

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

March 11, 2025 at 5:30 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- None

OLD BUSINESS- None

NEW BUSINESS- None

CONSENT AGENDA

- i.** **COA 25-05**, submitted by, Jonte Howkins, as agent for Ronald Rossee, 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 13312-000, located at 263 SE Vickers Terr.

- ii.** **COA 25-06**, submitted by, Julia DeJesus, as 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 13294-000, located at 449 SE Monroe 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.

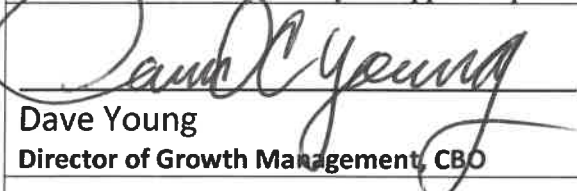
File Attachments for Item:

i. COA 25-05, submitted by, Jonte Howkins, as agent for Ronald Rossee, 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 13312-000, located at 263 SE Vickers Terr.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Date: 02/04/2025 | COA 25-05 |
| Address: 263 SE Vickers Terr, Lake City, FL | |
| Parcel Number: 13312-000 | |
| Owner: Ronald and Constance Rossee | |
| Address of Owner: 263 SE Vickers Terr, Lake City, FL | |
| Description of Structure: Single Family Home | |
| 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: 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 | |
| Description of Approved Construction: Replace 5 windows with new windows. New windows are consistent with Windows from the 1930's in style. | |
| 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__ - __

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 | | |

Replacement 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: 263 SE Vickers Terr

Parcel ID #(s) 00-00-00-13312-000 (41825)

| | | | |
|------------------------|----------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER OF RECORD | <i>As recorded with the Columbia County Property Appraiser</i> | 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 ROSSEE RONALD D and ROSSEE CONSTANCE W | Applicant Name Jonte Hawkins |
| Company (if applicable) | Company (if applicable) West Shore Home LLC |
| Street Address 263 SE Vickers Terr | Street Address 1720 NW 4th Ave # 100 |
| City State Zip Lake City, FL 32025 | City State Zip Ocala, FL 34475 |
| Telephone Number 386 758 8631 | Telephone Number 727 232 4941 |
| E-Mail Address | E-Mail Address jhpermitting@westshorehome.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).

List proposed materials:

| Project Scope | Manufacturer | Product Description | Color (Name/Number) |
|---------------------|--------------|---------------------|---------------------|
| Exterior Fabric | | | |
| Doors | | | |
| Windows | MI | 1620 | 21637.4 |
| Roofing | | | |
| Fascia/Trim | | | |
| Foundation | | | |
| Shutters | | | |
| Porch/Deck | | | |
| Fencing | | | |
| Driveways/Sidewalks | | | |
| Signage | | | |
| Other | | | |

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

DID YOU REMEMBER

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

Review the applicable Guidelines (Article 10 LDR)

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

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

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

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 | | | |
| 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)

1/28/25

Date

Jonte Hawkins

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 | 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

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

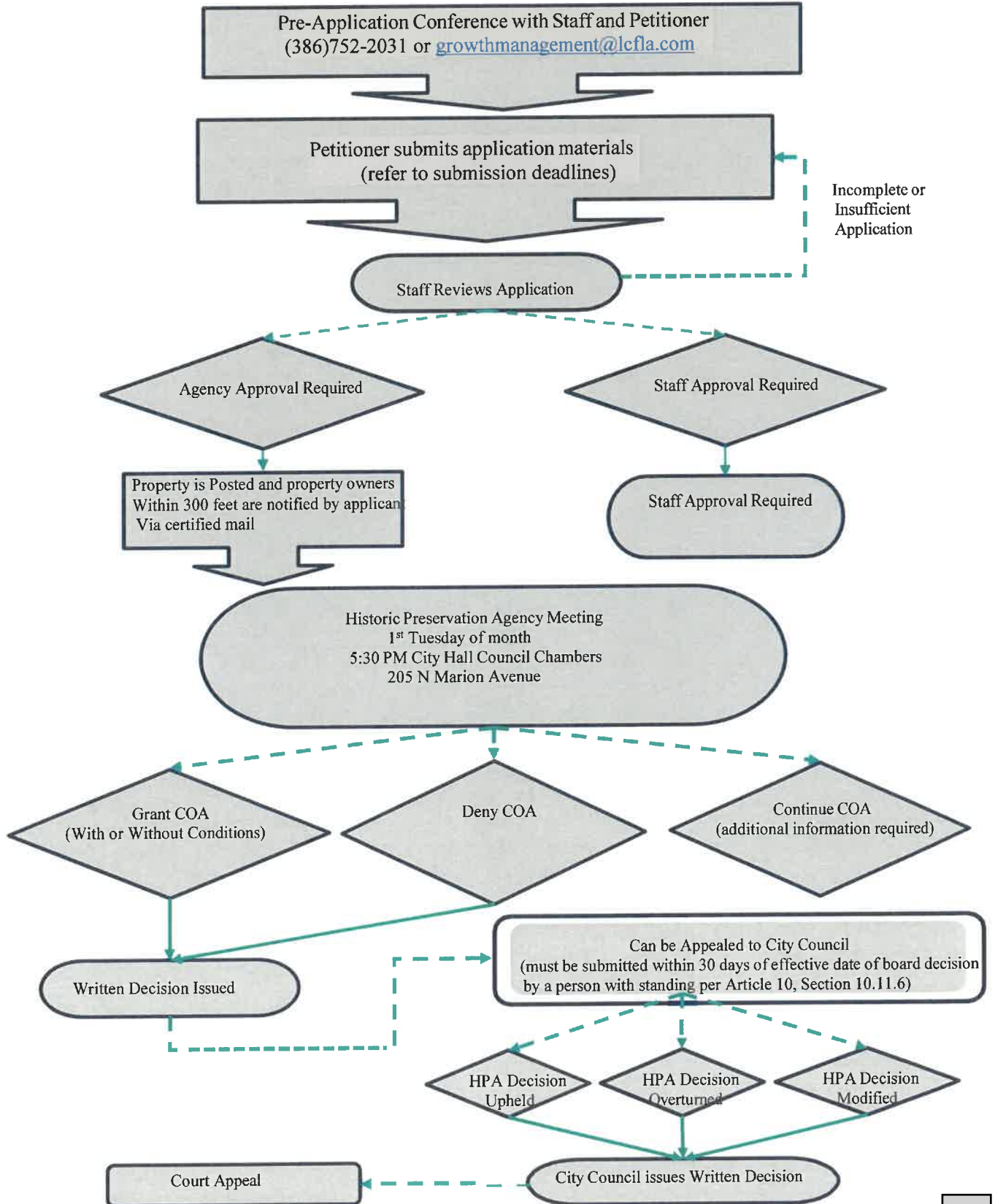
Printed Name

My Commission Expires

Personally
Known OR

Produced Identification ID Produced: _____

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART

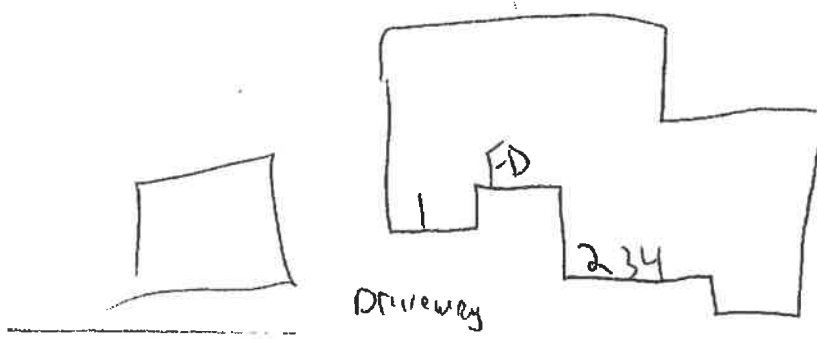


Jah

Rossee

502 697

| Location | Qty | Style | w x h | Misc |
|-----------|-----|-------|------------------------|---------|
| Office | 1 | X | 51 5/4 x 60 | Office |
| | | X | 52 x 62 1/4 | |
| | | SH | 51 1/4 x 60 1/2 | Office |
| Fireplace | | SH | 25 1/4 x 60 1/2 | |
| Fire | | SH | 51 1/4 x 60 1/2 | |
| Fire. | | SH | 25 1/4 x 60 1/2 | No sign |
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Remove 3/4 inch steps
Leave original steps in place
per lease









1620
SINGLE-HUNG

1620 Vinyl Single-Hung Window

Our 1620 single-hung window features **superior styling, handcrafted quality, and long-term performance.** Suitable for both new-construction and replacement applications, the stylish and efficient window features beveled sash, insulated dual-pane glass, heavy-duty weatherstripping, and is the first window in our 1600 Series to offer operating archtop configurations. The 1620 is DP-50 rated and available with the StormArmor™ impact-resistant package, making it the ideal single-hung window for new construction and replacement projects in any location.

PERFORMANCE FEATURES

- Metal-reinforced meeting rail delivers superior strength and durability
- True sloping sill optimizes water drainage and eliminates unsightly weep holes
- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Inverted-coil balances provide smoother operation and lower operating force

Available with

STORMARMOR™
impact-resistant package

Welded multi-chamber mainframe design

PRECISION BUILT
LIMITED LIFETIME WARRANTY
IN THE USA

3 1/4" frame depth

Dual-point weatherstripping

Dual-pane insulated glass

True-sloping sill

WARM-EDGE SPACER SYSTEM

HIGH PERFORMANCE

OPERATIONAL ARCHTOP

IMPACT RESISTANT

Standard

Optional

Designed smarter, from the inside out

ENGINEERED TO PERFORM

- Multi-chamber mainframe design
- 3 1/4" frame depth
- 3/4" dual-pane insulated glass
- Three frame types
 - Fin, flange, finless
- StormArmor package includes impact-resistant glass with HP low-E, argon, and preserve film to protect the glass until installation is complete

CONVENIENCE & STYLE

The 1620 features the following design details on every window:

- Beveled exterior profile
- Mortised recessed locks
- Integral lift rail
- Tilt-in sash

SAFETY & SECURITY FEATURES

- Spring-loaded night latches keep the window secure even when partially opened, providing ventilation without sacrificing safety and security
- Dual-opposing locks create a stronger, safer seal
- DP-50 package enhances coastal performance
- Optional Window Operating Control Device (WOCD) restricts sash opening and reduces the risk of accidental falls

SIZING

MINIMUM & MAXIMUM (available in 1/8" increments)

- 15"-48" wide x 24 1/2"-96" high
- 48 1/8"-52 1/8" wide x 24 1/2"-74" high
- 23"-52 1/8" wide x 24 1/2"-75" high (w/ StormArmor)

CREATE A CUSTOMIZED LOOK

HARDWARE FINISH OPTIONS

- Color-matched

GRID TYPES & SIZES

- 5/8" flat grids-between-the-glass
- 1/4" sculptured grids-between-the-glass
- 1 1/8" simulated divided light

GRID PATTERNS



Colonial



9-Lite Perimeter



6-Lite Perimeter



Diamond

VINYL/EXTRUDED COLORS



White



Almond



Clay

EXTERIOR LAMINATE*



Bronze



Black

* Exterior laminates available with with 5/8" flat, 1/4" sculptured, or 1" SDL grids; available with white interior only

ENERGY-EFFICIENT FEATURES

- Our **dual-pane** insulated glass package options help save on heating and cooling costs while enhancing home comfort
- In cool weather**, it provides outstanding thermal performance to keep interior glass surfaces closer to room temperature, eliminating cold spots near windows
- In warm weather**, insulated glass reduces solar heat gain and minimizes interior glare
- Able to meet **ENERGY STAR**® requirements in North-Central, South-Central, and Southern climate zones

| GLAZING TYPE | U-VALUE | SHGC |
|----------------------------------------------------------------------------------|---------|------|
| Argon and Low-E glass | 0.29 | 0.30 |
| Argon and Low-E glass with grids | 0.29 | 0.27 |
| Argon and HP Low-E glass | 0.29 | 0.22 |
| Argon and HP Low-E glass with grids | 0.29 | 0.20 |
| Impact-resistant laminated glass with Argon and LoE ³ -366 | 0.29 | 0.22 |
| Impact-resistant laminated glass with Argon and LoE ³ -366 with grids | 0.30 | 0.20 |
| Impact-resistant laminated glass with Argon and LoE ³ -340 | 0.29 | 0.14 |
| Impact-resistant laminated glass with Argon and LoE ³ -340 with grids | 0.30 | 0.13 |

Note: all values based on standard 3/4" dual-pane IGU unless noted otherwise. IGU is 1/4" with StormArmor impact-resistant glass.



