

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

September 10, 2024 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

- i.** **COA 24-16**, submitted by, Erik Mederos, as owner, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 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 12748-000, located at 182 S Marion Ave.

NEW BUSINESS

- ii.** **COA 24-21**, submitted by, Paul Spicer, agent for Sophia Parker, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 11975-000, located at 428 NW Columbia Ave.
- iii.** **COA 24-22**, submitted by, Janet Moses, as agent for Restored Holdings, LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development

Regulations on property described as City of Lake City Parcel 12684-000, located at 169 NW Columbia Ave.

CONSENT AGENDA

- iv.** **COA 24-19**, submitted by, Donald Burnsed, as agent for Hillsboro Center LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake City Historic Commercial District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12633-000-000, located at 120 NW Hillsboro St.
- v.** **COA 24-20**, submitted by, Janet Moses, as agent for Restored Holdings, LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake City Historic Commercial District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12684-000, located at 169 NW Columbia Ave.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. COA 24-16, submitted by, Erik Mederos, as owner, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 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 12748-000, located at 182 S Marion Ave.



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

COA 24-16

HISTORIC PRESERVATION AGENCY (HPA)
 Certificate of Appropriateness (COA) Application

USE THIS FORM TO

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

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

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

PROJECT TYPE

New Construction
 Addition
 Demolition
 Fence
 Paint
 Repair
 Relocation
 Re-Roof/Roof-Over
 SignShed
 Garage

Classification of Work (see LDR 10.11.3)

Routine Maintenance
 Minor Work
 Major Work

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

Staff Approval
 Board Approval: Conceptual or Final

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

Historic District: Lake Isabella Historical Residential District
 Downtown Historical District

Site Address: 182 S. Marion Ave Lake City FL 32025

Parcel ID #(s) 00-00-00-12.748-000

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included
Owner(s) Name	<u>Tropical Mike LLC</u>	Applicant Name	<u>Macy McKae</u>
Company (if applicable)	<u>Erik Mederos</u>	Company (if applicable)	<u>Atlantic Title Firm</u>
Street Address	<u>4865 SW Pinemount</u>	Street Address	<u>182 S. Marion Ave</u>
City State Zip	<u>Lake City FL 32024</u>	City State Zip	<u>Lake City, FL 32025</u>
Telephone Number	<u>386 515 5001</u>	Telephone Number	<u>386 415 2222</u>
E-Mail Address	<u>Erik@Tropicalmike.com</u>	E-Mail Address	<u>Macy@atlantictitlefirm.com</u>

BASIS FOR REVIEW

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

Historic Preservation Agency Meetings are held the 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).

Paint Red areas Black

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim	Behr	Paint	Black
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage	NPPC1	Metal 3"x4" Sign	Black and White
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)

6/30/24
 Date

Mary McRae
 Applicant (Print)

Please submit this application And all required supporting Materials via email to: growthmanagement@lcfla.com Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received <u>6/30/24</u>	Received By:
	COA <u>24-16</u>			<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness
	Zoning: <u>CG</u>			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			



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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION
 USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE Erik Mederos
 (print name of property owner(s))

hereby authorize: Macy McRae
 (print name of agent)

to represent me/us in processing an application for: Minor Work /paint
 (print type of application)

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

[Signature]
 (Signature of owner)

 (Signature of owner)

ERIK E. MEDEROS
 (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 30 day of June, 2024, by

erik mederos

 Notary Public

Christy Wells
 Printed Name

2/5/28
 My Commission Expires

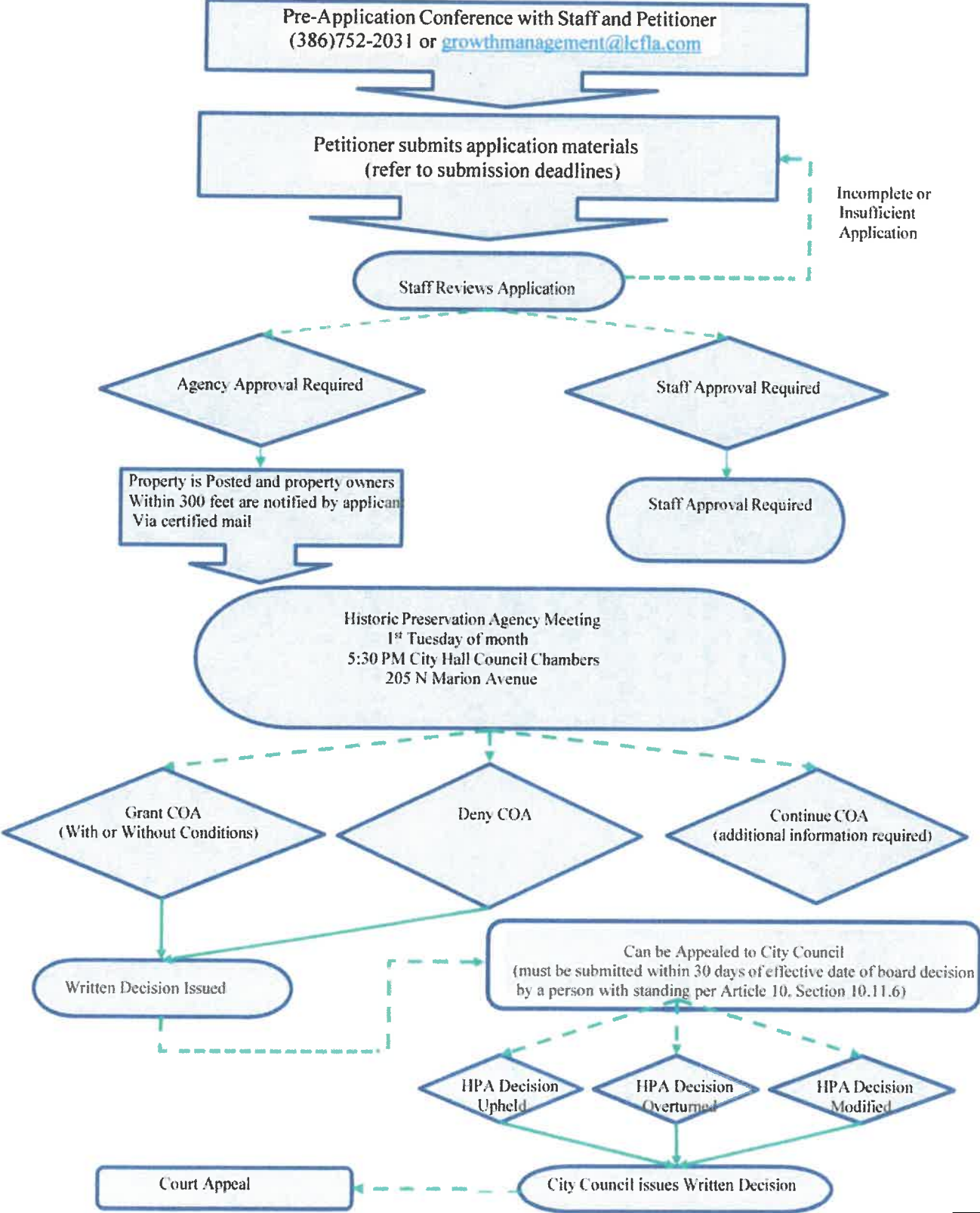
- Personally Known OR
- Produced Identification

ID Produced: DL



CHRISTY WELLS
 Notary Public
 State of Florida
 Comm# HH489451
 Expires 2/5/2028

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART

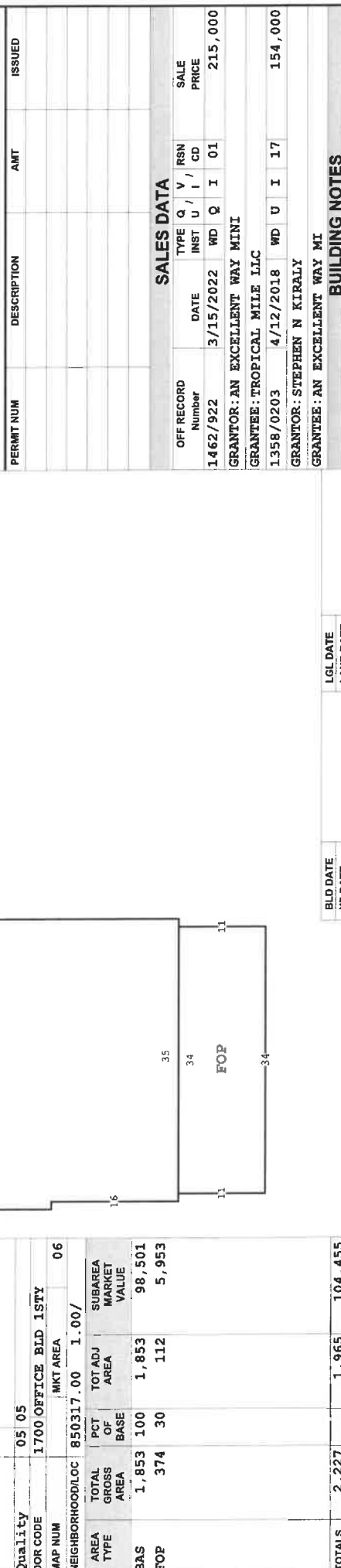


C DIV: S1/3 OF BLOCK 38. 525-05, 582-93, 824-502, WD 1090

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	2000	ECON	FUNCT	NORM	% COND	STANDARD
4900	04	1,965	103,9920	74.87	147,120	1940	2000	0	0	0	29.00	71.00	104,455

MARKET ADJUSTMENTS
Heated Area: 1853



182 S MARION AVE, LAKE CITY

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1462/922	3/15/2022	WD	Q	I	01	215,000

GRANTOR: AN EXCELLENT WAY MINI
GRANTEE: TROPICAL MILE LLC
1358/0203 4/12/2018 WD U I 17 154,000
GRANTOR: STEPHEN N KIRALLY
GRANTEE: AN EXCELLENT WAY MI

BUILDING DIMENSIONS
BAS= W17 S4 W19 S12 W1 S21 E1S16 E1 FOP= S11 E34 N11 W34S35 N53S.

BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	% COND	Q	CONC	PAVMT	BLD CAP	L	W	ADJ UNIT PRICE	ADJ PRICE	UNIT PRICE	TOT ADJ	% COND	TOT	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT D	UNIT T	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
			100	2003	2003	3	100	0.00	0.00	1.00	0.00	0.00	2,500	2,500	2.50	1.00	2.00	*CG	70.00	100.00	14,000.00	SF	1.00	1.00	5.00	70,000						



0 36 72 108 144 180 216 252 288 324 360 ft

Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-12748-000 (41282) | OFFICE BLD 1STY (1700) | 0.321 AC

C DIV: S1/3 OF BLOCK 38, 525-05, 582-93, 824-502, WD 1080-439, OC 1270-2278, WD 1356-203, WD 1462-922.

