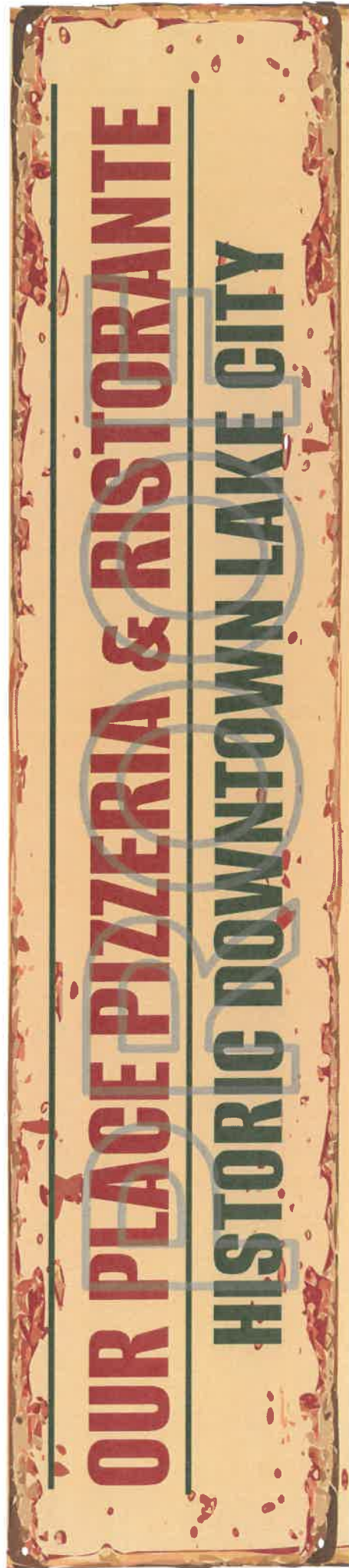


Image capture: Mar 2023 © 2025 Google





Sign



Font of Sign





SW 6868

Real Red

 Order samples

*Ascent Color*

SW 6748

Greens



Order samples

*Ascent Color*



SW 7100

**Arcade White**

 **Order samples**

*Base color*

Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2025 Google





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





Prepared by and return to:

Dana E. Hill, Esquire  
Hill Law & Title, PLLC  
230 Court Street SE  
Live Oak, FL 32064  
386-362-1900  
File Number: 24-482

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 9th day of December, 2024 between Land Investments Company, Inc., a Florida corporation, whose address is P. O. Box 177, Branford, FL 32008, grantor, and Our Place Pizzeria and Ristorante 2 LLC, a Florida limited liability company, whose address is 10870 NW 5th Ave., Branford, FL 32008, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of One Hundred Eighty-One Thousand Four Hundred Eight and 00/100 Dollars (\$181,408.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

**THE SOUTH 65.17 FEET OF THE WEST 1/2 OF BLOCK 3, OF THE CENTRAL DIVISION, CITY OF LAKE CITY, according to the map or plat thereof as recorded in Plat Book 2, Page 71, Public Records of Columbia County, Florida.**

**LESS AND EXCEPT: THE SOUTH 3.06 FEET OF THE SAID WEST 1/2 OF BLOCK 3, WHICH IS PART OF A PUBLIC SIDEWALK.**

**Parcel Identification Number: R12632-001**

**SUBJECT TO** the following Permitted Title Exceptions:

1. All matters contained on the Plat of Central Division of Lake City, Florida, as recorded in Plat Book 2, Page 71, Public Records of Columbia County, Florida.
2. Reservations and Easement contained in Warranty Deed recorded in O.R. Book 474, Page 55, Public Records, of Columbia County, 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, 2024.

DoubleTime®

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*D. Hill*  
Dana E. Hill  
230 Court Street, S.E., Live Oak, FL 32064

Land Investments Company, Inc., a Florida corporation

By: *A. Land, II*  
Adrian I. Land, II, President

*Deborah A. Shows*  
Witness Name: Deborah A. Shows  
Witness Address: 203 SE US 27  
Branford, FL 32008

State of Florida  
County of Suwannee

The foregoing instrument was acknowledged before me by means of physical presence, this 9<sup>th</sup> day of December, 2024 by Land Investments Company, Inc., who is personally known to me.