OUR MISSION

Getting It Right Every Time

We build each of our products the same way we built our company: with integrity and precision. Every MI window and door is handcrafted in the United States using state-of-the-art manufacturing techniques, and is backed by vigorous in-house testing procedures. We are 100% committed to offering the styles, value, and performance you're after.

Discover everything we have to offer at miwindows.com, or by calling 1-717-365-3300.

Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-13312-000 (41825) >>

Owner & Property Info

Result: 3 of 4

| | | | |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner | ROSSEE RONALD D ROSSEE CONSTANCE W 263 SE VICKERS TERR LAKE CITY, FL 32025 | | |
| Site | 263 SE VICKERS TER, LAKE CITY | | |
| Description | E DIV: ALL BLOCK 285 & W 34 FT OF DODGE S/D & THE S 40 FT OF W 100 FT OF BLK 278. 520-55, 663-598-611, 668-594, 726-161, 746-1272, 1274, 865-599. | | |
| Area | 0.718 AC | S/T/R | 32-3S-17 |
| Use Code** | SFRES/SFRES (0101) | 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 | \$54,844 | Mkt Land | \$54,844 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$254,081 | Building | \$254,081 |
| XFOB | \$14,590 | XFOB | \$14,590 |
| Just | \$323,515 | Just | \$323,515 |
| Class | \$0 | Class | \$0 |
| Appraised | \$323,515 | Appraised | \$323,515 |
| SOH/10% Cap | \$125,494 | SOH/10% Cap | \$117,105 |
| Assessed | \$214,479 | Assessed | \$219,141 |
| Exempt | HX HB VX \$55,000 | Exempt | HX HB VX \$55,722 |
| Total Taxable | county:\$143,021 city:\$143,021 other:\$0 school:\$184,479 | Total Taxable | county:\$150,688 city:\$150,688 other:\$0 school:\$189,141 |

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 (Codas) | RCode |
|-----------|------------|------------|------|-----|-----------------------|-------|
| 8/28/1998 | \$131,500 | 865 / 599 | WD | I | Q | |
| 5/15/1991 | \$90,000 | 746 / 1272 | WD | I | Q | |

Building Characteristics

| Bldg Sketch | Description* | Year Bilt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|-----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 1937 | 2472 | 2906 | \$202,456 |
| Sketch | SINGLE FAM (0100) | 1938 | 600 | 1200 | \$51,625 |

*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 Bilt | Value | Units | Dims |
|------|------------------|-----------|-------------|--------|---------|
| 0260 | PAVEMENT-ASPHALT | 0 | \$50.00 | 1.00 | 0 x 0 |
| 0280 | POOL R/CON | 1999 | \$13,440.00 | 480.00 | 16 x 30 |
| 0166 | CONC,PAVMT | 1999 | \$900.00 | 600.00 | 10 x 60 |
| 0070 | CARPORT UF | 2016 | \$200.00 | 1.00 | 0 x 0 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|----------------|--------------------------|-------------------------|----------|------------|
| 0133 | SFR LAKE (MKT) | 30,125.000 SF (0.691 AC) | 1.0000/1.0000 1.0000/ / | \$2 /SF | \$52,719 |
| 9520 | LAKE (MKT) | 1.000 LT (0.000 AC) | 1.0000/1.0000 1.0000/ / | \$25 /LT | \$25 |
| 0133 | SFR LAKE (MKT) | 1,200.000 SF (0.027 AC) | 1.0000/1.0000 1.0000/ / | \$2 /SF | \$2,100 |

Search Result: 3 of 4

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

by: CrtzzyLogic.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.



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Product Approval
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 [Application List](#) >
 Application Detail

21637.4



| FL # | FL21637-R14 | | | | | | | | |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|----------|------|------------------------------|------|------------------------------|------|
| Application Type | Revision | | | | | | | | |
| Code Version | 2023 | | | | | | | | |
| Application Status | Approved | | | | | | | | |
| | *Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary. | | | | | | | | |
| Comments | | | | | | | | | |
| Archived | <input type="checkbox"/> | | | | | | | | |
| Product Manufacturer | MI Windows and Doors | | | | | | | | |
| Address/Phone/Email | 650 West Market Street Gratz, PA 17030 (717) 365-3300 Ext 2560 bsitlinger@miwd.com | | | | | | | | |
| Authorized Signature | Brent Sitlinger bsitlinger@miwd.com | | | | | | | | |
| Technical Representative | | | | | | | | | |
| Address/Phone/Email | | | | | | | | | |
| Quality Assurance Representative | | | | | | | | | |
| Address/Phone/Email | | | | | | | | | |
| Category | Windows | | | | | | | | |
| Subcategory | Single Hung | | | | | | | | |
| Compliance Method | Certification Mark or Listing | | | | | | | | |
| Certification Agency | Fenestration and Glazing Industry Alliance (formerly AAMA) | | | | | | | | |
| Validated By | Steven M. Urlich, PE | | | | | | | | |
| | <input checked="" type="checkbox"/> Validation Checklist - Hardcopy Received | | | | | | | | |
| Referenced Standard and Year (of Standard) | <table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>AAMA 506</td> <td>2016</td> </tr> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td> <td>2011</td> </tr> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td> <td>2017</td> </tr> </tbody> </table> | <u>Standard</u> | <u>Year</u> | AAMA 506 | 2016 | AAMA/WDMA/CSA 101/I.S.2/A440 | 2011 | AAMA/WDMA/CSA 101/I.S.2/A440 | 2017 |
| <u>Standard</u> | <u>Year</u> | | | | | | | | |
| AAMA 506 | 2016 | | | | | | | | |
| AAMA/WDMA/CSA 101/I.S.2/A440 | 2011 | | | | | | | | |
| AAMA/WDMA/CSA 101/I.S.2/A440 | 2017 | | | | | | | | |
| Equivalence of Product Standards | | | | | | | | | |
| Certified By | | | | | | | | | |
| Product Approval Method | Method 1 Option A | | | | | | | | |
| Date Submitted | 12/19/2023 | | | | | | | | |
| Date Validated | 12/20/2023 | | | | | | | | |

Date Pending FBC Approval

Date Approved

12/26/2023

| Summary of Products | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FL # | Model, Number or Name | Description |
| 21637.1 | 1620 SH | 37 x 72 Insulated Glass |
| Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-67 Other: LC-PG50 | | Certification Agency Certificate FL21637 R14 C CAC APC (16572) 1620 SH (032427).pdf Quality Assurance Contract Expiration Date 03/24/2027 Installation Instructions FL21637 R14 II 08-03159B.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R14 AE 514078B.pdf Created by Independent Third Party: Yes |
| 21637.2 | 1620 SH | 48 x 96 Insulated Glass |
| Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +35/-45 Other: LC-PG35 | | Certification Agency Certificate FL21637 R14 C CAC APC (16574) 1620 SH (032427).pdf Quality Assurance Contract Expiration Date 03/24/2027 Installation Instructions FL21637 R14 II 08-03160A.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R14 AE 514079A.pdf Created by Independent Third Party: Yes |
| 21637.3 | 1620 SH | 48 x 84 Fin Frame Insulated Glass |
| Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +45/-45 Other: LC-PG50 Fin, LC-PG45 Finless/Flange | | Certification Agency Certificate FL21637 R14 C CAC APC(16015)G1516.03-109-47-R0 1620 SH.(101426).pdf FL21637 R14 C CAC APC(16054)G1519.03-109-47-R0 1620 SH.(101426).pdf Quality Assurance Contract Expiration Date 10/14/2026 Installation Instructions FL21637 R14 II 08-02998C.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R14 AE 513861C.pdf Created by Independent Third Party: Yes |
| 21637.4 | 1620 SH | 52 x 75 Insulated Glass |
| Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other: LC-PG50 | | Certification Agency Certificate FL21637 R14 C CAC APC(16016 and 16055).pdf Quality Assurance Contract Expiration Date 10/14/2026 Installation Instructions FL21637 R14 II 08-02999C.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R14 AE 513862C.pdf Created by Independent Third Party: Yes |
| 21637.5 | 1620 SH | 48x84 Fin, Flange, Finless Frame |
| Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other: LC-PG50 | | Certification Agency Certificate FL21637 R14 C CAC APC(18875)K7840.01-109-47 1620SH(030625).pdf Quality Assurance Contract Expiration Date 03/06/2025 Installation Instructions FL21637 R14 II 08-03734x2.pdf Verified By: Luis R. Lomas, PE PE-62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R14 AE 514882.pdf Created by Independent Third Party: Yes |
| 21637.6 | 1620 SH | 52x63 Fin, Flange, Finless Frame |

| | | |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-63 Other: LC-PG50</p> | <p>Certification Agency Certificate FL21637_R14_C_CAC_APC(18894)1919.02-106-12-RO_1620_SH(031925).pdf Quality Assurance Contract Expiration Date 03/19/2025 Installation Instructions FL21637_R14_II_08-03751.pdf Verified By: Luis R. Lomas, PE PE-62514 Created by Independent Third Party: Yes Evaluation Reports FL21637_R14_AE_514904.pdf Created by Independent Third Party: Yes</p> |
| 21637.7 | 1620 SH Impact | 52x63 Fin, Flange, Finless Frame |
| | <p>Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +55/-63 Other: LC-PG50, Missile Level D, Wind Zone 3. Glass to be bedded in Pecora 896 sealant.</p> | <p>Certification Agency Certificate FL21637_R14_C_CAC_APC(18896)1919.02-106-12-RO_1620_SH(031925).pdf Quality Assurance Contract Expiration Date 03/19/2025 Installation Instructions FL21637_R14_II_08-03703A.pdf Verified By: Luis R. Lomas, PE PE-62514 Created by Independent Third Party: Yes Evaluation Reports FL21637_R14_AE_514845A.pdf Created by Independent Third Party: Yes</p> |
| 21637.8 | 1620 SH Impact | 52 x 75 Insulated Laminated Glass |
| | <p>Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-50 Other: LC-PG50, Missile Level D, Wind Zone 3. Glass consisted of 1/8" annealed exterior - spacer - 3/32" annealed / 0.090 PVB / 3/32" annealed. Glass was bedded in Pecora 896 silicone.</p> | <p>Certification Agency Certificate FL21637_R14_C_CAC_APC(16230)_1620_SH(122726).pdf Quality Assurance Contract Expiration Date 12/27/2026 Installation Instructions FL21637_R14_II_08-03042C.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637_R14_AE_513921C.pdf Created by Independent Third Party: Yes</p> |
| 21637.9 | 1620 SH Impact | 38 x 75 Fin and Finless Frame, Insulated, Laminated Glass. |
| | <p>Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-70 Other: LC-PG50, Missile Level D, Wind Zone 3, glass was bedded in Pecora 896 silicone.</p> | <p>Certification Agency Certificate FL21637_R14_C_CAC_MI_Windows - 1620_SH (Fin Finless) (9a) Impact Feb. 2023 (ext.5) 18143.pdf Quality Assurance Contract Expiration Date 05/15/2028 Installation Instructions FL21637_R14_II_08-03454B.pdf Verified By: Luis R. Lomas, PE PE-62514 Created by Independent Third Party: Yes Evaluation Reports FL21637_R14_AE_514467B.pdf Created by Independent Third Party: Yes</p> |
| 21637.10 | 1620 SH Impact | 48x84 Fin, Flange, Finless Frame |
| | <p>Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-50 Other: LC-PG50. Glazing bedded in Pecora 896 silicone</p> | <p>Certification Agency Certificate FL21637_R14_C_CAC_APC(19135),L1782.02-109-47-RO_1620_SH(071025).pdf Quality Assurance Contract Expiration Date 07/10/2025 Installation Instructions FL21637_R14_II_08-03668B.pdf Verified By: Luis R. Lomas, PE PE-62514 Created by Independent Third Party: Yes Evaluation Reports FL21637_R14_AE_514785B.pdf Created by Independent Third Party: Yes</p> |