TROPICAL MILE LLC

Owner: 4865 SW PINEMOUNT RD
LAKE CITY, FL 32024

Site: 182 S MARION AVE, LAKE CITY

Sales 3/15/2022 I(0) \$215,000 I(0)
Info 4/12/2016 I(0) \$154,000 I(0)
3/10/2014 \$100 I(0)

2024 Working Values

Mkt Lnd	\$70,000	Appraised	\$176,955
Ag Lnd	\$0	Assessed	\$176,955
Bldg	\$104,455	Exempt	\$0
XFOB	\$2,500	Total	county:\$176,955 city:\$176,955
Just	\$176,955	Taxable	other:\$0 school:\$176,955

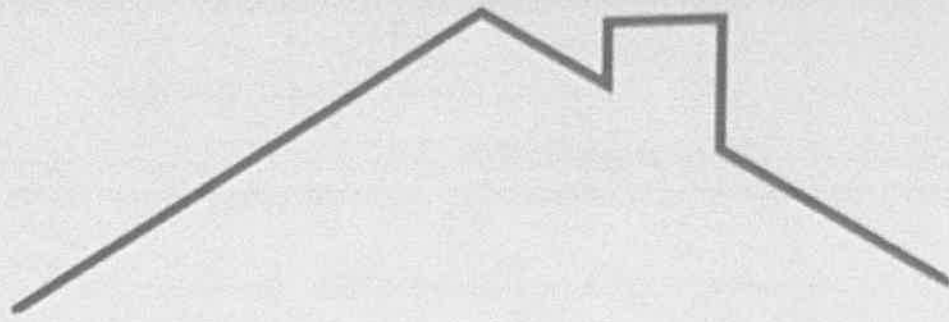
NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



ATLANTIC
TITLE FIRM

Of North Florida

MACY MCRAE

NICOLE WELLS

386.292.0849



Lake City, Florida

Google Street View

May 2023

See more dates



Image capture: May 2023 © 2024 Google

Help improve Google Maps X

No thanks

Show question

By continuing, you agree Google uses your answers, [account](#) & [system info](#) to improve services, per our [Privacy & Terms](#).

Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



Help improve Google Maps X

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

Image capture: May 2023 © 2024 Google



Help improve Google Maps

No thanks Show question

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Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



 Help improve Google Maps X

No thanks Show question

By continuing, you agree Google uses your answers, [account](#) & [system info](#) to improve services, per our [Privacy](#) & [Terms](#).

TITLE FIRM
Of North Florida
MACY MCRAE
NICOLE WELLS
386.292.0849

PUBLIC NOTICE



**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

COA 24-16, a petition by Erik Mederos, owner, to request a Certificate of Appropriateness be granted as provided for in Section 10.11 of the Land Development Regulations, to get approval replace a permanent sign and to paint the trim of the building, for a property located in the Commercial General zoning district, in accordance with the submittal of the petition dated June 30, 2024, to be located on parcel 12748-000.

WHEN: September 10, 2024
5:30 p.m. or as soon after

WHERE: City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida.
Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>.

Copies of the certificate of appropriateness application are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the Certificate of Appropriateness.

**FOR MORE INFORMATION CONTACT
ROBERT ANGELO
PLANNING & ZONING TECHNICIAN
AT 386.719.5820**

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY HISTORIC PRESERVATION AGENCY

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, September 10, 2024 at 5:30pm or as soon after.

Agenda Items

1. **COA24-16** (Tropical Mile, LLC)- Parcel 12748-000 located at 182 S Marion Ave- Certificate of Appropriateness petition to get approval to install a new sign and repaint the red areas of the building black.
2. **COA24-21** (Paul Spicer, agent for Sophia Parker, owner)- Parcel 11975-000 located at 428 NW Columbia Ave- Certificate of Appropriateness petition to get approval to replace the existing windows.
3. **COA24-22** (Restored Holdings LLC)- Parcel 12684-000 located at 169 NW Columbia Ave- Certificate of Appropriateness petition to get approval to remodel exterior of building.
4. **Consent Agenda**- COA24-19 and COA24-20.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at: <https://www.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 with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, August 28, 2024 8:38 AM
To: Angelo, Robert
Subject: RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Confirmed

Kym Harrison - 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103
Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Wednesday, August 28, 2024 8:12 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Looks Good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, August 27, 2024 12:17 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: FW: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Just making sure you saw this. Below and attached please

Kym Harrison - 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103

Lake City, FL 32055

From: LCR-Classifieds

Sent: Monday, August 26, 2024 4:31 PM

To: 'Angelo, Robert' <AngeloR@lcfla.com>

Subject: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Hi Robert! 3 ads attached to publish 8/29

P&A 3 x 3.5 272.25

BOA 3 x 5 247.50

HISTORIC 3 x 5.5 272.25

Kym Harrison - 386-754-0401

Support your local news source while reaching our community of loyal subscribers

Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine

1086 SW Main Blvd. Ste 103

Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>

Sent: Monday, August 26, 2024 3:23 PM

To: LCR-Classifieds <classifieds@lakecityreporter.com>

Subject: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 29, 2024** paper.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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CITY OF LAKE CITY
HISTORIC PRESERVATION AGENCY**

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, September 10, 2024 at 5:30 PM or as soon after.

Agenda Items

1. **COA24-16** (Tropical Mile, LLC)- Parcel 12748-000 located at 182 S Marion Ave- Certificate of Appropriateness petition to get approval to install a new sign and repaint the red areas of the building black.
2. **COA24-21** (Paul Spicer, agent for Sophia Parker, owner)- Parcel 11975-000 located at 428 NW Columbia Ave- Certificate of Appropriateness petition to get approval to replace the existing windows.
3. **COA24-22** (Restored Holdings LLC)- Parcel 12684-000 located at 169 NW Columbia Ave- Certificate of Appropriateness petition to get approval to remodel exterior of building.
4. **Consent Agenda**- COA24-19 and COA24-20.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:
<https://www.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 with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech



August 26, 2024

To Whom it May Concern

On September 10, 2024 the Historic Preservation Agency will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, COA 24-16 to get approval to replace a sign on property and repaint the exterior of the building, for a property located at 182 S Marion Ave, Lake City, FL 32055.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email growthmanagement@lcfla.com.