[Notary Seal]



*D. Hill*  
Notary Public

Printed Name: Dana E. Hill

My Commission Expires: March 7, 2026





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
OUR PLACE PIZZERIA AND RISTORANTE 2 LLC

### Filing Information

<b>Document Number</b>	L24000468989
<b>FE/EIN Number</b>	NONE
<b>Date Filed</b>	11/05/2024
<b>Effective Date</b>	01/01/2025
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

297 N. MARION AVE  
LAKE CITY, FL 32055

### Mailing Address

PO BOX 1420  
BRANFORD, FL 32008

### Registered Agent Name & Address

DEGEORGE, TANYA M  
10870 NW 5TH AVE  
BRANFORD, FL 32008

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DEGEORGE, MICHAEL D  
10870 NW 5TH AVE  
BRANFORD, FL 32008

Title AMBR

DEGEORGE, TANYA M  
10870 NW 5TH AVE  
BRANFORD, FL 32008

### Annual Reports

**No Annual Reports Filed**

### Document Images

[11/05/2024 -- Florida Limited Liability](#) [View image in PDF format](#)





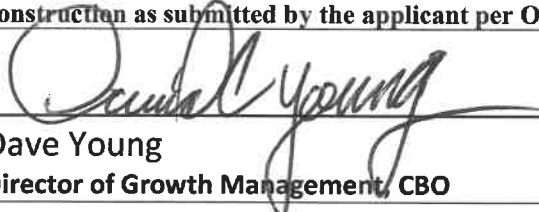
**File Attachments for Item:**

**v. COA 25-01**, submitted by, Patty Nunley, agent for Hiber LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 11969-000, located at 175 NW Washington St.



## CERTIFICATE OF APPROPRIATENESS

### MINOR OR MAINTENANCE ONLY

Date: <b>01/15/2025</b>	<b>COA 25-01</b>
Address: <b>175 NW Washington St, Lake City, FL</b>	
Parcel Number: <b>11969-000</b>	
Owner: <b>Hiber LLC</b>	
Address of Owner: <b>1000 SW Legion Drive, Lake City, FL</b>	
Description of Structure: <b>Single story commercial structure.</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	
 Dave Young Director of Growth Management, CBO	
Code Edition: <b>2020 (7<sup>th</sup>) Edition of the Florida Building Codes, 2020 (7<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>Replace exiting roof with a Duo Last roof. Roof can not be seen from roadway.</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  
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COA\_\_ - \_\_

**HISTORIC PRESERVATION AGENCY (HPA)**

*Certificate of Appropriateness (COA) Application*

**USE THIS FORM TO**

Apply for approval for projects located within historic districts. Projects may require either a Agency-level review or a Staff-level review.

Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA): Staff Review		
Certificate of Appropriateness (COA): HPA Review - Single Family Structure or its Accessory Structure		
Certificate of Appropriateness (COA): HPA Review - All Other Structures		
After-the-Fact Certificate of Appropriateness (COA): If work begun prior to issuance of a COA		

**BASIS FOR REVIEW**

All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

**PROJECT TYPE**

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

**APPROVAL TYPE:**

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: 175 NW Washington Street, Lake City, FL 32055

Parcel ID #(s) 00-00-00-11969-000

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
Lee Ann Hires	Owner(s) Name	<i>PAHY NURLEY</i>	Applicant Name
Hiber LLC	Company (if applicable)	Energy Roofing Technology SE, LLC	Company (if applicable)
1000 SW Legion Drive	Street Address	562 NW Orange Street	Street Address
Lake City, FL 32024	City State Zip	Lake City, FL 32055	City State Zip
386-365-0569	Telephone Number	855-766-3852	Telephone Number
lamar@diverite.com	E-Mail Address	erc.permitting@gmail.com	E-Mail Address