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Product Approval Accepts:



Credit Card
Safe



REVISIONS

| REV | DESCRIPTION | DATE | APPROVED |
|-----|-----------------|------------|----------|
| C | REVISED ANCHORS | 03/17/2021 | R.L. |

- NOTES:
- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 - WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
 - 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
 - WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1-1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
 - WHERE WOOD BUCK THICKNESS IS 1-1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
 - WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
 - BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
 - FOR FIN INSTALLATION SHIM AS NEEDED. FOR FRAME INSTALLATION SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
 - SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
 - WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
 - FRAME MATERIAL: EXTRUDED RIGID PVC.
 - UNITS MUST BE GLAZED PER ASTM E1300.
 - APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
 - FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #6 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/2" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.

- FOR ANCHORING THROUGH FIN INTO METAL STRUCTURE USE #6 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO MASONRY/CONCRETE USE 3/16" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO METAL STRUCTURE USE #8 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- ALL FASTENERS TO BE CORROSION RESISTANT.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
 - WOOD: MINIMUM SPECIFIC GRAVITY OF G=0.42
 - CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI
 - MASONRY: HOLLOW/FILLED BLOCK PER ASTM C90 WITH Fm=2,000PSI MINIMUM.
 - METAL STRUCTURE: STEEL 18GA (.048") FY=33KSI/FU=52KSI OR ALUMINUM 6063-T5 FU=30KSI 1/8" THICK MINIMUM
- GEOMETRIC SHAPES ARE ALSO APPROVED. APPROVED GEOMETRIC SHAPES DIMENSIONS SHALL NOT EXCEED INSCRIBED DIMENSIONS OF APPROVED RECTANGULAR ASSEMBLY SHOWN IN SHEET 2.

| TABLE OF CONTENTS | |
|-------------------|----------------------|
| SHEET NO. | DESCRIPTION |
| 1 | NOTES |
| 2 - 3 | ELEVATIONS |
| 4 - 13 | INSTALLATION DETAILS |
| 14 | COMPONENTS |

MI WINDOWS & DOORS, LLC.
 650 WEST MARKET STREET
 GRATZ, PA 17030-0370

SERIES 1620 SH REINFORCED
 NON-IMPACT 52 1/8" X 75"

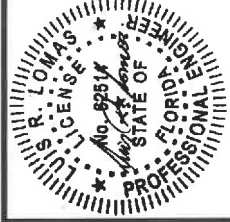
NOTES

| | | |
|--------|----------|---------|
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| R.L. | 08-02999 | C |
| SCALE | DATE | SHEET |
| NTS | 11/30/16 | 1 OF 14 |

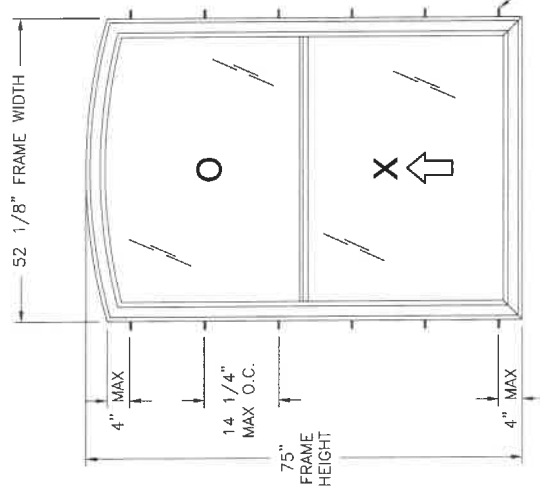
L. ROBERTO LOMAS P.E.
 1432 WOODFORD RD LEWISVILLE, NC 27023
 434-688-0609 rlbms@rlbmspe.com

Luis R. Lomas P.E.
 FL No.: 62514

SIGNED: 07/22/2021

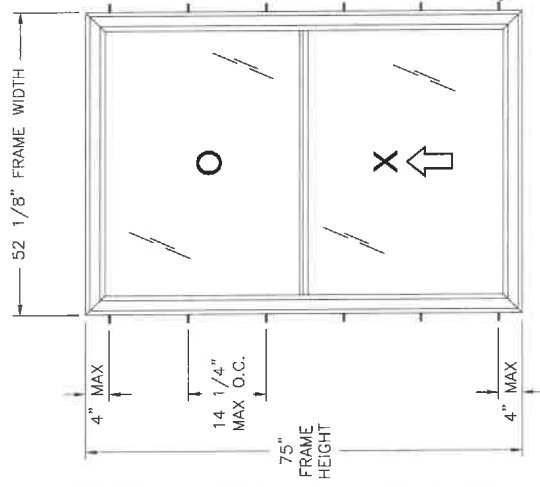


| REV | DESCRIPTION | DATE | APPROVED |
|-----|-----------------|------------|----------|
| C | REVISED ANCHORS | 03/17/2021 | R.L. |



1620 SH REINFORCED
DESIGNER
EXTERIOR VIEW
FINLESS & FLANGE INSTALLATION

FOR NUMBER OF ANCHORS REQUIRED SEE CHART #1



1620 SH REINFORCED RECTANGULAR
EXTERIOR VIEW
FINLESS & FLANGE INSTALLATION

FOR NUMBER OF ANCHORS REQUIRED SEE CHART #1

| Frame Height (in) | Number of anchor locations required | | | | | | |
|-------------------|-------------------------------------|-------|-------|-------|-------|-------|------|
| | 24.00 | 30.00 | 36.00 | 42.00 | 48.00 | 52.13 | Jamb |
| 24.00 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 30.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 36.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 42.00 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 48.00 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 54.00 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| 60.00 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| 66.00 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| 72.00 | 7 | 7 | 7 | 7 | 7 | 7 | 7 |
| 78.00 | 7 | 7 | 7 | 7 | 7 | 7 | 7 |

| DESIGN PRESSURE RATING | IMPACT RATING |
|------------------------|---------------|
| ±50.0PSF | NONE |

52 1/8" X 75" UNIT SHOWN. OTHER SIZES APPROVED AS LONG AS FRAME AREA DOES NOT EXCEED 27.14" FT²

- NOTES:
- SASH SIZE: 49 1/2" X 37 1/4"
 - D.L.O.: 47 1/2" X 33 3/4"

| HARDWARE SCHEDULE |
|----------------------------------------------------------|
| A. (2) CAM LOCK, 7" FROM EACH CORNER AT TOP RAIL OF SASH |
| B. (2) TLT LATCH AT TOP RAIL OF SASH, AT EACH CORNER |
| C. (2) COIL BALANCES AT SASH POCKET OF JAMBS |
| D. ALUMINUM REINFORCEMENT (AE-000162) AT MEETING RAIL |
| E. ALUMINUM REINFORCEMENT (M-2115) AT LOCK RAIL |
| F. ALUMINUM REINFORCEMENT (M-2286) AT STILES |

MI WINDOWS & DOORS, LLC.
650 WEST MARKET STREET
GRATZ, PA 17030-0370

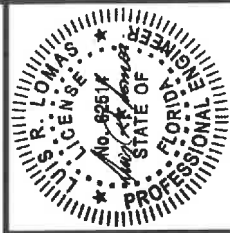
SERIES 1620 SH REINFORCED
NON-IMPACT 52 1/8" X 75"
FINLESS & FLANGE ELEVATIONS

DRAWN: R.L.
DWG NO. 08-02999
SCALE NTS DATE 11/30/16 SHEET 2 OF 14
REV C

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@rlomaspc.com

Luis R. Lomas P.E.
FL No.: 62514

SIGNED: 07/22/2021



| REVISIONS | | | |
|-----------|-----------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| C | REVISED ANCHORS | 03/17/2021 | R.L. |

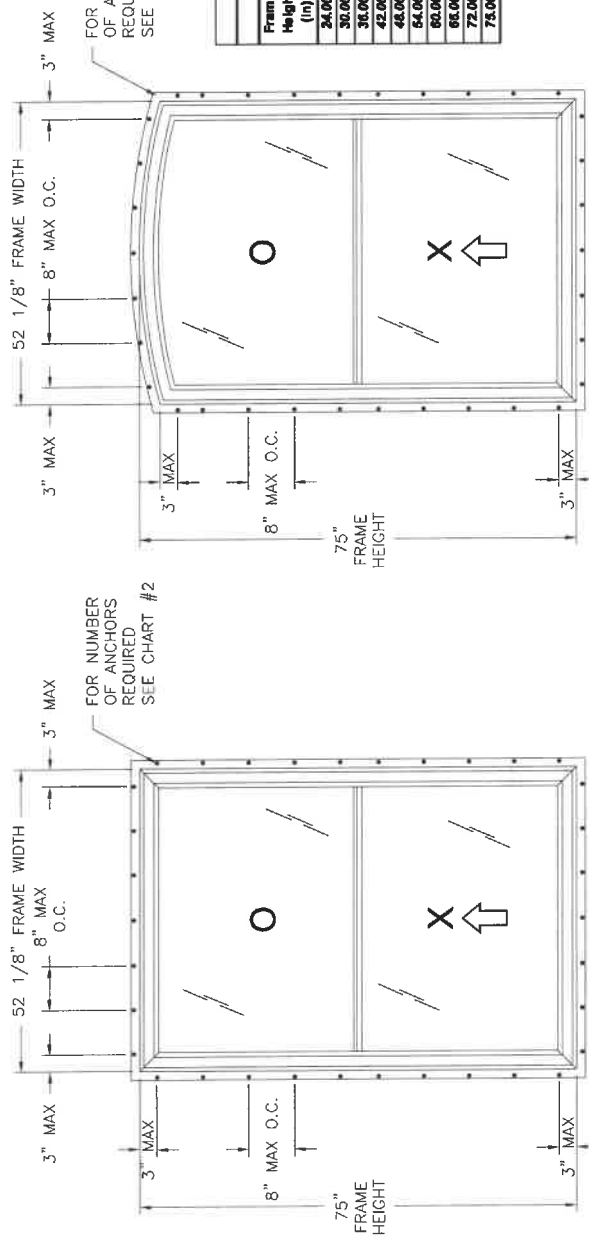


Chart #2

Number of anchor locations required

| Frame Height (in) | Frame Width (in) | | | | | | | | | | |
|-------------------|------------------|-------|-------|-------|-------|-------|------|-------|------|-------|---|
| | 24.00 | 30.00 | 36.00 | 42.00 | 48.00 | 52.13 | Jamb | H & S | Jamb | H & S | |
| 24.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 30.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 36.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 42.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 48.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 52.13 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 60.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 66.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 72.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 75.00 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |