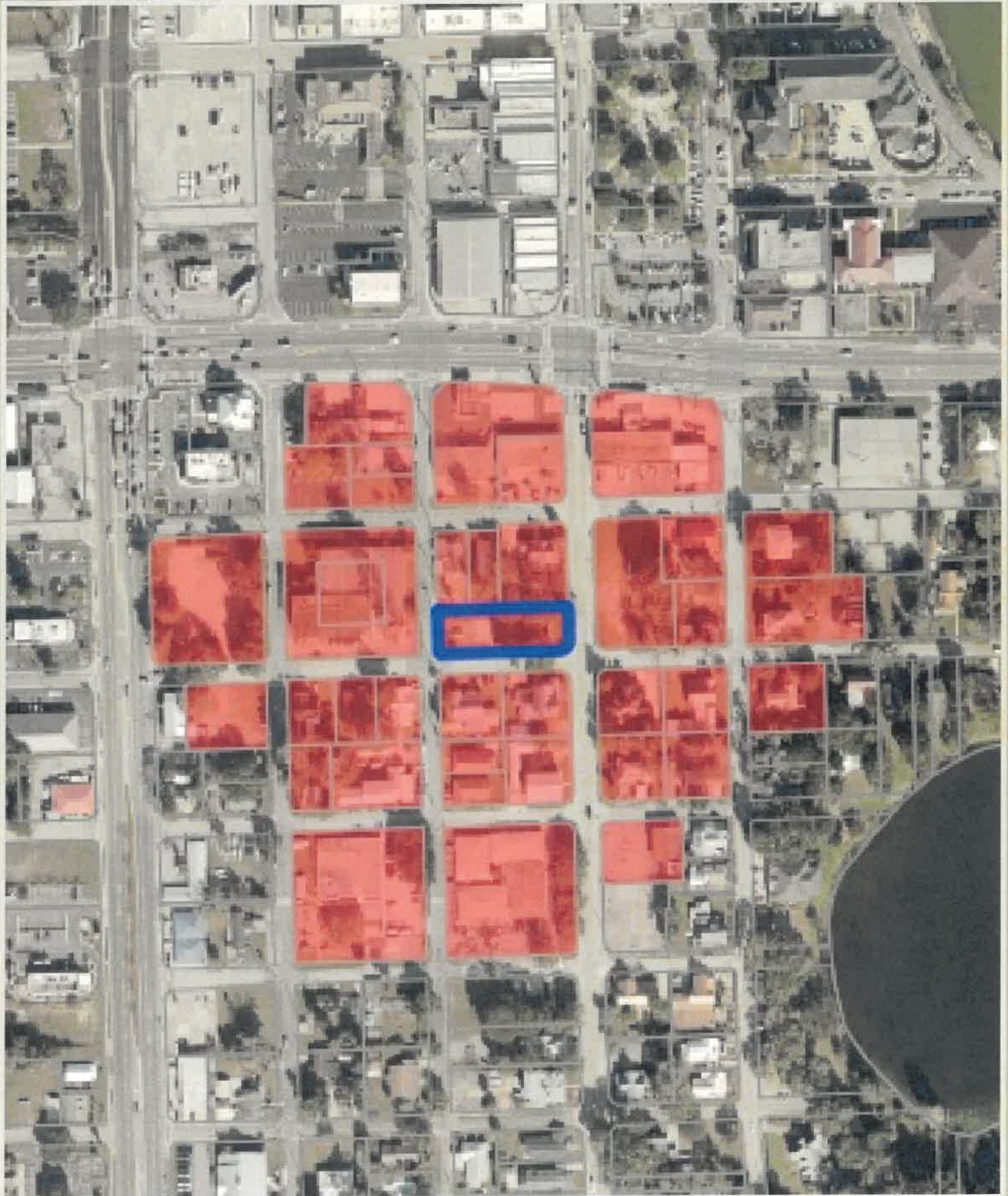
Robert Angelo

Planning and Zoning Tech
City of Lake City

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
BRAVOFLORIDA LLC	4220 EDISON LAKES PARKWAY	.	MISHAWAKA	IN	46545	
SOUTHERN BELL TEL & TEL CO	1010 PINE ST	ROOM 9-E-L-01	ST LOUIS	MO	63101	
SOUTHERN BELL TEL & TEL CO	1010 PINE STREET	ROOM 9 E-L-01	ST LOUIS	MO	63101	
KD CAPITAL INVESTMENTS, LLC	162 S MARION AVE	.	LAKE CITY	FL	32025	
TROPICAL MILE LLC	4865 SW PINEMOUNT RD	.	LAKE CITY	FL	32024	
GILES WILLIAM D III	P O BOX 1299	.	LAKE CITY	FL	32056	
THE LAW OFFICES OF DUANE E THOMAS PLLC	206 S MARION AVE	.	LAKE CITY	FL	32025	
COOL CHICKS 4 CHIRST LLC	6834 NW 44TH STREET	.	JENNINGS	FL	32053	
TWENTYEIGHT FOURTEEN LLC	930 NE JOE CONEY TER	.	LAKE CITY	FL	32055	
ROBARTS MARTHAJEAN M	229 S MARION AVE	C/O JOHN ROBARTS	LAKE CITY	FL	32025	
TWENTYEIGHT FOURTEEN LLC	930 NE JOE CONEY TER	.	LAKE CITY	FL	32055	
EXECUTIVE PARK COMPLEX LLC	P O BOX 358177	.	GAINESVILLE	FL	32635-8177	
HOPPER DISPATCH INC	P O BOX 2697	.	LAKE CITY	FL	32056	
COLUMBIA COUNTY HISTORICAL MUSEUM INC	P O BOX 3276	.	LAKE CITY	FL	32056-3276	
SAMSON CHRISTOPHER M	181 SE HERNANDO AVE	.	LAKE CITY	FL	32025	
PROPERTY OPERATIONS MANAGEMENT SPECIALTIES LLC	224 SE HERNANDO AVE	.	LAKE CITY	FL	32025	
SERENITYBLOCK 32, LLC	27822 23RD PL	.	BRANFORD	FL	32008	
BROWN AFTON M	136 SE SAINT JOHNS ST	C/O CHARLES BROWN	LAKE CITY	FL	32025	
O'DRISCOLL CAROL	160 SE SAINT JOHNS ST	.	LAKE CITY	FL	32025	
ALLERGY SPECIALTY CARE PA	213 SW MAIN BLVD	.	LAKE CITY	FL	32025	
VARNEY KENDALL P	C/O HEARING CARE RESOURCES INC	132 SW COLUMBIA AVE STE 101	LAKE CITY	FL	32025	
KOLB GREGORY E	227 SW COLUMBIA AVE	.	LAKE CITY	FL	32025	
WOO JAMES KIN BOR	35 VILLAGE RD N	.	BROOKLYN	NY	11223	
SUWANNEE VALLEY COMMUNITY COORDINATED CHILD CARE INC	236 SW COLUMBIA AVE	.	LAKE CITY	FL	32025	
EXECUTIVE PARK COMPLEX LLC	P O BOX 358177	.	GAINESVILLE	FL	32635-8177	
PREM ENTERPRISES USA LLC	1404 W US HWY 90	.	LIVE CITY	FL	32055	
PATEL MAYBEN	11411 W NEWBERRY RD	.	GAINESVILLE	FL	32606	
MINNICH RONALD L	136 SW NASSAU ST	.	LAKE CITY	FL	32025	
KAPLAN STEVEN B	14260 W NEWBERRY RD STE 132	.	NEWBERRY	FL	32669	
BELLSOUTH TELECOMMUNICATIONS	PROPERTY TAX DEPARTMENT	1010 PINE ST, ROOM 9 E-L-01	SAINT LOUIS	MO	63101	
THE LAW OFFICES OF DUANE E THOMAS PLLC	206 S MARION AVE	.	LAKE CITY	FL	32025	
SUWANNEE VALLEY COMMUNITY COORDINATED CHILD CARE INC	236 SW COLUMBIA AVE	.	LAKE CITY	FL	32025	
REEVES LINDA G	17649 47TH DR	.	WELLBORN	FL	32094	
MOON GLO HOLDINGS LLC	111 CYPRESS DR	.	EAST PALATKA	FL	32131	
SUWANNEE VALLEY COMMUNITY COORDINATED CHILD CARE, INC	236 SW COLUMBIA AVE	.	LAKE CITY	FL	32025	
PREM ENTERPRISE USA, LLC	1404 W US HWY 90	.	LAKE CITY	FL	32055	
BIELLING'S TIRE #2 INC	166 WEST DUVAL STREET	.	LAKE CITY	FL	32055	

GIS Buffer



0

350

700

1050

1400

File Attachments for Item:

ii. **COA 24-21**, submitted by, Paul Spicer, agent for Sophia Parker, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 11975-000, located at 428 NW Columbia Ave.



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

COA 24-21

HISTORIC PRESERVATION AGENCY (HPA)
 Certificate of Appropriateness (COA) Application

USE THIS FORM TO

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

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

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

PROJECT TYPE

New Construction Addition Demolition Fence
 Repair Relocation Re-Roof/Roof-Over Sign Shed/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: 428 NW Columbia ave Lake City 32025

Parcel ID #(s) 00-00-00-11975-000-40559

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included</i>
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Owner(s) Name <u>Sophia Parker Sterling</u>	Applicant Name <u>Paul Spicer</u>
Company (if applicable)	Company (if applicable) <u>Spicer Construction Inc</u>
Street Address <u>428 NW Columbia ave</u>	Street Address <u>1890 SWCE 779</u>
City State Zip <u>Lake City FL 32025</u>	City State Zip <u>Fort White FL 32039</u>
Telephone Number <u>352-246-4554</u>	Telephone Number <u>386 590 1040</u>
E-Mail Address	E-Mail Address <u>Spicerbuilder@gmail.com</u>

BASIS FOR REVIEW

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

Historic Preservation Agency Meetings are held the 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 28

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 3 exterior Door
with New pre Hung steel
Doors.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors	MASONITE	Steel DOORS	FC-22513-8 white
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.

Variations 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:

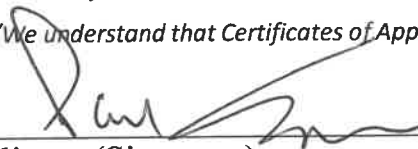
The requested modification will change the following zoning or building requirement in this manner:

(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)

2-1-24

 Date

Paul Spick

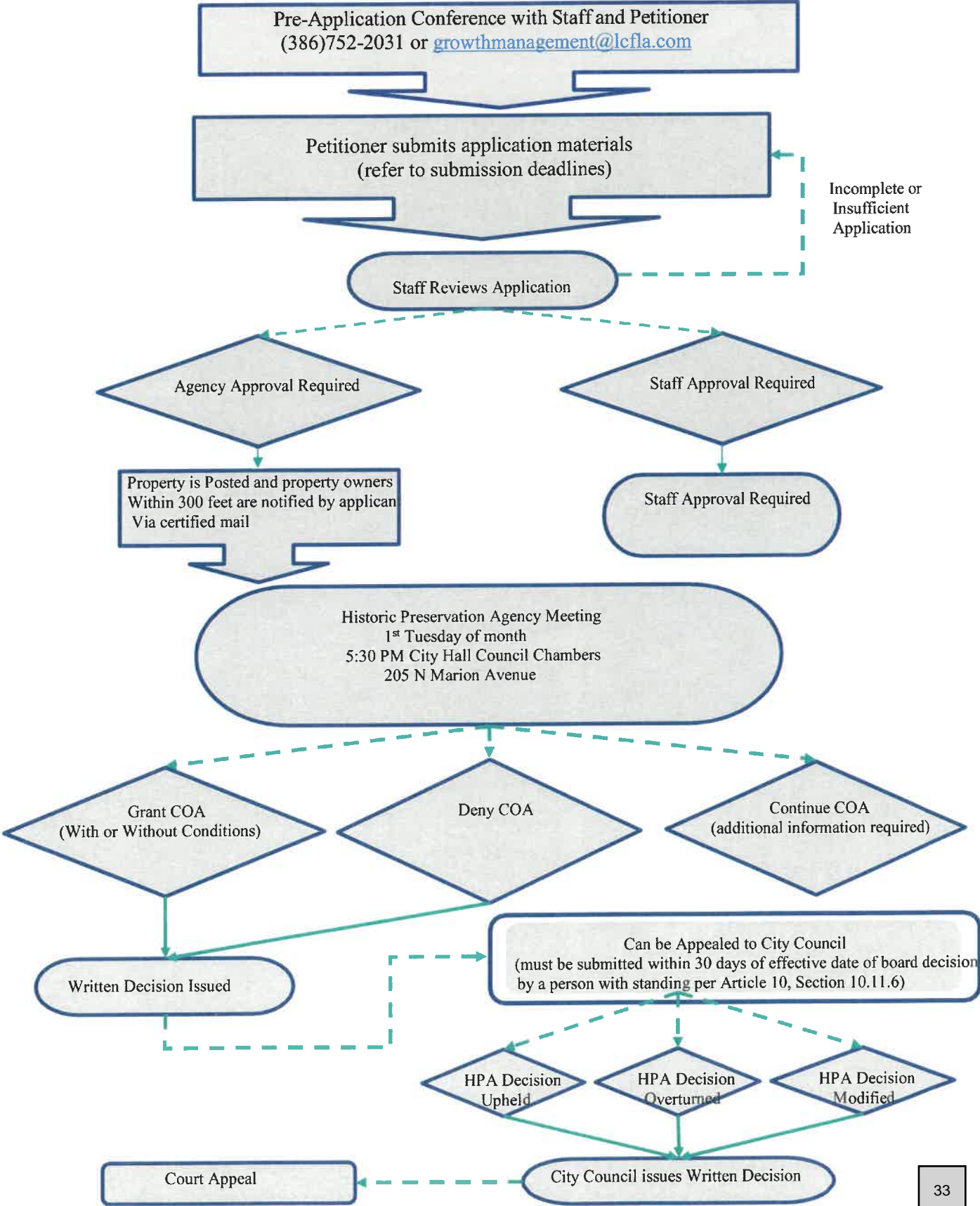
 Applicant (Print)

Please submit this application And all required supporting Materials via email to:
growthmanagement@lcfla.com

Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.

TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received <u>8/1/24</u>	Received By: <u>Robert Angelo</u>
COA <u>24-21</u>		<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
Zoning: <u>C-CBD</u>			
Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART





DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 752-2031
growthmanagement@fcfla.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 Sophia L. Sterling
(print name of property owner(s))

hereby authorize: Paul Spicca
(print name of agent)

to represent me/us in processing an application for: permit for door replacement
(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.