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, 2023	Jan 03, 2024	Feb 01, 2024	Mar 01, 2024	Apr 01, 2024	May 01, 2024	Jun 01, 2024	Jul 01, 2024	Aug 01, 2024	Sep 01, 2024	Oct 01, 2024	Nov 01, 2024
Meeting Date	Jan 03, 2024	Feb 06, 2024	Mar 05, 2024	Apr 02, 2024	May 07, 2024	Jun 04, 2024	Jul 02, 2024	Aug 06, 2024	Sep 04, 2024	Oct 01, 2024	Nov 05, 2024	Dec 03, 2024



**IMPORTANT  
NOTES**

**PRE-APPLICATION  
MEETING**

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

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

**CONCEPTUAL  
APPROVALS**

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

**APPLICATION  
REQUIREMENTS**

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

**PROJECT DESCRIPTION**

**DESCRIBE THE PROPOSED PROJECT AND MATERIALS.**

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

Re-roof 34 squares. Roof can't be seen. Tear off existing and replace w/ Duro-Last, Duro-Tuff membrane, mechanically attached to wood deck. ALSO, Install 50 mil Duro-Tuff membrane mechanically attached to metal deck on small hallway roof.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Duro-Last	50 mil Duro-Tuff	White/FL1559-R19
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.*

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

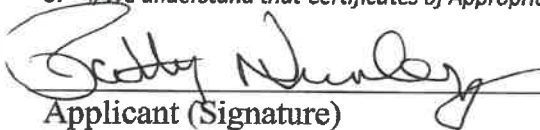
(select only those that apply)	Required	Existing	Proposed
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Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			



## 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.
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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).
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9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

  
Applicant (Signature)

11/13/25

Date

Patty Nunley/Energy Roofing

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	Received By:
	COA <u>    </u> - <u>    </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:			
	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@lcfla.com](mailto:growthmanagement@lcfla.com)

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE Lee Ann Hires/Hiber LLC  
(print name of property owner(s))

hereby authorize: Energy Roofing Technology SE, LLC  
(print name of agent)

to represent me/us in processing an application for: Certificate of Appropriateness  
(print type of application)

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

[Signature]  
(Signature of owner)

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

Lee Ann Hires  
(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 13 day of January, 20 25, by  
Lee Ann Hires