1620 SH REINFORCED DESIGNER
EXTERIOR VIEW
FIN INSTALLATION

1620 SH REINFORCED RECTANGULAR
EXTERIOR VIEW
FIN INSTALLATION

| | |
|------------------------|----------|
| DESIGN PRESSURE RATING | ±50.0PSF |
| IMPACT RATING | NONE |

52 1/8" X 75" UNIT SHOWN. OTHER SIZES APPROVED AS LONG AS FRAME AREA DOES NOT EXCEED 27.14" FT²

- NOTES:
1. MAXIMUM SASH SIZE: 49 1/2" X 37 1/4"
 2. MAXIMUM D.L.O.: 47 1/2" X 33 3/4"

HARDWARE SCHEDULE

| | |
|----|-------------------------------------------------------|
| A. | (2) CAM LOCK, 7" FROM EACH CORNER AT TOP RAIL OF SASH |
| B. | (2) TILT LATCH AT TOP RAIL OF SASH, AT EACH CORNER |
| C. | (2) COIL BALANCES AT SASH POCKET OF JAMBS |
| D. | ALUMINUM REINFORCEMENT (AE-000182) AT MEETING RAIL |
| E. | ALUMINUM REINFORCEMENT (M-2115) AT LOCK RAIL |
| F. | ALUMINUM REINFORCEMENT (M-2286) AT STILES |

MI WINDOWS & DOORS, LLC.
650 WEST MARKET STREET
GRATZ, PA 17030-0370

SERIES 1620 SH REINFORCED
NON-IMPACT 52 1/8" X 75"
FIN ELEVATIONS

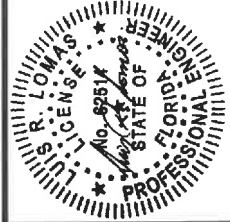
DRAWN: R.L.
SCALE: NTS
DATE: 11/30/16
SHEET 3 OF 14

DWG NO. 08-02999
REV C

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-9609 rlomas@rlomaspe.com

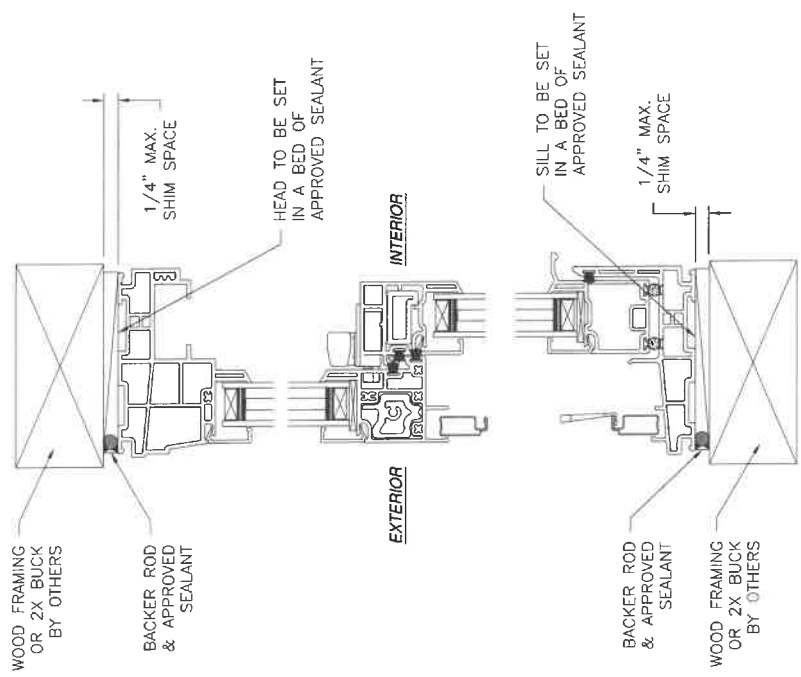
Luis R. Lomas P.E.
FL No.: 62514

SIGNED: 07/22/2021



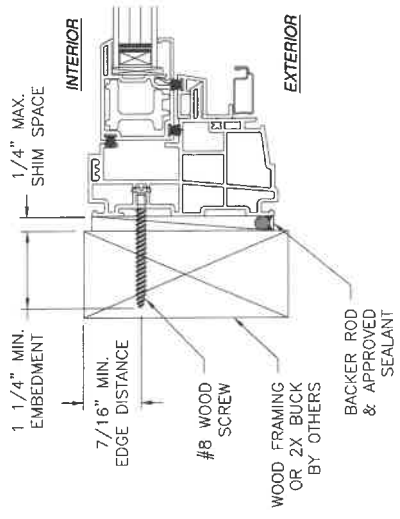
REVISIONS

| REV | DESCRIPTION | DATE | APPROVED |
|-----|-----------------|------------|----------|
| C | REVISED ANCHORS | 03/17/2021 | R.L. |



VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION

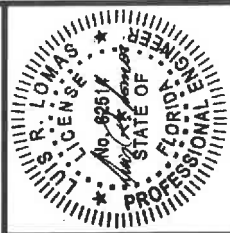
- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E212



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

SIGNED: 07/22/2021

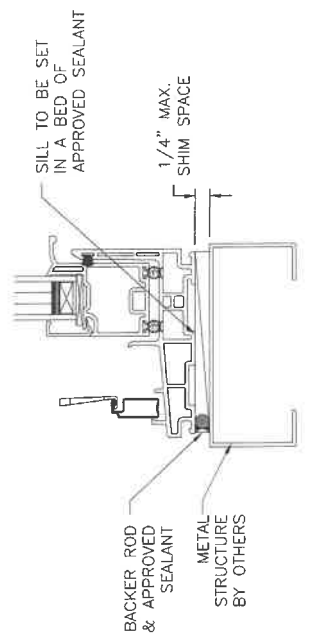
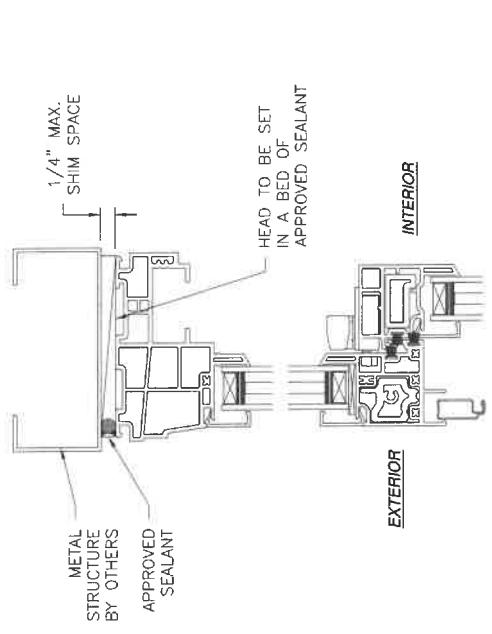
| | |
|----------------------------------------------------------------------------------------------------|---------------------|
| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FINLESS INSTALLATION DETAILS | |
| DRAWN: R.L. | EWC NO. 08-02999 |
| SCALE NTS | DATE 11/30/16 |
| SHEET 4 OF 14 | REV C |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0669 rlbmas@rlbmaspe.com | |



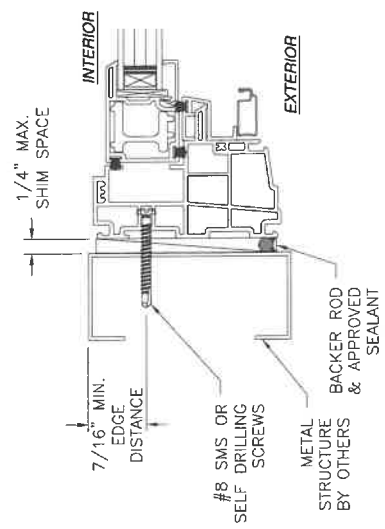
Luis R. Lomas P.E.
FL No.: 62514

REVISIONS

| REV | DESCRIPTION | DATE | APPROVED |
|-----|-----------------|------------|----------|
| C | REVISED ANCHORS | 03/17/2021 | R.L. |