Sophia L. Sterling
(Signature of owner)

(Signature of owner)

Sophia L. Sterling
(Print name of owner)

(Print name of owner)

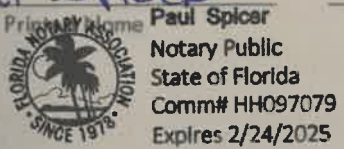
STATE OF FLORIDA }
COUNTY OF }

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization,

this 1st day of July, 2024, by

[Signature]
Notary Public

Paul Spicca
My Commission Expires



Personally Known OR

Produced Identification ID Produced: _____

2024

00-00-00-11975-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,274	81.9774	86.08	109,666	1940	1940	10	0	0.35.00	55.00

VALUATION SUMMARY

Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	60,316
TOTAL MARKET OBJXF VALUE	1,200
TOTAL LAND VALUE - MARKET	4,851
TOTAL MARKET VALUE	66,367
SOH/AGL Deduction	18,934
ASSESSED VALUE	47,433
TOTAL EXEMPTION VALUE	25,000
BASE TAXABLE VALUE	22,433
TOTAL JUST VALUE	66,367
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	61,196

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RBN	SALE PRICE
0877/1268	2/17/1999	WD U	I	I	01	22,671

GRANTOR: WESTERN UNITED LIFE ASSU

GRANTEE: S PARKER	0871/2205	12/10/1998	CT	U	I	01	100
GRANTOR: CLERK OF COURT	0871/2205	12/10/1998	CT	U	I	01	100
GRANTEE: WESTERN UNITED LIFE	0871/2205	12/10/1998	CT	U	I	01	100

BUILDING NOTES

BAS= W22 S47 BAS= S8 UCP= S20 E15 N20 W15\$ E15 N8 W15\$ E N12 W5 N35\$.

PERMIT NUM

000046349	Remodel	AMT	9,500	01/24/2023	ISSUE
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EXTRA FEATURES

L	OBJXF N	DESCRIPTION	BLD. CAP	L	W	TOTALS
1	0190	FFLC PF	0.100	0	0	1,274

LAND DESCRIPTION

L	USE CODE	CLS	DESCRIPTION	CAP	D	R	LOC ZONE	TOT LND UTS	DEPTH	FRONT	ADJ R	UT	UNITS	ADJ UNIT PRICE	YEAR ON	YEAR ACTUAL	Q	% COND	UNIT PRICE	TOT ADJ	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	100			*C-CBD44.00	105.00	105.00	4,620.00	100.00	1.00	1.00	1,200.00	0	0	3	100	0.75	1.40	1.00	1.40	1.05	4,851									

QUALITY

04	04	04
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DOR CODE

0100	0100	SINGLE FAMILY
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MAP NUM

830317.00	1.00/
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NEIGHBORHOOD/LOC

830317.00	1.00/
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AREA TYPE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	5,682
BAS	1,094	100	1,094	51,795
UCP	300	20	60	2,841

TOTALS

1,514	1,274	60,316
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428 NW COLUMBIA AVE, LAKE CITY



VALUATION SUMMARY

VALUATION BY	STANDARD
TOTAL MARKET VALUE	60,316
TOTAL MARKET OBJXF VALUE	1,200
TOTAL LAND VALUE - MARKET	4,851
TOTAL MARKET VALUE	66,367
SOH/AGL Deduction	18,934
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PREVIOUS YEAR MKT VALUE	61,196

PERMIT NUM

000046349	Remodel	AMT	9,500	01/24/2023	ISSUE
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SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RBN	SALE PRICE
0877/1268	2/17/1999	WD U	I	I	01	22,671

GRANTOR: WESTERN UNITED LIFE ASSU

GRANTEE: S PARKER	0871/2205	12/10/1998	CT	U	I	01	100
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BUILDING NOTES

BAS= W22 S47 BAS= S8 UCP= S20 E15 N20 W15\$ E15 N8 W15\$ E N12 W5 N35\$.

PERMIT NUM

000046349	Remodel	AMT	9,500	01/24/2023	ISSUE
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VALUATION SUMMARY

Tax Group: 1	Tax Dist:
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SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RBN	SALE PRICE
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GRANTOR: WESTERN UNITED LIFE ASSU

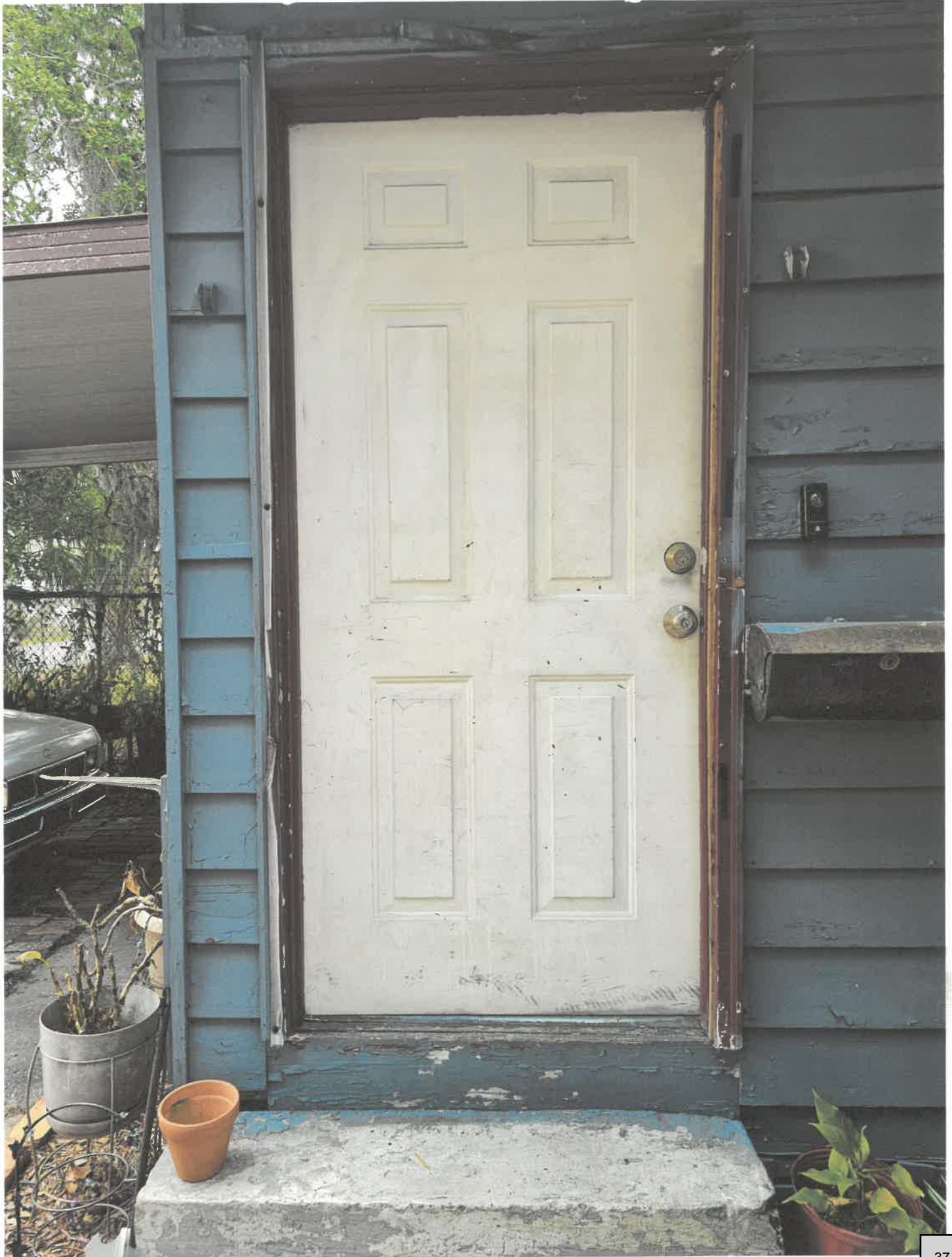
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BUILDING NOTES

BAS= W22 S47 BAS= S8 UCP= S20 E15 N20 W15\$ E15 N8 W15\$ E N12 W5 N35\$.