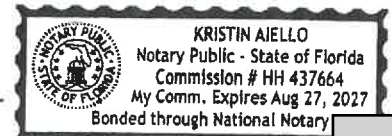
[Signature]  
Notary Public

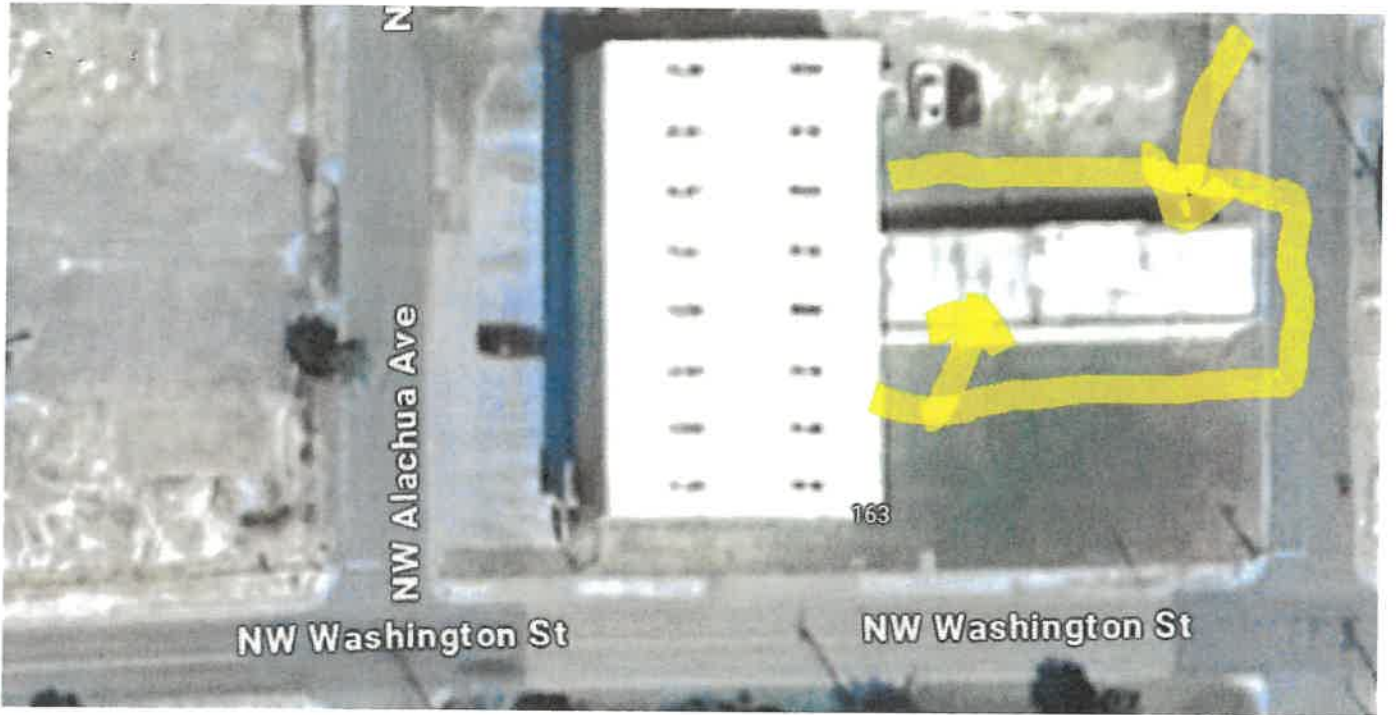
Kristin Aiello  
Printed Name

\_\_\_\_\_  
My Commission Expires

- Personally Known OR
- Produced Identification

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





Roof  
Project  
highlighted



# ENVIRONMENTAL PRODUCT DECLARATION

According to ISO 14025:2006 and ISO 21930:2017



*Proposed material*

## Duro-Tuff® | Single-Ply PVC Roof Membrane



<b>Company Name</b>	Duro-Last, Inc.
<b>Product Type</b>	Single-ply PVC roofing
<b>Product Name</b>	Duro-Tuff® 50-mil, 60-mil, 80-mil
<b>Manufacturing Site</b>	525 Morley Drive Saginaw, MI 48601
<b>EPD Scope</b>	Cradle-to-gate
<b>Declared Unit</b>	1 m <sup>2</sup>
<b>Product Colors</b>	white, gray, charcoal, tan, patina, blue, copper, and green

### Company Information

Duro-Last, Inc. began in 1978 with the simple need to find a roofing system that worked. Existing roofing systems presented a common problem — they required ongoing maintenance and continual expense, with no long-term solution in sight. Our Founder, John R. Burt, used his experience in fabricating pool liners to develop a remarkable new roofing membrane. Investigation of the roofing industry proved that the majority of roofing system failures then were not due to the roofing system assembly itself but to workmanship on-site. To solve this problem, we brought our roofing system “in-house,” developing custom prefabrication methods and specialized equipment that allows us to complete nearly all of the difficult roof details and up to 85% of field seams. The result is lower on-site labor costs and better installation quality.

### Product Description

The Duro-Tuff® PVC roof membrane is a proprietary thermoplastic formulation that provides a highly reflective, durable, and superior quality product. An 18 x 9 weft-inserted anti-wicking knit scrim that is laminated between two layers of PVC film gives the membrane its strength and durability. This EPD applies to the Duro-Tuff® single-ply membrane in white, light gray, charcoal, light tan, patina, copper, blue, and green, 50-mil, 60-mil, and 80-mil nominal thicknesses. The Duro-Tuff® membrane was engineered to be used with the complete line of Duro-Last’s proven, precision-fabricated flashings for curbs, stacks, and parapets. Duro-Tuff® can be applied by a Duro-Last certified contractor utilizing a variety of methods, including mechanically fastened, Duro-Bond® induction welding, or fully adhered. All commercial warranted installations are inspected by Duro-Last’s certified Quality Assurance Technical Representatives

EPD Program Operator  
NSF International  
789 N. Dixboro Rd.  
Ann Arbor MI 48105 USA  
[www.nsf.sustainability.org](http://www.nsf.sustainability.org)