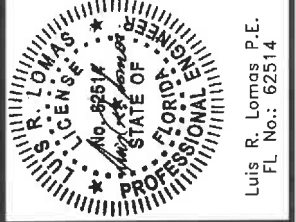


VERTICAL CROSS SECTION
METAL STRUCTURE INSTALLATION



JAMB INSTALLATION DETAIL
METAL STRUCTURE INSTALLATION

SIGNED: 07/22/2021

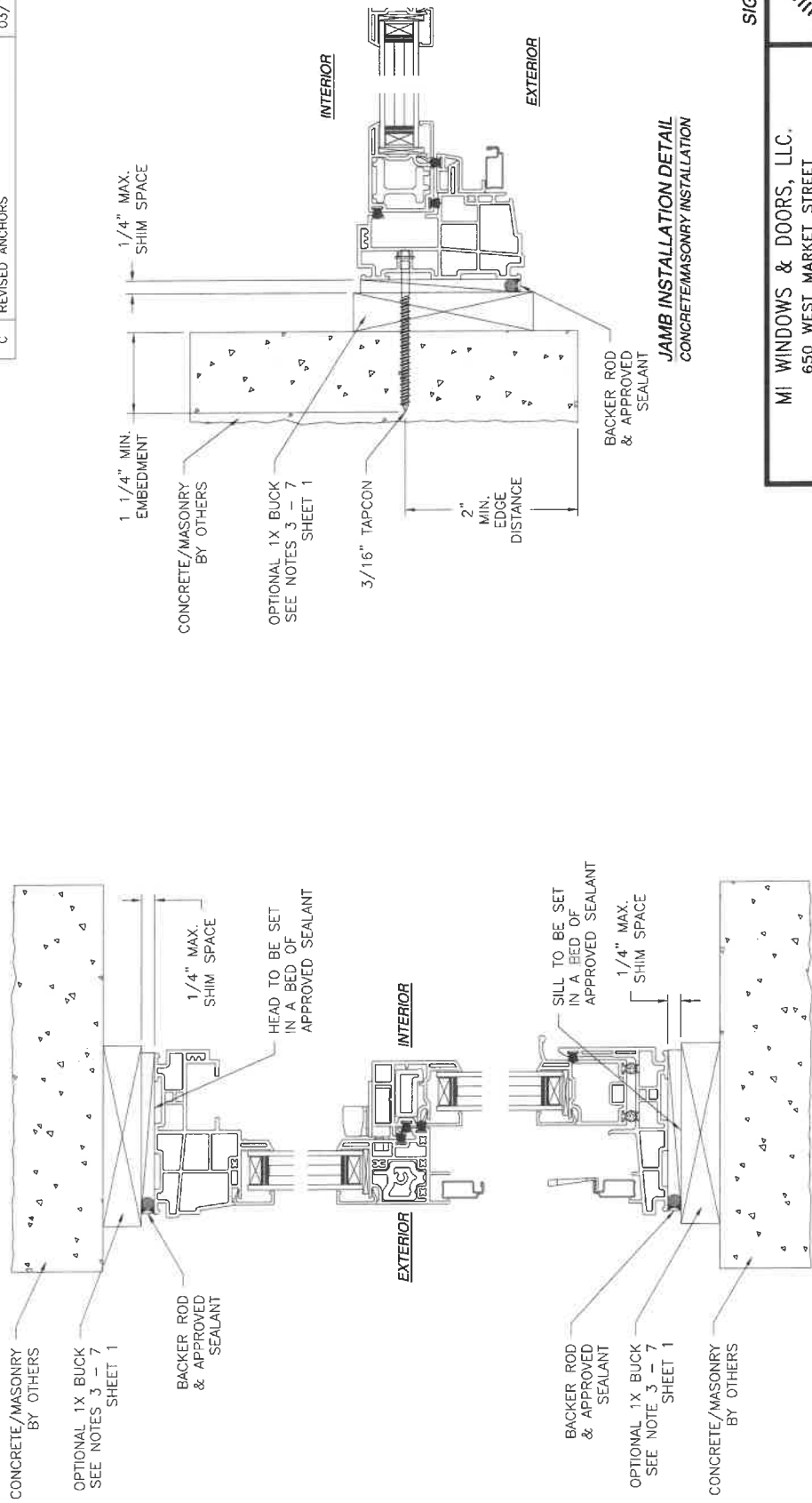


Luis R. Lomas P.E.
FL No.: 62514

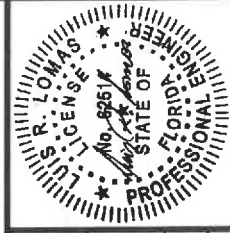
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|-----------------------------------------------------------------------------------------------------|---------------------|
| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FINLESS INSTALLATION DETAILS | |
| DRAWN: R.L. | DWG NO. 08-02999 |
| SCALE NTS | DATE 11/30/16 |
| REV C | SHEET 5 OF 14 |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0669 rlomas@miwindows.com | |

- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

| REVISIONS | | | |
|-----------|-----------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| C | REVISED ANCHORS | 03/17/2021 | R.L. |



SIGNED: 07/22/2021

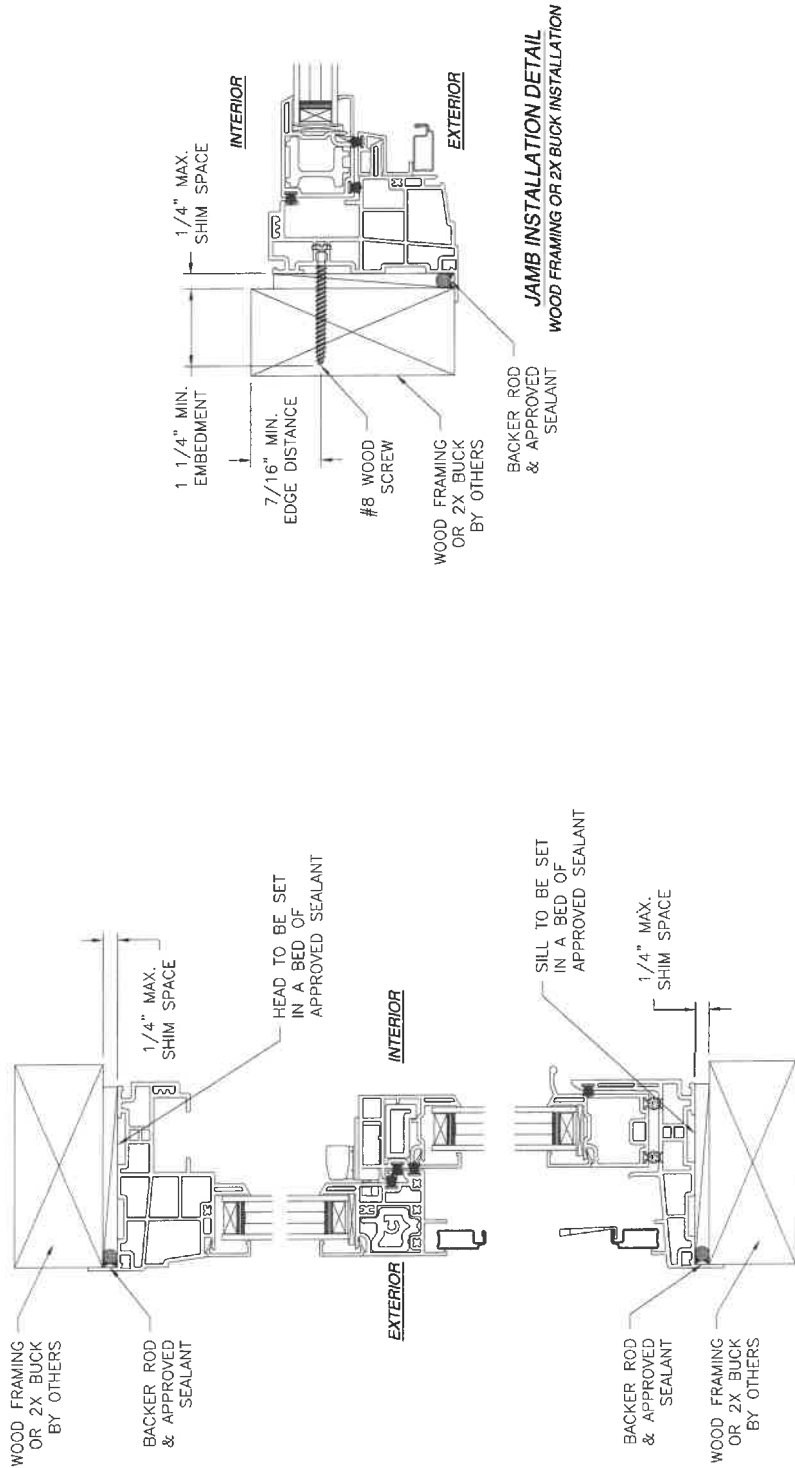


Luis R. Lomas, P.E.
FL No.: 62514

| | |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------|
| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FINLESS INSTALLATION DETAILS | |
| DRAWN: R.L. SCALE: NTS DATE: 11/30/16 | REV: C DWG. NO.: 08-02999 SHEET 6 OF 14 |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-686-0609 rllomas@lomaspa.com | |

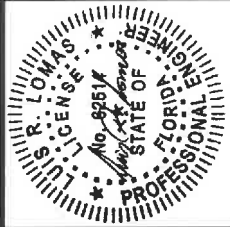
- NOTES:
- INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 - PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

| REVISIONS | | | |
|-----------|-----------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| C | REVISED ANCHORS | 03/17/2021 | R. L. |



SIGNED: 07/22/2021

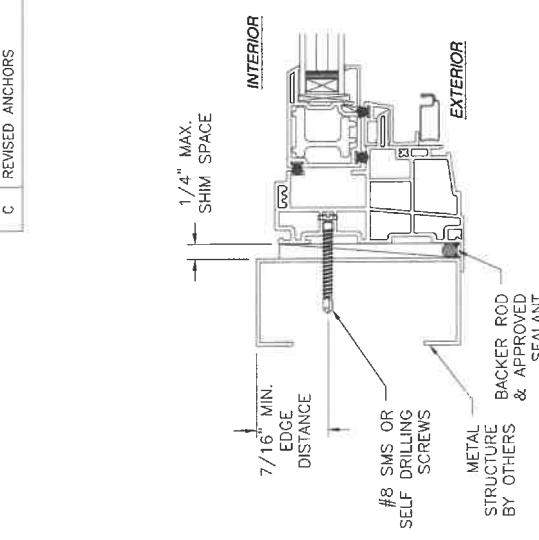
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| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FLANGE INSTALLATION DETAILS | |
| DRAWN: R.L. | DWG NO. 08-02999 |
| SCALE NTS | DATE 11/30/16 |
| REV C | SHEET 7 OF 14 |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0609 rlomas@rlomaspe.com | |



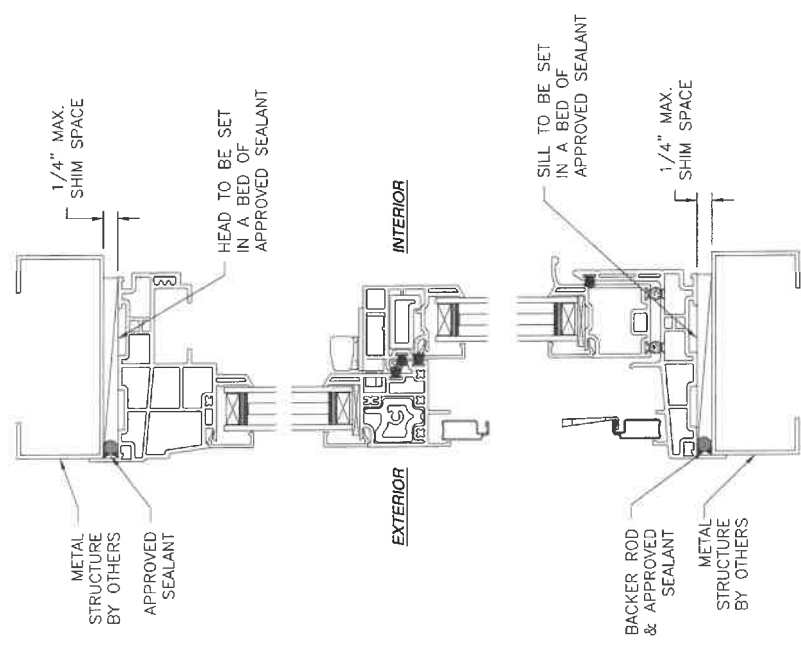
Luis R. Lomas P.E.
FL No.: 62514

- NOTES:
- INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 - PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

| REVISIONS | | | |
|-----------|-----------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| C | REVISED ANCHORS | 03/17/2021 | R.L. |



JAMB INSTALLATION DETAIL
METAL STRUCTURE INSTALLATION

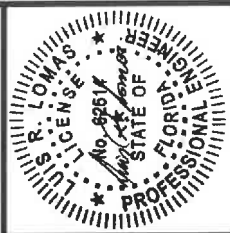


VERTICAL CROSS SECTION
METAL STRUCTURE INSTALLATION

- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112
 - 2.