Front



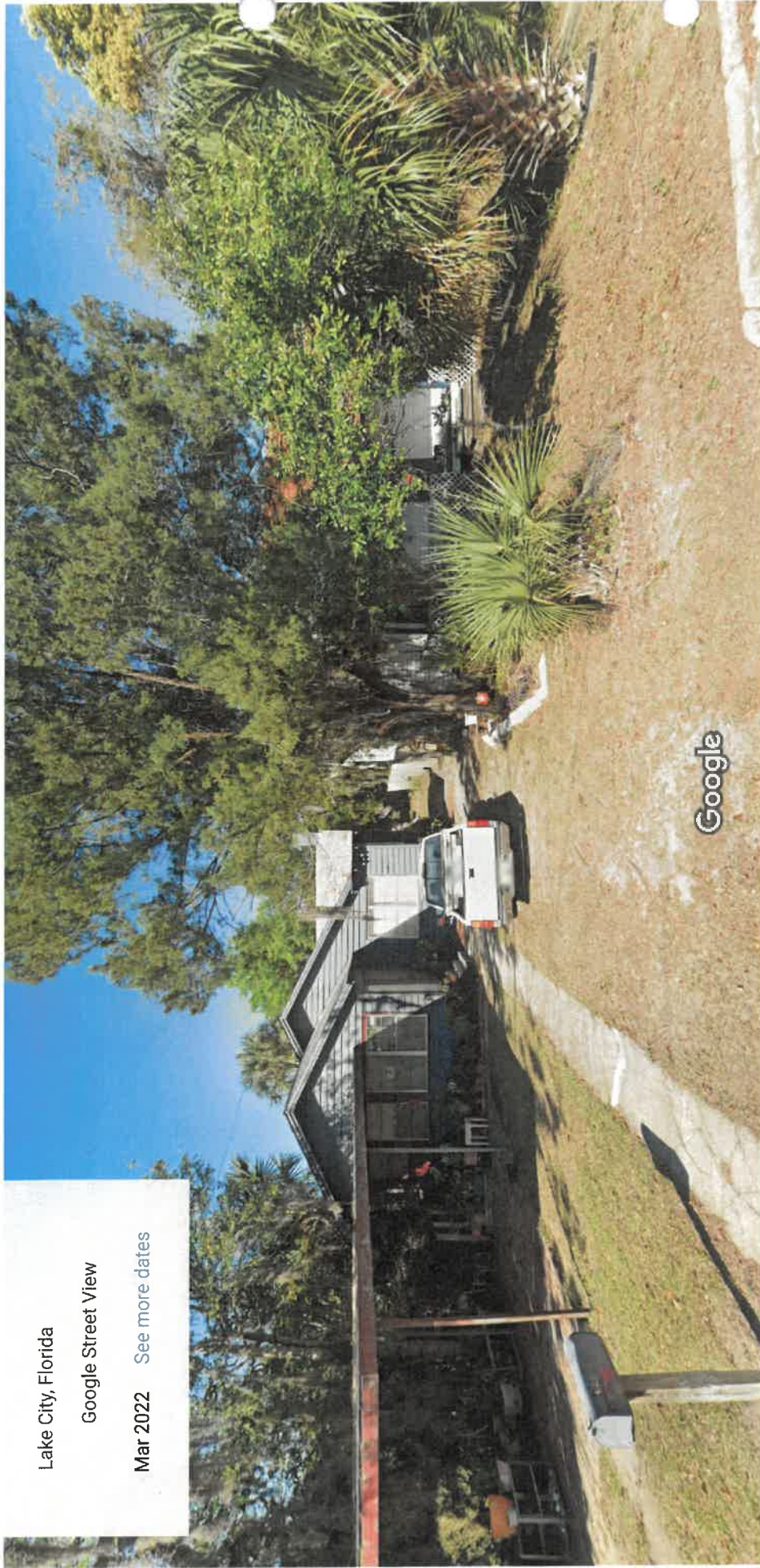




sample



Google Maps 434 SW Columbia Ave



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

Image capture: Mar 2022 © 2024 Google



Google Maps 436 SW Columbia Ave

Lake City, Florida

Google Street View

Mar 2022 See more dates

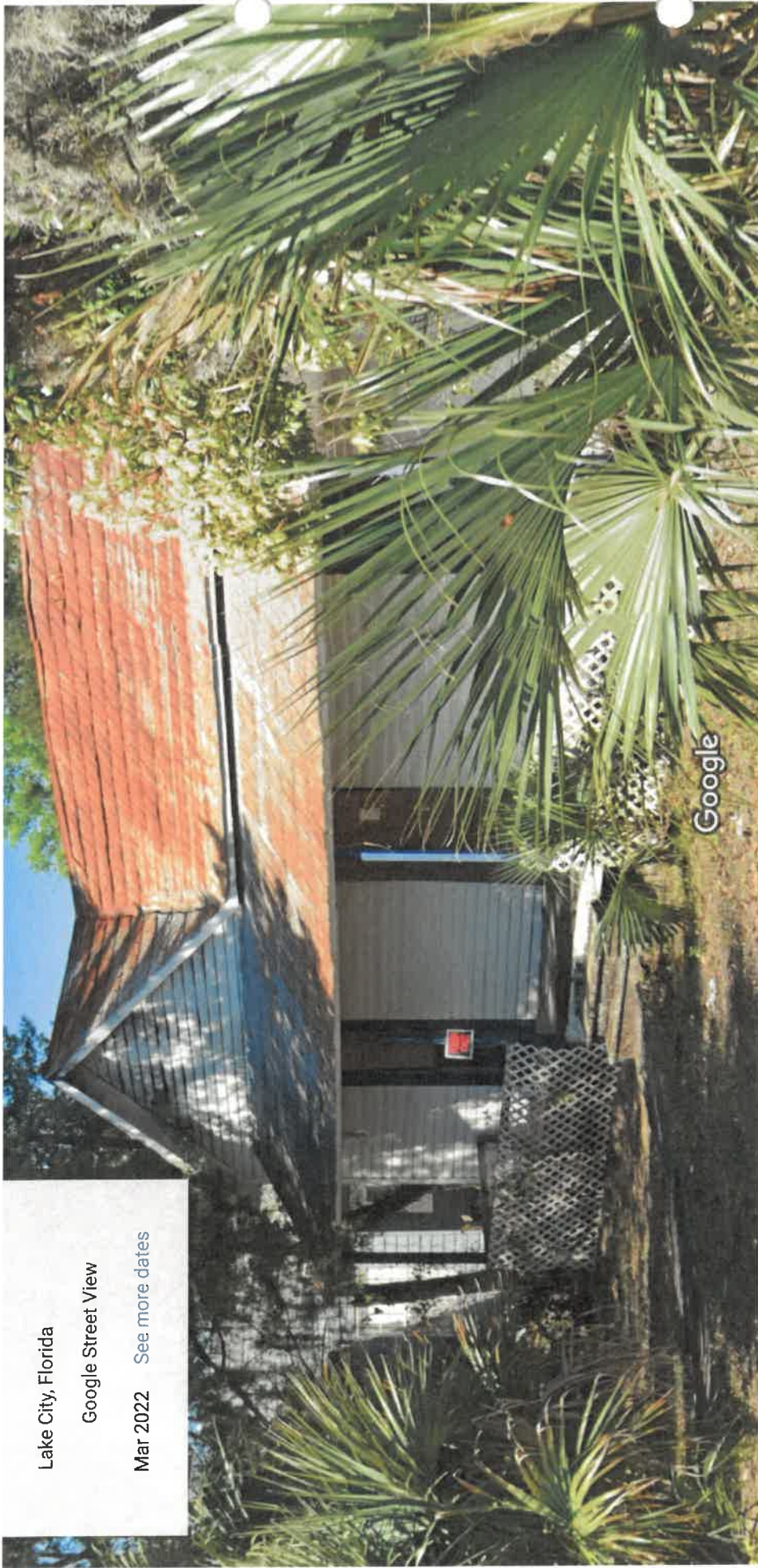
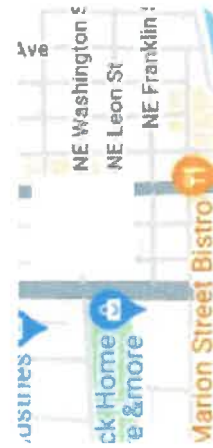


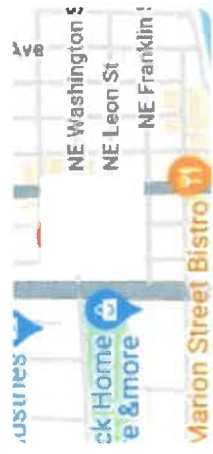
Image capture: Mar 2022 © 2024 Google





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

Image capture: Mar 2022 © 2024 Google



PUBLIC NOTICE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER
100 N. GARDEN STREET
LOS ANGELES, CA 90012
TEL: (213) 473-3100
WWW.CITYOFLOSANGELES.CA.GOV

**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

<p>COA 24-21, a petition by Paul Spicer, agent for Sophia Parker, owner, to request a Certificate of Appropriateness be granted as provided for in Section 10.11 of the Land Development Regulations, to get approval put replace existing doors for a property located in the Commercial-Central Business District zoning district, in accordance with the submittal of the petition dated August 01, 2024, to be located on parcel 11975-000.</p>	
WHEN:	<p>September 10, 2024 5:30 p.m. or as soon after</p>
WHERE:	<p>City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity.</p>

Copies of the certificate of appropriateness application are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the Certificate of Appropriateness.

**FOR MORE INFORMATION CONTACT
ROBERT ANGELO
PLANNING & ZONING TECHNICIAN
AT 386.719.5820**

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY HISTORIC PRESERVATION AGENCY

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, September 10, 2024 at 5:30pm or as soon after.

Agenda Items

1. **COA24-16** (Tropical Mile, LLC)- Parcel 12748-000 located at 182 S Marion Ave- Certificate of Appropriateness petition to get approval to install a new sign and repaint the red areas of the building black.
2. **COA24-21** (Paul Spicer, agent for Sophia Parker, owner)- Parcel 11975-000 located at 428 NW Columbia Ave- Certificate of Appropriateness petition to get approval to replace the existing windows.
3. **COA24-22** (Restored Holdings LLC)- Parcel 12684-000 located at 169 NW Columbia Ave- Certificate of Appropriateness petition to get approval to remodel exterior of building.
4. **Consent Agenda**- COA24-19 and COA24-20.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at: <https://www.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 with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, August 28, 2024 8:38 AM
To: Angelo, Robert
Subject: RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Confirmed

Kym Harrison - 386-754-0401

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Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103
Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Wednesday, August 28, 2024 8:12 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Looks Good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, August 27, 2024 12:17 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: FW: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Just making sure you saw this. Below and attached please

Kym Harrison - 386-754-0401

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Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103

Lake City, FL 32055

From: LCR-Classifieds
Sent: Monday, August 26, 2024 4:31 PM
To: 'Angelo, Robert' <AngeloR@lcfla.com>
Subject: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Hi Robert! 3 ads attached to publish 8/29
P&A 3 x 3.5 272.25
BOA 3 x 5 247.50
HISTORIC 3 x 5.5 272.25

Kym Harrison - 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103
Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, August 26, 2024 3:23 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 29, 2024** paper.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
HISTORIC PRESERVATION AGENCY**

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, September 10, 2024 at 5:30 PM or as soon after.

Agenda Items

1. **COA24-16** (Tropical Mile, LLC)- Parcel 12748-000 located at 182 S Marion Ave- Certificate of Appropriateness petition to get approval to install a new sign and repaint the red areas of the building black.
2. **COA24-21** (Paul Spicer, agent for Sophia Parker, owner)- Parcel 11975-000 located at 428 NW Columbia Ave- Certificate of Appropriateness petition to get approval to replace the existing windows.
3. **COA24-22** (Restored Holdings LLC)- Parcel 12684-000 located at 169 NW Columbia Ave- Certificate of Appropriateness petition to get approval to remodel exterior of building.
4. **Consent Agenda**- COA24-19 and COA24-20.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:
<https://www.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 with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech

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Certified Mail Fee	\$4.85	0580
\$	\$0.00	04
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To
 Tyler Terry W
 11350 218th Terr
 O'BRIEN, FL 32071

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To
 Hancock, Jimmy Ray Jr
 456 NW Columbia Ave.
 Lake City, FL 32055

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To
 Lake City Industries INC
 250 NW Rail Road St
 Lake City, FL 32055

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To
 O'Neal, Nadine V / c/o Deborah Rowe
 PO box 368
 Middleburg, FL 32050

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To
 HIBER LLC
 1000 SW LEGION DR
 Lake City, FL 32024

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To
 John A Palumbo
 10175 Fortune Parkway STE 11
 Jacksonville, FL 32256

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9589 0710 5270 1255 1000 85
 9589 0710 5270 1255 1000 92
 9589 0710 5270 1255 1001 15

9589 0710 5270 1255 1000 54
 9589 0710 5270 1255 0777 21
 9589 0710 5270 1255 1001 08

9589 0710 5270 1255 1003 20

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Jasper, FL 32052

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Certified Mail Fee	\$4.85	0580 04
\$	\$0.00	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
\$	\$5.58	
Total Postage and Fees		
\$	\$5.58	
Sent To		
Wilkes Marvin E		
Street and Apt. No., or PO Box No.		
8697 SW county Rd 141		
City, State, ZIP+4®		
Jasper, FL 32052		
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Lake City, FL 32053