Certified  
Environmental  
Product Declaration  
[www.nsf.org](http://www.nsf.org)

Date of Issue: 01/04/2022  
Valid Until: 01/04/2027  
Declaration#: EPD10676

Lake City, Florida

Google Street View

Apr 2022 See more dates



Image capture: Apr 2022 © 2025 Google





Lake City, Florida

Google Street View

Apr 2022

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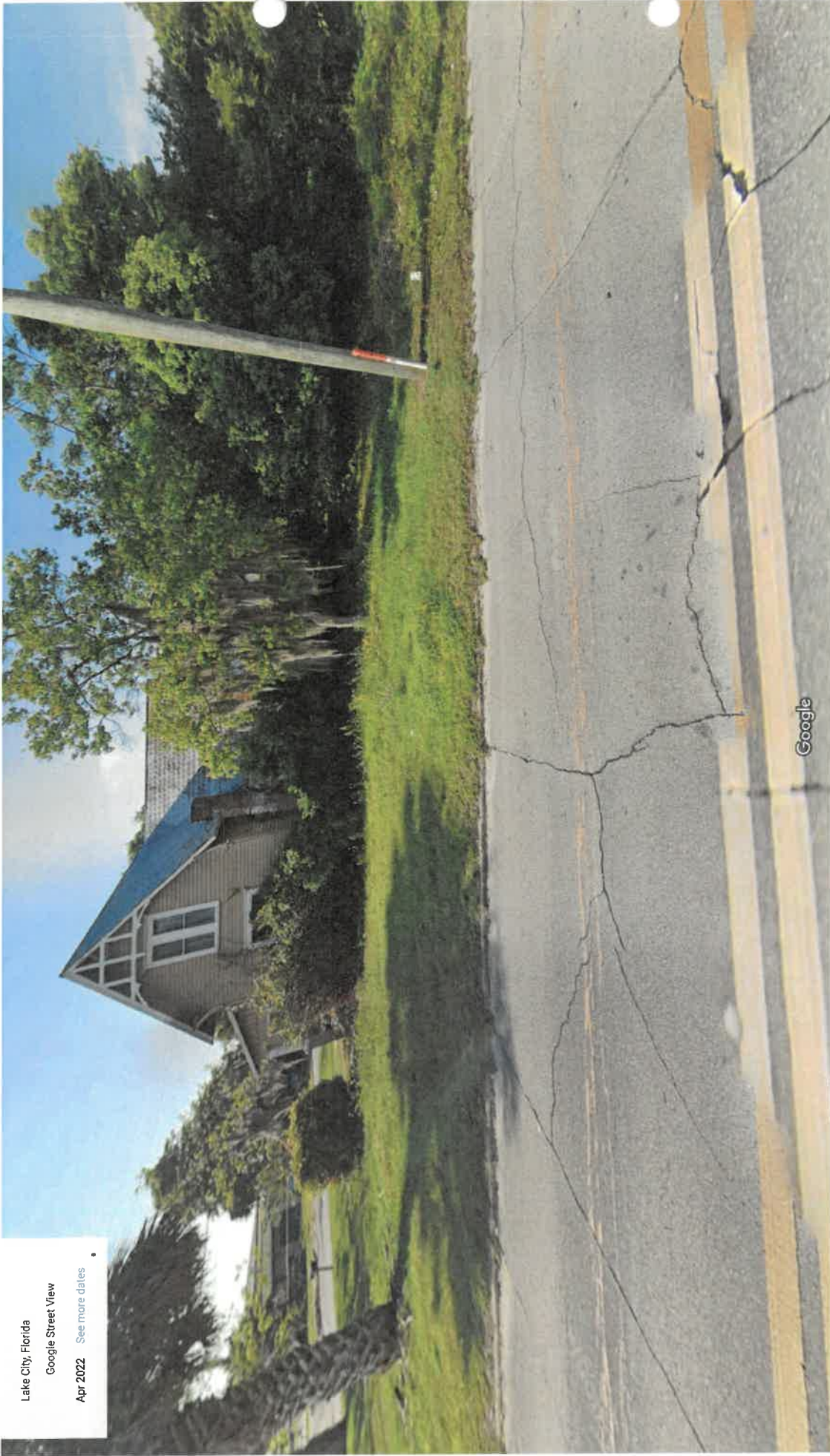