SIGNED: 07/22/2021

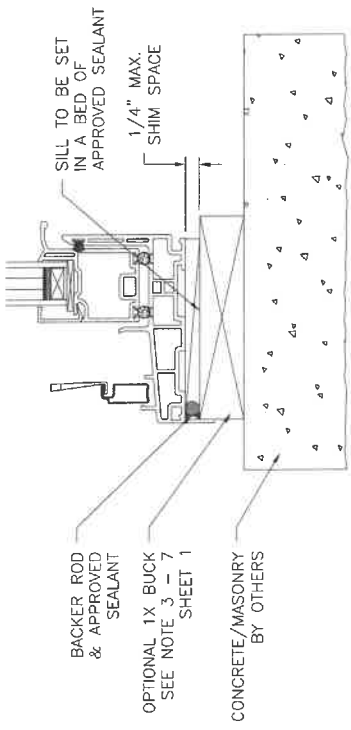
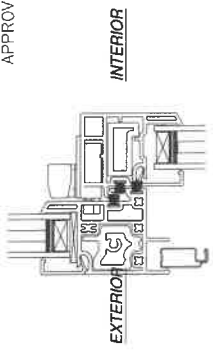
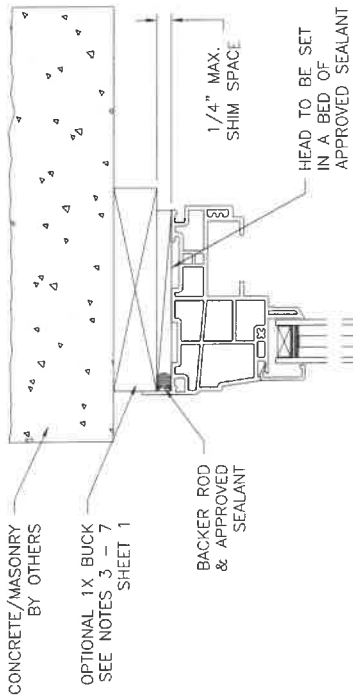
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|----------------------------------------------------------------------------------------------------|---------------------|
| MJ WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FLANGE INSTALLATION DETAILS | |
| DRAWN: R.L. | DWG NO. 08-02999 |
| SCALE NTS | DATE 11/30/16 |
| REV C | SHEET 8 OF 14 |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-888-9609 rlomas@rlomaspe.com | |



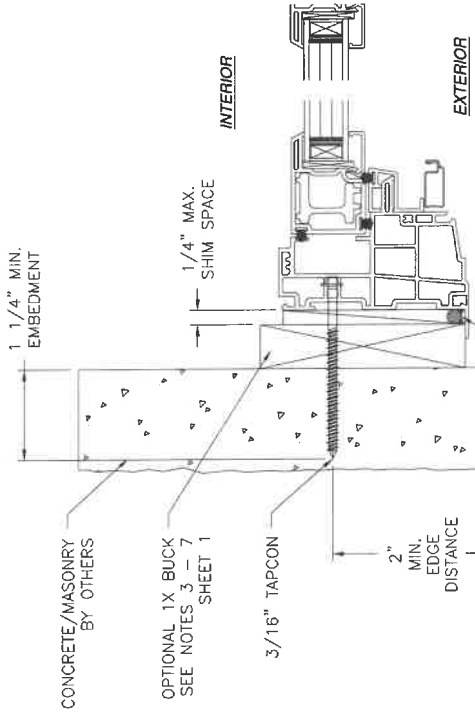
Luis R. Lomas P.E.
FL No.: 62514

REVISIONS

| REV | DESCRIPTION | DATE | APPROVED |
|-----|-----------------|------------|----------|
| C | REVISED ANCHORS | 03/17/2021 | R.L. |

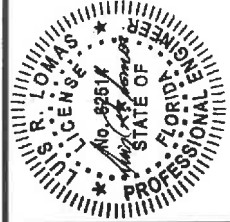


VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION



JAMB INSTALLATION DETAIL
CONCRETE/MASONRY INSTALLATION

SIGNED: 07/22/2021



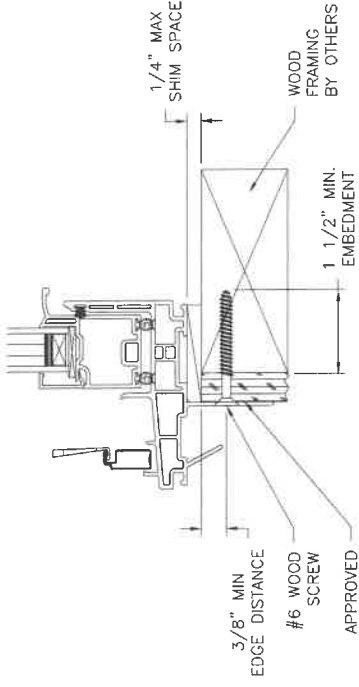
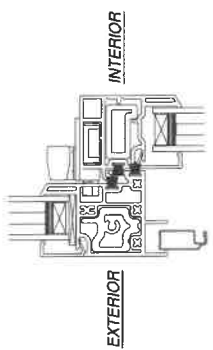
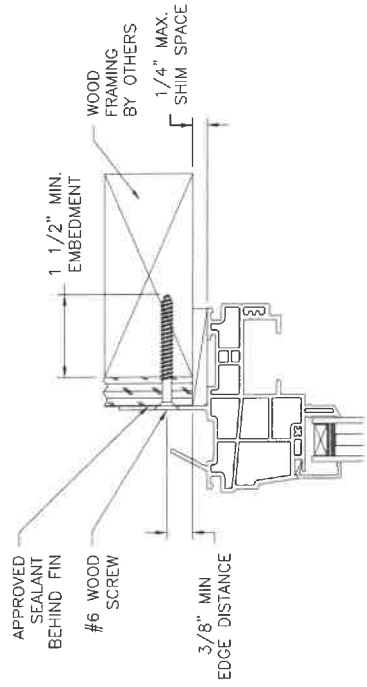
Luis R. Lomas P.E.
FL No.: 62514

| | |
|----------------------------------------------------------------------------------------------------|---------------------|
| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FLANGE INSTALLATION DETAILS | |
| DRAWN: R.L. | DWG NO. 08-02999 |
| SCALE NTS | DATE 11/30/16 |
| REV C | SHEET 9 OF 14 |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-868-9609 rlomas@rlomaspe.com | |

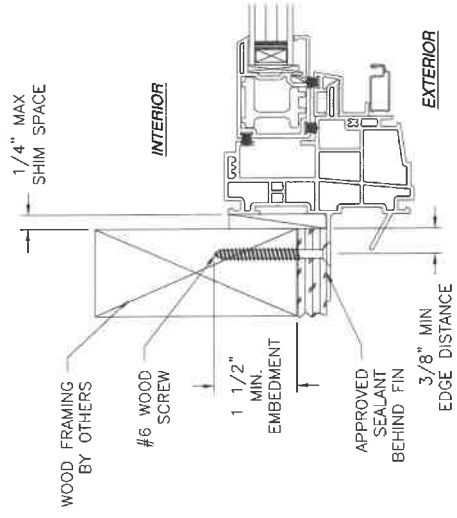
- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

REVISIONS

| REV | DESCRIPTION | DATE | APPROVED |
|-----|-----------------|------------|----------|
| C | REVISED ANCHORS | 03/17/2021 | R.L. |

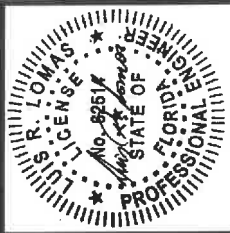


VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

SIGNED: 07/22/2021

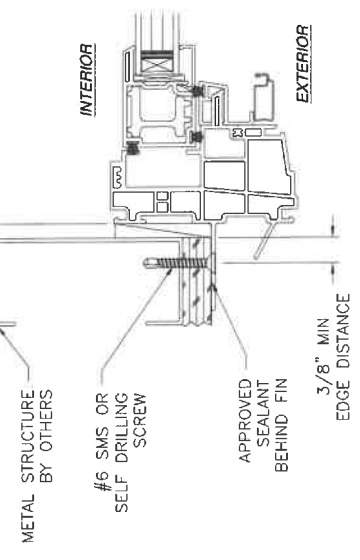
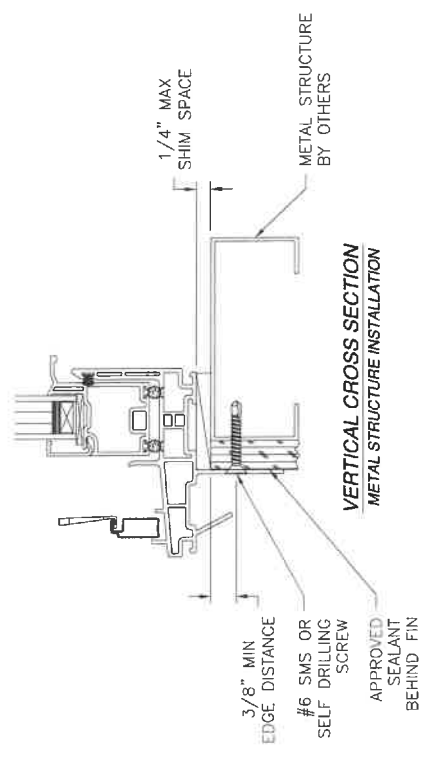
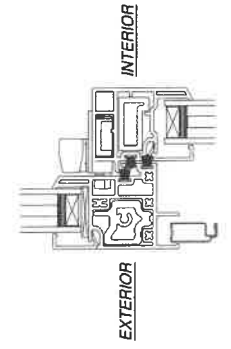
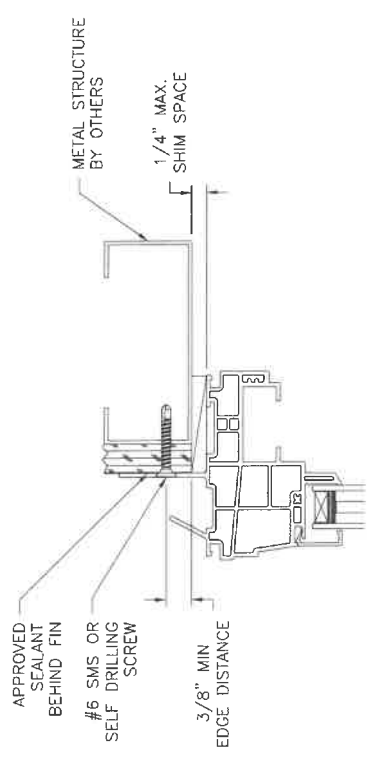


Luis R. Lomas P.E.
FL No.: 62514

| | |
|----------------------------------------------------------------------------------------------------|----------------|
| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FIN WITH J CHANNEL INSTALLATION DETAILS | |
| DRAWN: R.L. | REV C |
| DWG NO. 08-02999 | SHEET 10 OF 14 |
| DATE 11/30/16 | |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0669 rlomas@rlomaspe.com | |

- NOTES:
- INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 - PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E212

| REVISIONS | | | |
|-----------|-----------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| C | REVISED ANCHORS | 03/17/2021 | R.L. |



JAMB INSTALLATION DETAIL
METAL STRUCTURE INSTALLATION

MI WINDOWS & DOORS, LLC.
650 WEST MARKET STREET
GRATZ, PA 17030-0370

SERIES 1620 SH REINFORCED
NON-IMPACT 52 1/8" X 75"
FIN WITH J CHANNEL INSTALLATION DETAILS

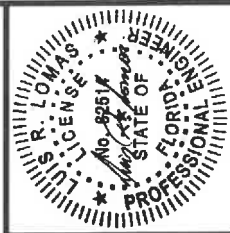
DRAWN: R.L. DWG NO. 08-02999 REV C

SCALE NTS DATE 11/30/16 SHEET 11 OF 14

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@lomasps.com

Luis R. Lomas P.E.
FL No.: 62514

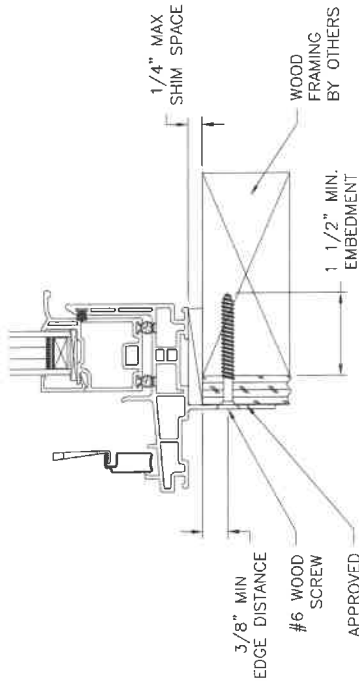
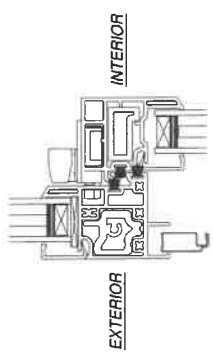
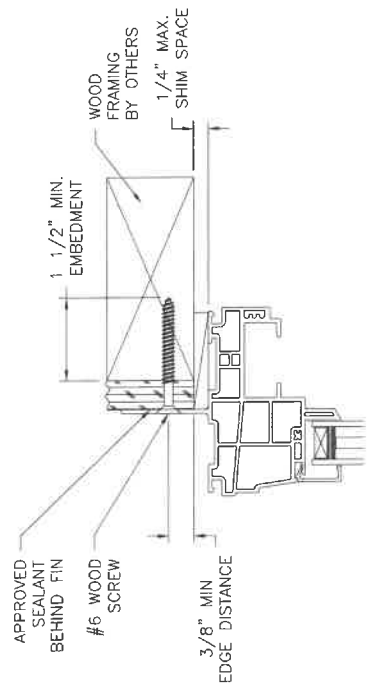
SIGNED: 07/22/2021