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Certified Mail Fee	\$4.85	0580 04
\$	\$0.00	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
\$	\$5.58	
Total Postage and Fees		
\$	\$5.58	
Sent To		
Kang Kong Chu		
Street and Apt. No., or PO Box No.		
455 N Marion Ave		
City, State, ZIP+4®		
Lake City, FL 32055		
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Lake City, FL 32055

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\$	\$0.00	
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
\$	\$5.58	
Total Postage and Fees		
\$	\$5.58	
Sent To		
Lake Shore Hospital Authority		
Street and Apt. No., or PO Box No.		
259 NE FRANKLIN ST.		
City, State, ZIP+4®		
Lake City, FL 32055		
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Lake City, FL 32055

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Certified Mail Fee	\$4.85	0580 04
\$	\$0.00	
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
\$	\$5.58	
Total Postage and Fees		
\$	\$5.58	
Sent To		
Oscar Omar Segura		
Street and Apt. No., or PO Box No.		
446 NW Alachua Ave		
City, State, ZIP+4®		
Lake City, FL 32055		
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Gainesville, FL 32607

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Certified Mail Fee	\$4.85	0580 04
\$	\$0.00	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
\$	\$5.58	
Total Postage and Fees		
\$	\$5.58	
Sent To		
Cousford Family Foundation of Hope Inc		
Street and Apt. No., or PO Box No.		
1449 SW 74th Dr. Suite 200		
City, State, ZIP+4®		
Gainesville, FL 32607		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Lake City, FL 32055

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\$	\$0.00	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
\$	\$5.58	
Total Postage and Fees		
\$	\$5.58	
Sent To		
Angel Ministries of Lake City Inc.		
Street and Apt. No., or PO Box No.		
443 N Marion St		
City, State, ZIP+4®		
Lake City, FL 32055		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Lake City, FL 32055

Certified Mail Fee	\$4.85	0580 04
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
Total Postage and Fees	\$5.58	
Sent To	Historic Lake City Auto Inc. 430 N Marion Ave Lake City, FL 32055	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

9589 0710 5270 1255 0777 14

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Lake City, FL 32055

Certified Mail Fee	\$4.85	0580 04
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
Total Postage and Fees	\$5.58	
Sent To	Shift Forward Inc 484 N Marion Ave STE 101 Lake City, FL 32055	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Lake City, FL 32055

Certified Mail Fee	\$4.85	0580 04
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
Total Postage and Fees	\$5.58	
Sent To	Shin Dong-Joon 222 NE Washington St. Lake City, FL 32055	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Lake City, FL 32025

Certified Mail Fee	\$4.85	0580 04
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
Total Postage and Fees	\$5.58	
Sent To	James Rigby Rigby Rentals Inc. 781 SE Church Ave. Lake City, FL 32025	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Lake City, FL 32025

Certified Mail Fee	\$4.85	0580 04
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here AUG 27 2024
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/27/2024
Total Postage and Fees	\$5.58	
Sent To	CHOL Kichul 173 SE Pine Dr. Lake City, FL 32025	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		



August 26, 2024

To Whom it May Concern

On September 10, 2024 the Historic Preservation Agency will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, COA 24-21 to get approval to replace the existing doors on property located at 428 NW Columbia Ave, Lake City, FL 32055.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email growthmanagement@lcfla.com.

Robert Angelo

Planning and Zoning Tech
City of Lake City

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
HIBER LLC	1000 SW LEGION DR		LAKE CITY	FL	32024	
SHIFT FORWARD INC	484 N MARION AVE STE 101		LAKE CITY	FL	32055	
RIGSBY RENTALS INC	781 SE CHURCH AVE		LAKE CITY	FL	32025	
HISTORIC LAKE CITY AUTO INC	430 N MARION AVE		LAKE CITY	FL	32055	
SHIN DONG-JOON	222 NE WASHINGTON ST		LAKE CITY	FL	32055	
HISTORIC LAKE CITY AUTO INC	430 N MARION AVE		LAKE CITY	FL	32055	
LAKE SHORE HOSPITAL AUTHORITY	259 NE FRANKLIN ST		LAKE CITY	FL	32055	
HISTORIC LAKE CITY PHOTO INC	430 N MARION AVE		LAKE CITY	FL	32055	
ANGEL MINISTRIES OF LAKE CITY INC	443 N MARION ST		LAKE CITY	FL	32055	
KANG KONG CHU	455 N MARION AVE		LAKE CITY	FL	32055	
CRAWFORD FAMILY FOUNDATION FOR HOPE INC	1449 SW 74TH DR	SUITE 200	GAINESVILLE	FL	32607	
WILKES MARVIN E	8647 SW COUNTY ROAD 141		JASPER	FL	32052	
OSCAR OMAR SEGURA	446 NW ALACHUA AVE		LAKE CITY	FL	32055	
LAKE CITY INDUSTRIES INC	250 NW RAIL ROAD ST		LAKE CITY	FL	32055	
RIGSBY JAMES W	781 SE CHURCH AVE (OFFICE)		LAKE CITY	FL	32025	
PARKER SOPHIA L	1468 SW MAIN BLVD	STE 105 BOX 88	LAKE CITY	FL	32025	
PALUMBO JOHN A	10175 FORTUNE PARKWAY, STE 101		JACKSONVILLE	FL	32256	
HANCOCK JIMMY RAY JR	456 NW COLUMBIA AVE		LAKE CITY	FL	32055	
TYLER TERRY W	11350 218TH TERR		O'BRIEN	FL	32071	
CHOI KICHUL	173 SE PINE DR		LAKE CITY	FL	32025	
CITY OF LAKE CITY, FLORIDA	205 N MARION AVE		LAKE CITY	FL	32055	
CITY OF LAKE CITY, FLORIDA	205 N MARION AVE		LAKE CITY	FL	32055	
CRAWFORD FAMILY FOUNDATION FOR HOPE INC	1449 SW 74TH DR	SUITE 200	GAINESVILLE	FL	32607	
HASSAN AHMED M	204 SW TIMBER RIDGE DR		LAKE CITY	FL	32024	
HIBER LLC	1000 SW LEGION DR		LAKE CITY	FL	32024	
O'NEIL NADINE V	C/O DEBORAH ROWE	PO BOX 368	MIDDLEBURG	FL	32050	

GIS Buffer



0

310

620

930

1240

File Attachments for Item:

iii. COA 24-22, submitted by, Janet Moses, as agent for Restored Holdings, LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake Commercial Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12684-000, located at 169 NW Columbia Ave.



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

COA 24-22

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: 169 NW Columbia Ave, Lake City

Parcel ID #(s) 12684-000

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included</i>
Owner(s) Name	Restored Holding LLC	Applicant Name	Janet Moses
Company (if applicable)		Company (if applicable)	
Street Address	169 NW Columbia Ave	Street Address	174 N Marion Ave
City State Zip	Lake City, FL 32055	City State Zip	Lake City, FL 32055
Telephone Number		Telephone Number	386-249-4625
E-Mail Address		E-Mail Address	

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).

See Scope of Work

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.

Variations 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
<input type="checkbox"/>	Front, Side, or Rear building Setback Lines			
<input type="checkbox"/>	Building Height			
<input type="checkbox"/>	Building Separation			
<input type="checkbox"/>	Floor Area Ratio (FAR)			
<input type="checkbox"/>	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.

Janet Moses
Applicant (Signature)

July 22, 2024
Date

Janet Moses
Applicant (Print)

Please submit this application And all required supporting Materials via email to: growthmanagement@lcfla.com Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received	Received By:
	COA <u> </u> - <u> </u>		<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
	Zoning:			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No			



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 752-2031
growthmanagement@lcfla.com

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

Janet Moses
_____.

Notary Public

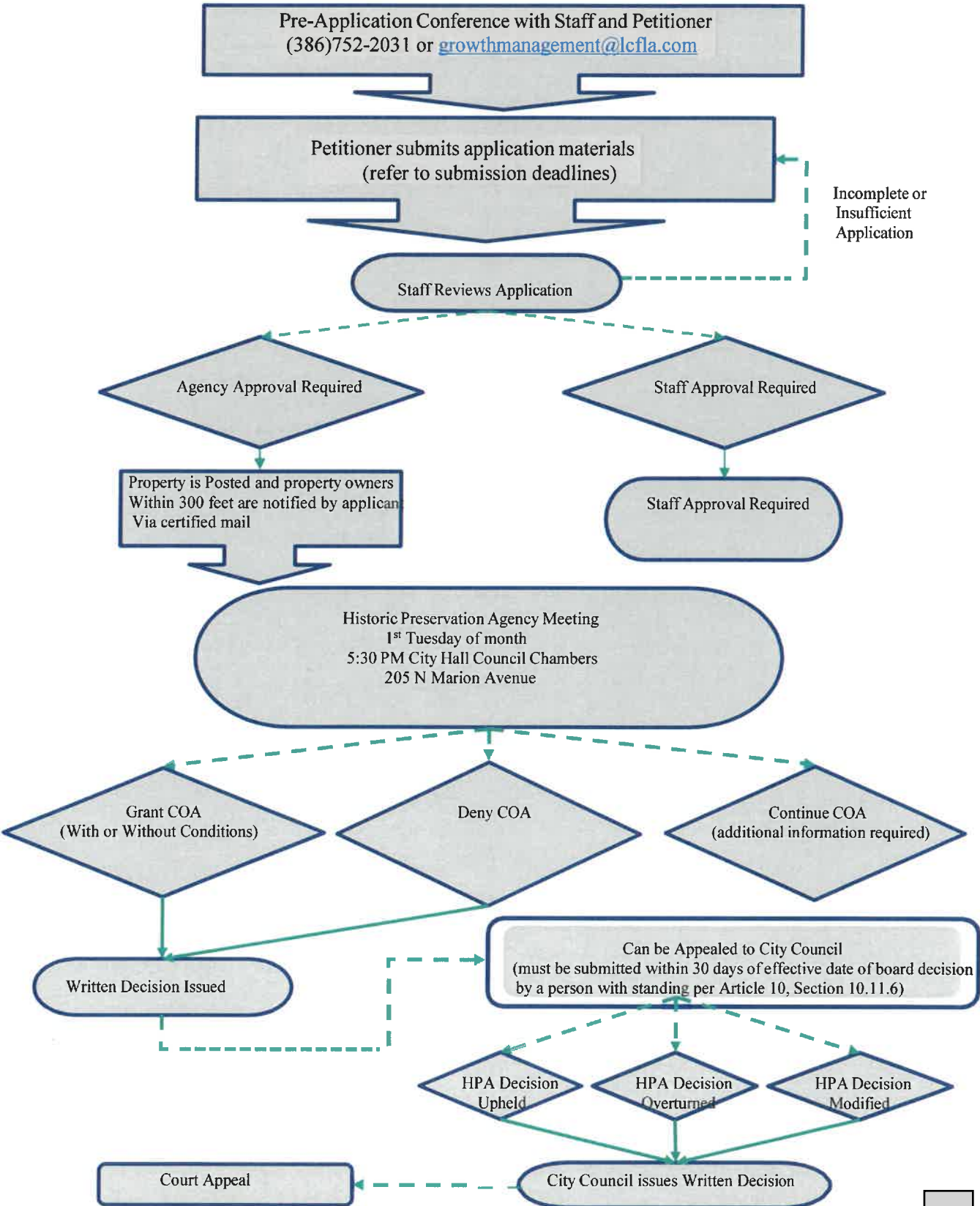
Printed Name

My Commission Expires

Personally
Known OR

Produced Identification ID Produced: _____

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



Black & White - Run in for Door.