Image capture: Apr 2022 © 2025 Google





Lake City, Florida

Google Street View

Apr 2022 [See more dates](#)



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PREPARED BY AND RETURN TO:  
GUY W. NORRIS, ATTORNEY AT LAW  
NORRIS & FOREMAN, P.A.  
P. O. DRAWER 2349  
LAKE CITY, FL 32056-2349

Inst:2007009819 Date:05/02/2007 Time:08:56  
Doc Stamp-Deed : 1816.50  
DC, P. Dewitt Cason, Columbia County B:1118 P:102

**WARRANTY DEED**

THIS INDENTURE, Made the 26<sup>th</sup> day of April, 2007, between ARTHUR STANLEY FOLTZ, EUGENE CHARLES FOLTZ and RUSSELL WILLIAM FOLTZ, individually, and d/b/a THREE BROTHERS, a Florida Partnership, and THREE BROTHERS MANAGEMENT, INC., f/k/a TRI STATE SUPPLY, INC., a Florida corporation, 2709 Victor Hugo Drive, Tallahassee, Florida 32308, hereinafter collectively called the Grantors, and HIBER, LLC, a Florida limited liability company, 1000 SW Legion Drive, Lake City, Florida 32024, hereinafter called the Grantee,

**WITNESSETH:**

That the Grantors, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable considerations to the Grantors in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the land, situate, lying and being in Columbia County, Florida, described in Exhibit A attached hereto and made a part hereof, which property does not constitute the homestead of either of the Grantors. SUBJECT TO: Taxes and special assessments for 2007 and subsequent years; restrictions and easements of record; easements shown by a plat of the property; and visible easements.

And the Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Sign Delita Barnes  
Print Delita Barnes  
Sign [Signature]  
Print WILLIE NGSONG

[Signature]  
ARTHUR STANLEY FOLTZ, individually, and  
d/b/a THREE BROTHERS, a Florida Partnership

Signed, sealed and delivered  
in the presence of:

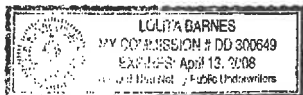
Sign Delita Barnes  
Print Delita Barnes  
Sign [Signature]  
Print WILLIE NGSONG

THREE BROTHERS MANAGEMENT, INC.  
f/k/a TRI STATE SUPPLY, INC.  
By [Signature]  
ARTHUR STANLEY FOLTZ, President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 26 day of April, 2007, by ARTHUR STANLEY FOLTZ, individually, and d/b/a THREE BROTHERS, a Florida Partnership, and as President of THREE BROTHERS MANAGEMENT, INC., f/k/a TRI STATE SUPPLY, INC., a Florida corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.



Notary Public:  
Sign Delita Barnes  
Print Delita Barnes  
State of Florida at Large (Seal)  
My Commission Expires: April 13, 2008

Signed, sealed and delivered  
in the presence of:

Sign Lolita Barnes  
Print Lolita Barnes

Sign [Signature]  
Print WILLIE HERSHNER

[Signature]  
EUGENE CHARLES FOLTZ, individually, and  
d/b/a THREE BROTHERS, a Florida Partnership

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 26 day of April, 2007, by EUGENE CHARLES FOLTZ, individually, and d/b/a THREE BROTHERS, a Florida Partnership, who is personally known to me or has produced Florida Drivers License as identification.