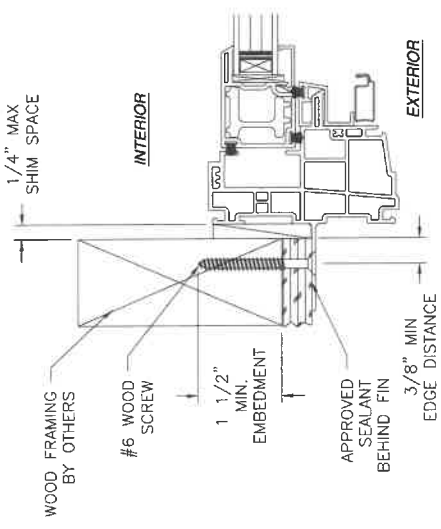
- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

REVISIONS

| REV | DESCRIPTION | DATE | APPROVED |
|-----|-----------------|------------|----------|
| C | REVISED ANCHORS | 03/17/2021 | R.L. |



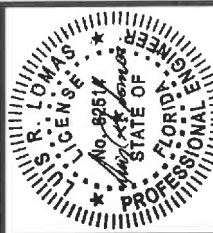
VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

SIGNED: 07/22/2021

| | |
|----------------------------------------------------------------------------------------------------|---------------------|
| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FIN INSTALLATION DETAILS | |
| DRAWN: R.L. | DWG NO. 08-02999 |
| SCALE NTS | DATE 11/30/16 |
| REV C | SHEET 12 OF 14 |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-888-0609 rlomas@rlomaspe.com | |

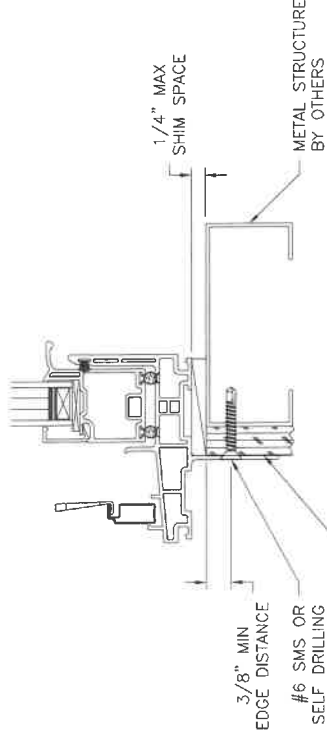
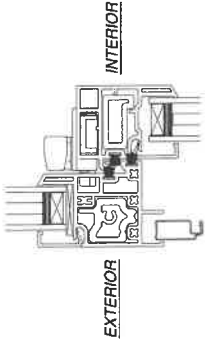
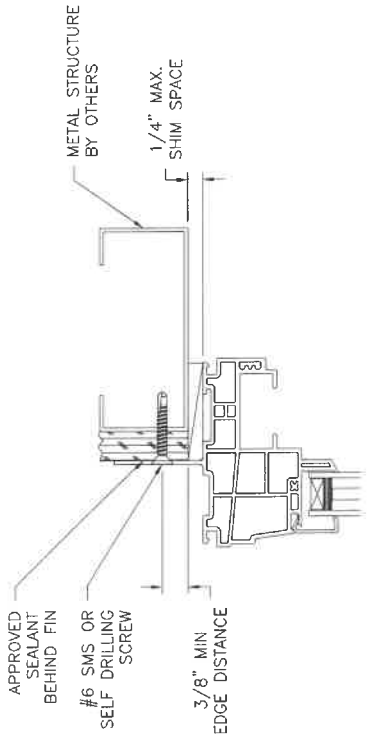


Luis R. Lomas P.E.
FL No.: 62514

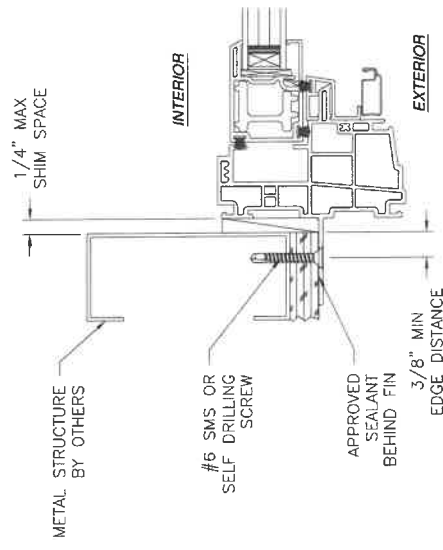
- NOTES:
- INTERIOR AND EXTERIOR FINISHES BY OTHERS. NOT SHOWN FOR CLARITY.
 - PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

REVISIONS

| REV | DESCRIPTION | DATE | APPROVED |
|-----|-----------------|------------|----------|
| C | REVISED ANCHORS | 03/17/2021 | R.L. |

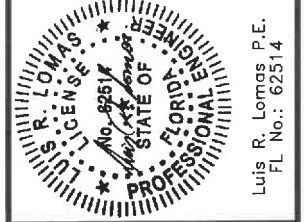


VERTICAL CROSS SECTION
METAL STRUCTURE INSTALLATION



JAMB INSTALLATION DETAIL
METAL STRUCTURE INSTALLATION

SIGNED: 07/22/2021

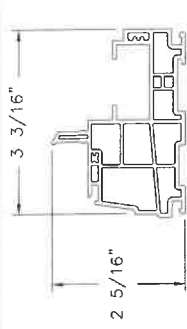


Luis R. Lomas P.E.
FL No.: 62514

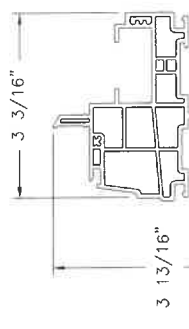
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|--------------------------------------------------------------------------------------------------------|---------------------|
| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" FIN INSTALLATION DETAILS | |
| DRAWN: R.L. | DWG NO. 08-02999 |
| SCALE NTS | DATE 11/30/16 |
| SHEET 13 OF 14 | |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-888-0669 rlomas@miwindows.com | |

- NOTES:
- INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 - PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

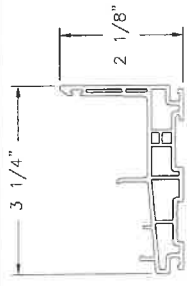
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|-----------|-----------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| C | REVISED ANCHORS | 03/17/2021 | R.L. |



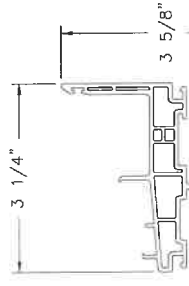
HEAD/JAMB FINLESS
EXTRUDED PVC (V-1008)



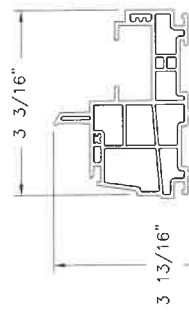
HEAD/JAMB FIN INSTALLATION
EXTRUDED PVC (V-1007)



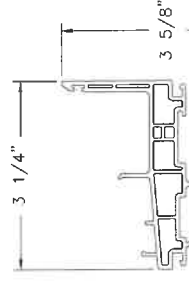
SILL FINLESS
EXTRUDED PVC (V-1013)



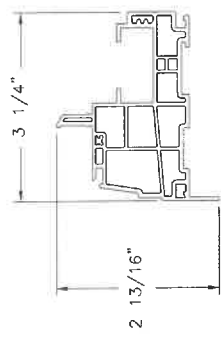
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EXTRUDED PVC (V-1012)



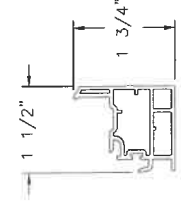
HEAD/JAMB FIN INSTALLATION WITH J-CHANNEL
EXTRUDED PVC (V-1006)



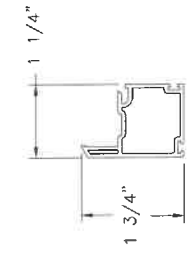
SILL FIN INSTALLATION WITH J-CHANNEL
EXTRUDED PVC (V-1011)



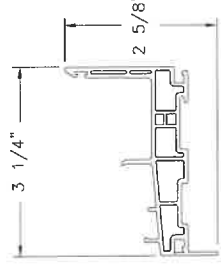
HEAD/JAMB WITH FLANGE
EXTRUDED PVC (VE-000025)



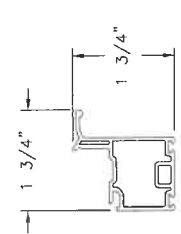
BOTTOM SASH/TOP RAIL
EXTRUDED PVC (V-675)



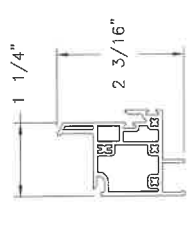
BOTTOM SASH/STILE
EXTRUDED PVC (V-670)



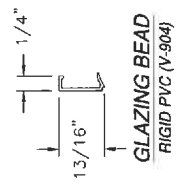
SILL WITH FLANGE
EXTRUDED PVC (VE-000021)



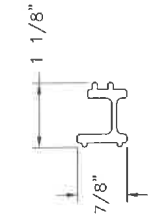
BOTTOM SASH/BOTTOM RAIL
EXTRUDED PVC (V-672)



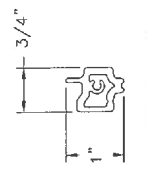
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EXTRUDED PVC (V-1016)



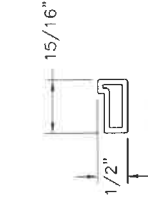
GLAZING BEAD
RIGID PVC (V-904)



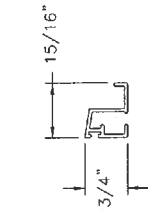
STILES REINFORCEMENT
ALUMINUM 6063-T5 (M-2266)



MEETING RAIL REINFORCEMENT
ALUMINUM 6063-T5 (AE-000162)

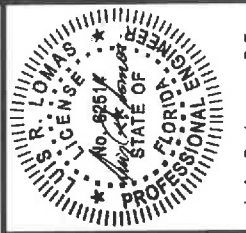


LOCK RAIL REINFORCEMENT
ALUMINUM 6063-T5 (M-2115)



OPERABLE SCREEN TRACK W/O LEG
ALUMINUM 6063-T5 (M-2341)