- Old Library -
- Bill South
- Aug. 8 2021



Same
Same
Same
Same
Same

Black & White

Journal 11/20/20 1:58p 2/14/2025

Black & White Evening
on Historic Bedding.

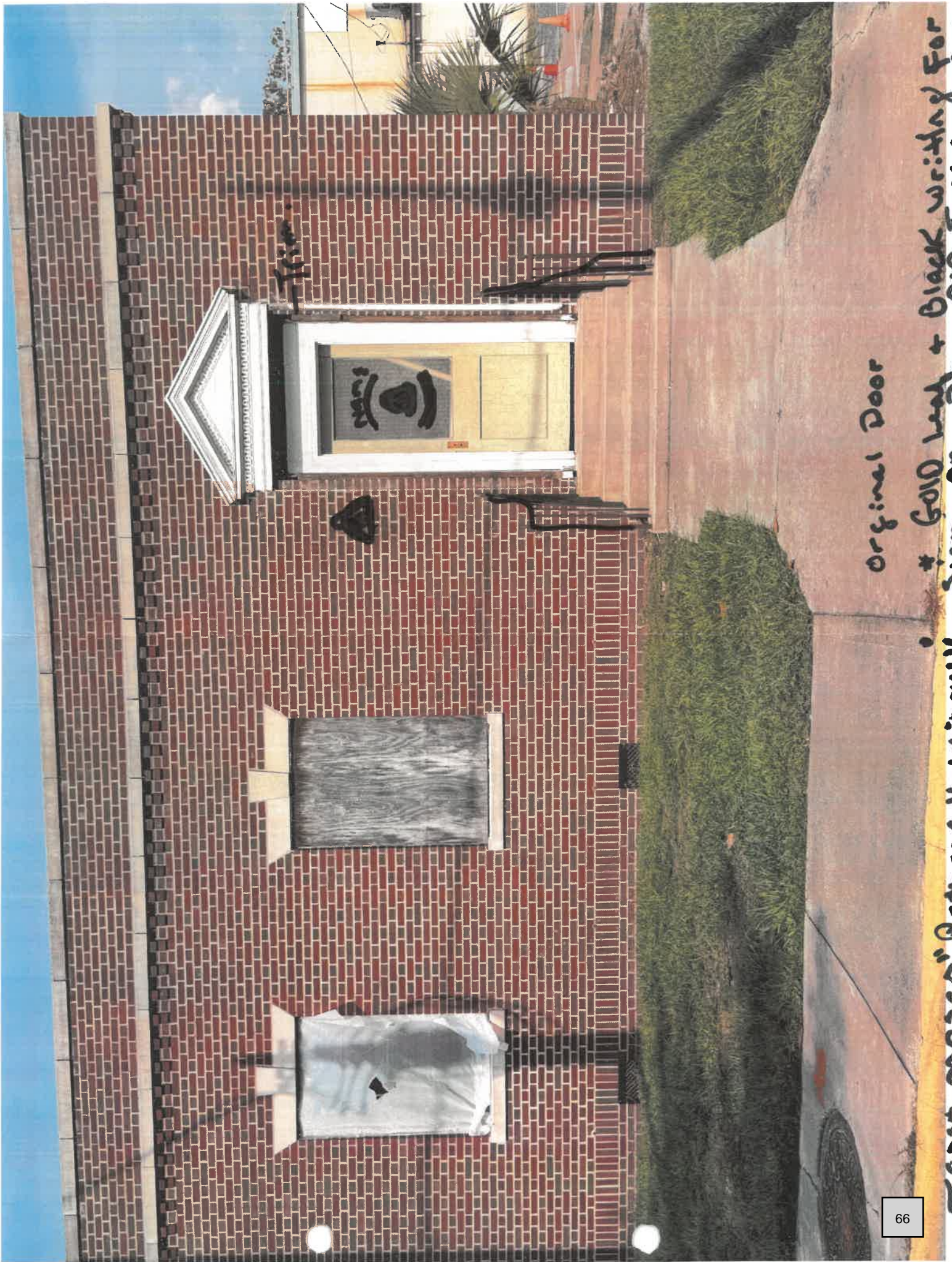


" Restored Building LLC. "

SAMPLE ONLY
SCOPE OF WORK

1. Replace doors – See site plan for location. See pictures of existing doors and of the proposed doors.
 - ✓ a. New door to be colonial style. * old original Door
 - b. New door will be wood. wood,
 - c. New door will be white in color.
2. Replace windows- See site plan for location. See pictures of existing window and the proposed windows.
 - ✓ a. New window will be a gridded window.
 - b. New window will be vinyl.
 - c. New window will be white in color.

- * Doors original
- * Awning S.
- * Pergola
- * Down pipes. (Gutters)



Yip



Original Door

* Gold Leaf + Black writing for
"Black Moses" Q... a... will



1500

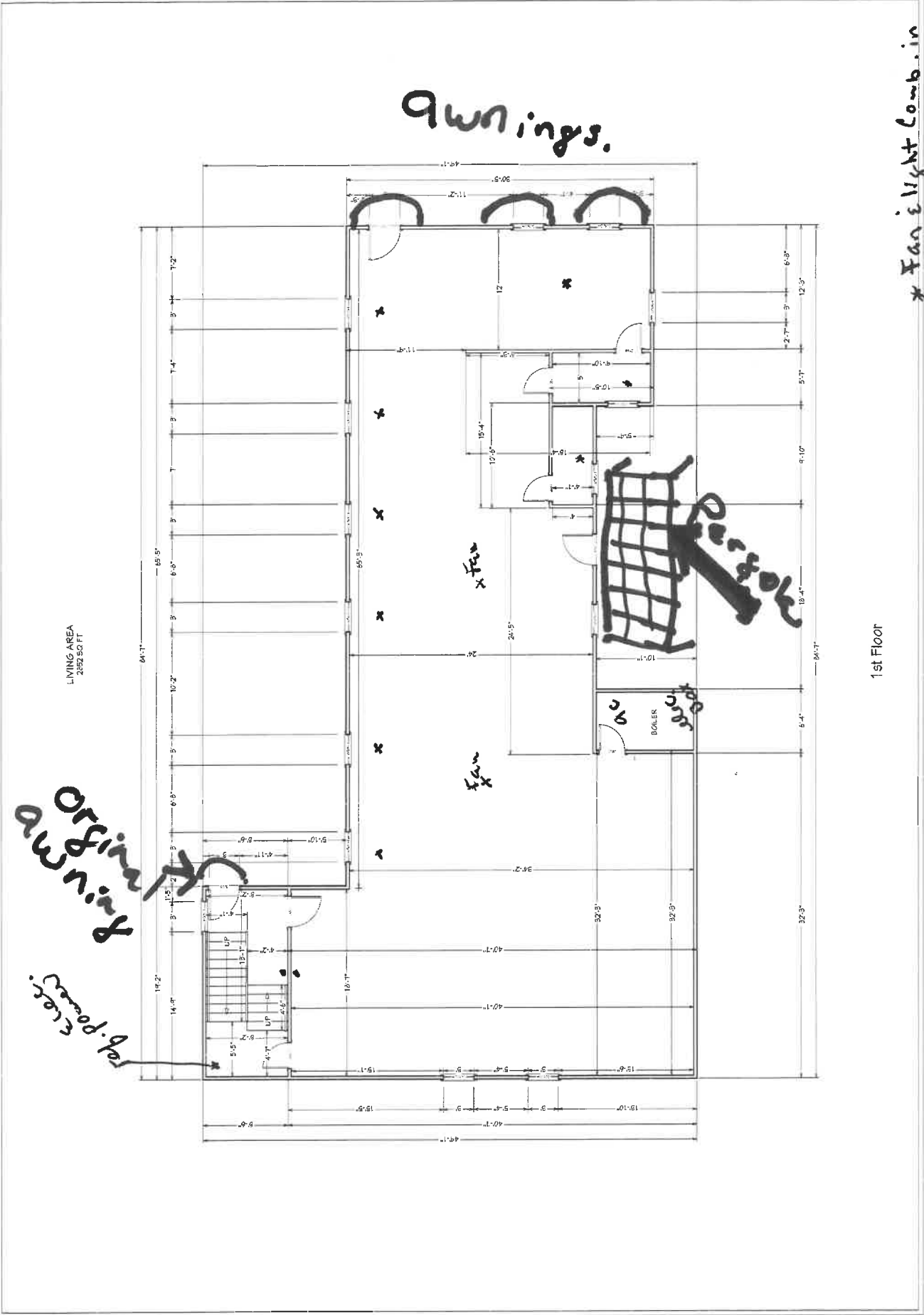
1500

1500

1500



Awnings - 3 -
Stripes - Black & White





Black
wood.
+ metal!