Notary Public:  
Sign Lolita Barnes  
Print Lolita Barnes  
State of Florida at Large (Seal)  
My Commission Expires: April 13, 2008

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Signed, sealed and delivered  
in the presence of:

Sign *Rachael Beasant*  
Print RACHAEL BEASANT

Sign *Judy S. Nutt*  
Print JUDY S. NUTT

*Russell W. Foltz*  
RUSSELL WILLIAM FOLTZ, individually, and  
d/b/a THREE BROTHERS, a Florida Partnership

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2007, by RUSSELL WILLIAM FOLTZ, individually, and d/b/a THREE BROTHERS, a Florida Partnership, who is personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public: *Judy S. Nutt*  
Sign *Judy S. Nutt*  
Print JUDY S. NUTT  
State of South Carolina at Large (Seal)  
My Commission Expires: 7/23/10



Inst:2007009819 Date:05/02/2007 Time:08:56  
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**Exhibit A**

The West ½ of Block 68 of the Northern Division of the City of Lake City, Florida.

And

Begin at a point 60 feet North of the Southeast Corner of Lot or Block 68 in the Northern Division of the City of Lake City, Florida, and run thence North along the West side of Columbia Street 25 feet; thence West 105 feet; thence South 25 feet; thence East 105 feet to the Point of Beginning.

And

Commence at the Northeast Corner of Block 68, Northern Division, City of Lake City, Columbia County, Florida, and run South along the West margin of Columbia Street a distance of 51.08 feet for a Point of Beginning; run thence West a distance of 105.00 feet to a point; thence South a distance of 28.67 feet to a point; thence East a distance of 105.00 feet to a point on the West margin of Columbia Street; thence North a distance of 28.92 feet to the Point of Beginning.

And

Commence at the Northeast Corner of Block 68, Northern Division, City of Lake City, Columbia County, Florida, and run South along the West margin of Columbia Street a distance of 51.08 feet; run thence West a distance of 105.00 feet to a point; thence run North 51.08 feet; thence run East 105.00 feet to the Point of Beginning.

And

Beginning at a point on the East boundary of Lot or Block 68 of the Northern Division of the City of Lake City, Florida, 80 feet South of the Northeast Corner of said Lot or Block and run South 40 feet along the East boundary of said Lot or Block 68; thence run West 105 feet along a line parallel to the North boundary of said Lot or Block; thence run North 40 feet along a line parallel to the East boundary of said Lot or Block; thence run East 105 feet to the Point of Beginning.

Said property being more particularly described as follows:

The West ½ of Block 68 of the Northern Division of the City of Lake City, Florida.

ALSO

All that part of the East ½ of Block 68 of the Northern Division of the City of Lake City, Florida described as follows:

Beginning at a point 60 feet North of the Southeast Corner of said Block 68 and run thence S 89°07'37" W 105 feet along the North side of the lands described in O.R. Book 883, Page 791, public records of Columbia County, Florida, to the East boundary of the West ½ of said Block 68; run thence Northerly along the East boundary of said West ½ of said Block 68 to the North boundary thereof; run thence N 89°33'05" E along the said North boundary 104.98 feet to the Northeast Corner of said Block 68; run thence S 00°29'36" W along the East boundary of said Block 68 to the Point of Beginning.

All in accordance with the plat of survey prepared by Mark D. Duren, P.S.M., LS 4708, dated March 15, 2007.

Parcel Nos. 00-00-00-11969-000; 00-00-00-11970-000; and 00-00-00-11972-000

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## Detail by Entity Name

Florida Limited Liability Company  
HIBER, LLC

### Filing Information

**Document Number** L03000028580  
**FEI/EIN Number** 06-1708920  
**Date Filed** 08/04/2003  
**State** FL  
**Status** ACTIVE

### Principal Address

1000 SW LEGION DRIVE  
LAKE CITY, FL 32024

Changed: 04/27/2005

### Mailing Address

1000 SW LEGION DRIVE  
LAKE CITY, FL 32024

Changed: 04/27/2005

### Registered Agent Name & Address

HIRES, LEE ANN  
1000 SW LEGION DRIVE  
LAKE CITY, FL 32024

Name Changed: 02/26/2004

Address Changed: 04/27/2005

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

HIRES, HERSHELL L  
1000 SW LEGION DRIVE  
LAKE CITY, FL 32024

Title MGRM



HIRES, LEE A  
1000 SW LEGION DRIVE  
LAKE CITY, FL 32024

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	01/23/2022
2023	01/22/2023
2024	02/08/2024

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<a href="#">08/04/2003 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>