SIGNED: 07/22/2021



Luis R. Lomas P.E.
FL No.: 62514

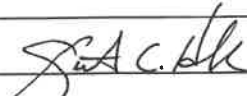
| | |
|-----------------------------------------------------------------------------------------------------|---------------------|
| MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370 | |
| SERIES 1620 SH REINFORCED NON-IMPACT 52 1/8" X 75" | |
| COMPONENTS | |
| DRAWN: R.L. | DWG NO. 08-02999 |
| SCALE NTS | DATE 11/30/16 |
| REV C | SHEET 14 OF 14 |
| L. ROBERTO LOMAS P.E. 1432 WOODFORD RD. LEWISVILLE, NC 27023 434-688-6669 rlomas@rlomaspe.com | |

PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online at www.floridabuilding.org.

| Category/Subcategory | Manufacturer | Product Description | Approval Number(s) |
|-----------------------------|--------------|---------------------|--------------------|
| 1. EXTERIOR DOORS | | | |
| A. SWINGING | | | |
| B. SLIDING | | | |
| C. SECTIONAL/ROLL UP | | | |
| D. OTHER | | | |
| 2. WINDOWS | | | |
| A. SINGLE/DOUBLE HUNG | MI | 1620 | 21637.4 |
| B. HORIZONTAL SLIDER | | | |
| C. CASEMENT | | | |
| D. FIXED | | | |
| E. MULLION | | | |
| F. SKYLIGHTS | | | |
| G. OTHER | | | |
| 3. PANEL WALL | | | |
| A. SIDING | | | |
| B. SOFFITS | | | |
| C. STOREFRONTS | | | |
| D. GLASS BLOCK | | | |
| E. OTHER | | | |
| 4. ROOFING PRODUCTS | | | |
| A. ASPHALT SHINGLES | | | |
| B. NON-STRUCT METAL | | | |
| C. ROOFING TILES | | | |
| D. SINGLE PLY ROOF | | | |
| E. OTHER | | | |
| 5. STRUCT COMPONENTS | | | |
| A. WOOD CONNECTORS | | | |
| B. WOOD ANCHORS | | | |
| C. TRUSS PLATES | | | |
| D. INSULATION FORMS | | | |
| E. LINTELS | | | |
| F. OTHERS | | | |
| 6. NEW EXTERIOR | | | |
| A. ENVELOPE PRODUCTS | | | |

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; (1) copy of the product approval (2) performance characteristics which the product was tested and certified to comply with (3) copy of the applicable manufacturer's installation requirements. Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.



 APPLICANT SIGNATURE

 DATE

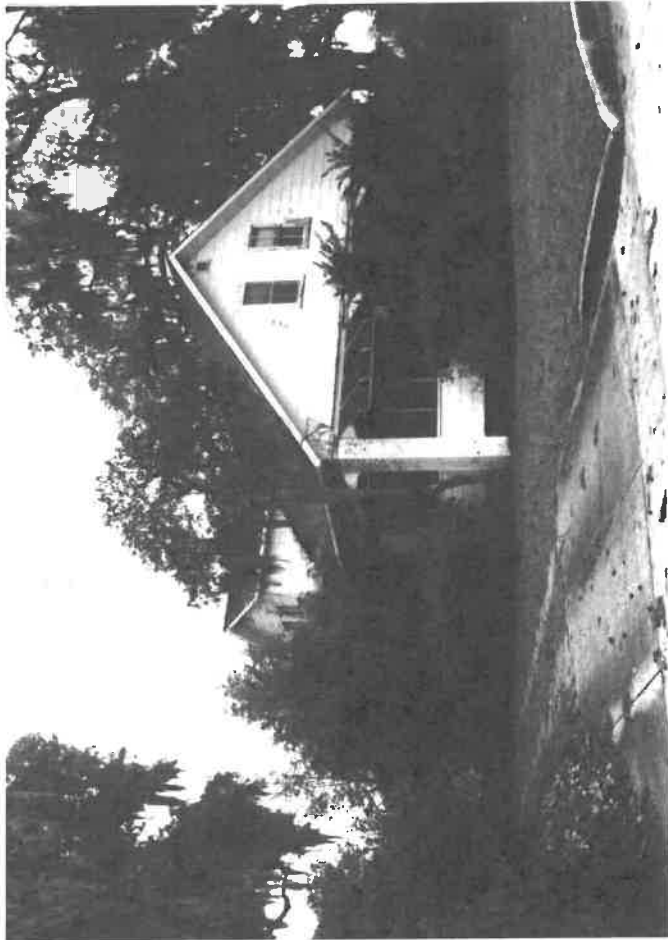
 Rev 8/22











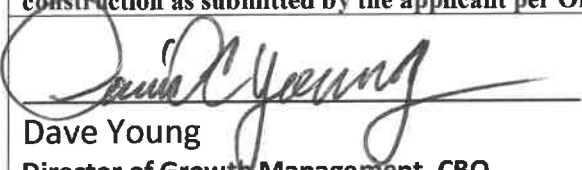
File Attachments for Item:

ii. **COA 25-06**, submitted by, Julia DeJesus, as 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 13294-000, located at 449 SE Monroe St.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Date: 02/24/2025 | COA 25-06 |
| Address: 449 SE Monroe St | |
| Parcel Number: 13294-000 | |
| Owner: Julia DeJesus | |
| Address of Owner: 21008 137th Dr, O'Brien, FL | |
| Description of Structure: Single Story Home | |
| 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: 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 | |
| Description of Approved Construction: | |
| Replace existing shingle roof with a new shingle roof, charcoal color. | |
| | |
| 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@lcfcla.com

COA25-06

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: 449 SE MONROE ST LAKE CITY

Parcel ID #(s) _____

| 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 | | Applicant Name | |
| <u>JULIA DE JESUS</u> | | | |
| Company (if applicable) | | Company (if applicable) | |
| Street Address | | Street Address | |
| <u>21008 13TH DR</u> | | | |
| City State Zip | | City State Zip | |
| <u>OBRIEN FL 32071</u> | | | |
| Telephone Number | | Telephone Number | |
| <u>386-344-1590</u> | | | |
| E-Mail Address | | E-Mail Address | |
| <u>JAYME.PESSOA@GMAIL.COM</u> | | | |

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).

Replace shingle roof with ~~exist~~ New shingles

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)

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 | | | |
| 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)

Date

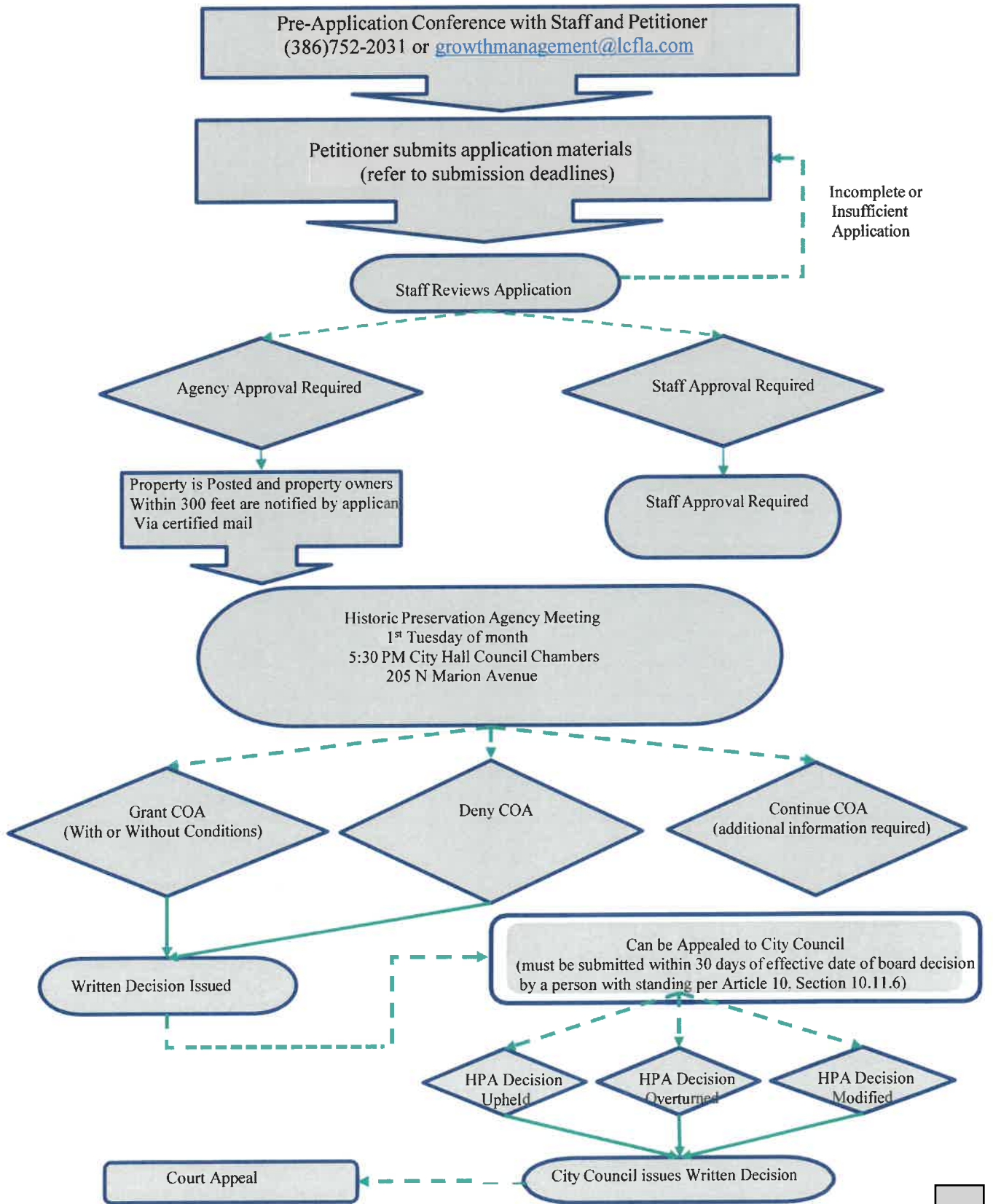
JULIA DEJESUS

2.24.25

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 | 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 | | | |

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



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



Google

Image capture: Mar 2022 © 2025 Google



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Timberline HDZ®

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|-------------|--|------------------|--|----------|--|-----------|--|---------------|--|-------------|--|--|---------------|--|-----------|--|-----------------|--|--------------|--|
| Pewter Gray | | Appokshation Sky | | Barkwood | | Birchwood | | Biscayne Blue | | Cedar Falls | | | Copper Canyon | | Driftwood | | Fox Hollow Gray | | Golden Amber | |
|-------------|--|------------------|--|----------|--|-----------|--|---------------|--|-------------|--|--|---------------|--|-----------|--|-----------------|--|--------------|--|

[Jump to Overview](#)

About Timberline HDZ® Shingles

Get advanced roof protection from eave to ridge. The technologies incorporated into Timberline HDZ® shingles are the keys to unlocking both the 15-Year WindProven™ Limited Wind Warranty and the 25-Year StainGuard Plus™ Algae Protection Limited Warranty.

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



Map navigation controls including a street view pegman icon, a compass, and a location pin. Text labels include '449 SE Monroe St', 'Lake City, Florida', and 'Google Street View'.

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-13294-000 <https://search.ccpaf.com/parcel/1329400000000>
449 SE MONROE ST

Owners

DE JESUS JULIA
222 SW ALICE GLN
LAKE CITY, FL 32025

Use: 0100: SINGLE FAMILY

Subdivision: E DIV

Legal Description

E DIV: SE1/4 BLOCK 273. EX RD RW.

432-214, 845-806, 995-431, CT 1278-569,
WD 1293-1247.