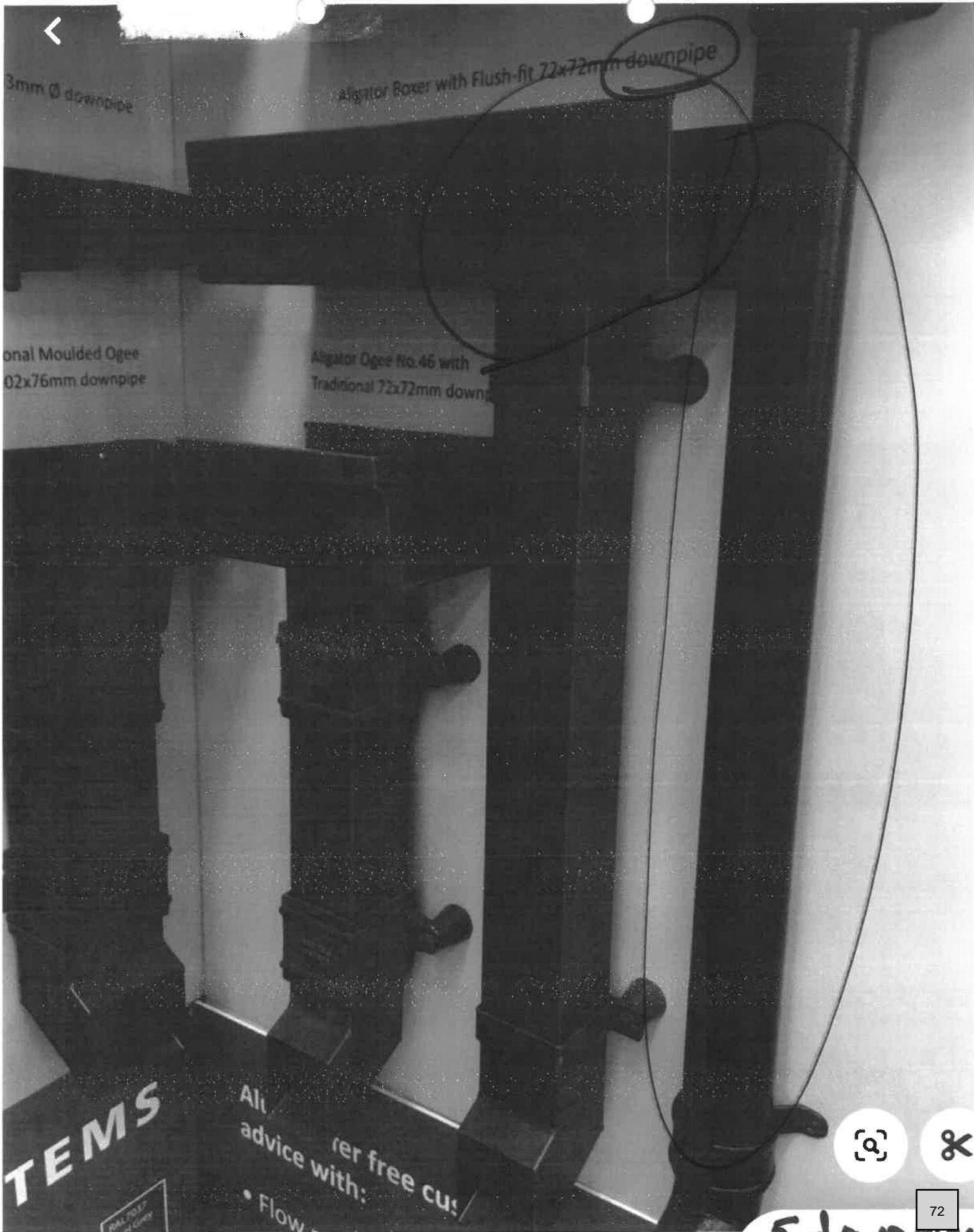
Leaf + stone

"Restored Holdings LLC" Pennsylvania

Left side







Alligator Boxer with Flush-fit 72x72mm downpipe

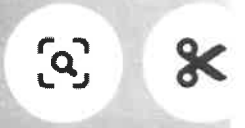
3mm Ø downpipe

onal Moulded Ogee
102x76mm downpipe

Alligator Ogee No. 46 with
Traditional 72x72mm downpipe

ITEMS

All... advice with: ...er free cu: ... Flow...



72

5 down pipes

JANET MOSES.



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

Detail by Entity Name

Florida Limited Liability Company
RESTORED HOLDINGS LLC

Filing Information

Document Number L24000171551
FEI/EIN Number NONE
Date Filed 04/11/2024
Effective Date 04/10/2024
State FL
Status ACTIVE

Principal Address

405 E DUVAL STREET
LAKE CITY, FL 32055

Mailing Address

405 E DUVAL STREET
LAKE CITY, FL 32055

Registered Agent Name & Address

LUTZ, JOY
405 E DUVAL STREET
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

LUTZ, JOY
405 E DUVAL ST
LAKE CITY, FL 32055

Title MGR

MOSES, JANET
174 N MARION AVE
LAKE CITY, FL 32055

Annual Reports

No Annual Reports Filed

Document Images

[04/11/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20194

Warranty Deed

This Warranty Deed is executed this 10 of June, 2024, by SPMV Properties, LLC, a Florida Limited Liability Company, whose address is 164 Northwest Madison Street, Lake City, FL 32055, hereinafter called the grantor, to Restored Holdings, LLC, a Florida Limited Liability Company, whose address is: 405 East Duval Street, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Witness

Printed Name

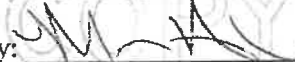
Witness Postal Address

Witness


Printed Name

Witness Postal Address

SPMV Properties, LLC, a Florida
Limited Liability Company

By: 

Marc A. Vann, Manager

By: 

Samuel P. Vann, Jr., Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or ()
online notarization this 10 day of June, 2024 by Marc A. Vann and Samuel P. Vann, Jr.,
Managers of SPMV Properties, LLC, a FL Limited Liability Company, on behalf of the Limited
Liability Company, who produced DL as identification.

Signature of Notary Public
Print, Type/Stamp Name of Notary

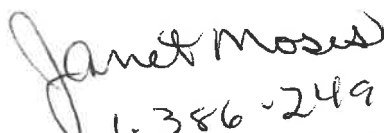

1-386-249
4625

EXHIBIT "A"

BEGIN AT A POINT 61.5 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 19, CENTRAL DIVISION OF THE CITY OF LAKE CITY, THENCE NORTH 89°24'38" EAST, 105.00 FEET, SOUTH 00°04'31" WEST, 61.85 FEET, THENCE SOUTH 89°54'05" WEST, 72.30 FEET TO A POINT ON THE EAST BOUNDARY LINE OF COLUMBIA STREET, THENCE NORTH 00°02'51" EAST, ALONG SAID EAST BOUNDARY LINE OF COLUMBIA STREET, 58.20 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATED IN LOT OR BLOCK, CENTRAL DIVISION OF THE CITY OF LAKE CITY.

PUBLIC NOTICE

STATE OF MISSISSIPPI
COUNTY OF []

NAME OF PROJECT	
LOCATION	
DATE OF PUBLIC HEARING	
TIME OF PUBLIC HEARING	
PLACE OF PUBLIC HEARING	
NAME OF APPLICANT	
ADDRESS OF APPLICANT	
PHONE NUMBER OF APPLICANT	
NAME OF ENGINEER	
ADDRESS OF ENGINEER	
PHONE NUMBER OF ENGINEER	

FOR FURTHER INFORMATION, CONTACT THE ENGINEER AT THE ABOVE ADDRESS OR PHONE NUMBER.

**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

COA 24-22, a petition by Janet Moses, agent for Restored Holding, LLC, owner, to request a Certificate of Appropriateness be granted as provided for in Section 10.11 of the Land Development Regulations, to get approval put replace existing doors, awnings, gutters, and fence for a property located in the Commercial-Central Business District zoning district, in accordance with the submittal of the petition dated August 26, 2024, to be located on parcel 12684-000.

WHEN: September 10, 2024
5:30 p.m. or as soon after

WHERE: City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida.
Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>.

Copies of the certificate of appropriateness application are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the Certificate of Appropriateness.

**FOR MORE INFORMATION CONTACT
ROBERT ANGELO
PLANNING & ZONING TECHNICIAN
AT 386.719.5820**

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY HISTORIC PRESERVATION AGENCY

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, September 10, 2024 at 5:30pm or as soon after.

Agenda Items

1. **COA24-16** (Tropical Mile, LLC)- Parcel 12748-000 located at 182 S Marion Ave- Certificate of Appropriateness petition to get approval to install a new sign and repaint the red areas of the building black.
2. **COA24-21** (Paul Spicer, agent for Sophia Parker, owner)- Parcel 11975-000 located at 428 NW Columbia Ave- Certificate of Appropriateness petition to get approval to replace the existing windows.
3. **COA24-22** (Restored Holdings LLC)- Parcel 12684-000 located at 169 NW Columbia Ave- Certificate of Appropriateness petition to get approval to remodel exterior of building.
4. **Consent Agenda-** COA24-19 and COA24-20.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at: <https://www.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 with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, August 28, 2024 8:38 AM
To: Angelo, Robert
Subject: RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Confirmed

Kym Harrison - 386-754-0401

Support your local news source while reaching our community of loyal subscribers

Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103
Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Wednesday, August 28, 2024 8:12 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Looks Good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, August 27, 2024 12:17 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: FW: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Just making sure you saw this. Below and attached please

Kym Harrison - 386-754-0401

Support your local news source while reaching our community of loyal subscribers

Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103

Lake City, FL 32055

From: LCR-Classifieds
Sent: Monday, August 26, 2024 4:31 PM
To: 'Angelo, Robert' <AngeloR@lcfla.com>
Subject: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Hi Robert! 3 ads attached to publish 8/29
P&A 3 x 3.5 272.25
BOA 3 x 5 247.50
HISTORIC 3 x 5.5 272.25

Kym Harrison - 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103
Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, August 26, 2024 3:23 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 29, 2024** paper.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
HISTORIC PRESERVATION AGENCY**

THIS SERVES AS PUBLIC NOTICE the Historic Preservation Agency will hold a meeting on Tuesday, September 10, 2024 at 5:30 PM or as soon after.

Agenda Items

1. **COA24-16** (Tropical Mile, LLC)- Parcel 12748-000 located at 182 S Marion Ave- Certificate of Appropriateness petition to get approval to install a new sign and repaint the red areas of the building black.
2. **COA24-21** (Paul Spicer, agent for Sophia Parker, owner)- Parcel 11975-000 located at 428 NW Columbia Ave- Certificate of Appropriateness petition to get approval to replace the existing windows.
3. **COA24-22** (Restored Holdings LLC)- Parcel 12684-000 located at 169 NW Columbia Ave- Certificate of Appropriateness petition to get approval to remodel exterior of building.
4. **Consent Agenda**- COA24-19 and COA24-20.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:
<https://www.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 with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Lake City, FL 32055

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To SCHLITZKUS Lisa A.
Street and Apt. No., or PO Box No. 118 N. Marton Ave
City, State, ZIP+4® Lake City FL 32055

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Prem Enterprise USA, LLC
Street and Apt. No., or PO Box No. 1404 W. U.S. Hwy 90
City, State, ZIP+4® Lake City FL 32055

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Isiyamu Stephen O. MD
Street and Apt. No., or PO Box No. 187 N.W. Madison St.
City, State, ZIP+4® Lake City FL 32055

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Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To SPMV Properties LLC
Street and Apt. No., or PO Box No. 164 SW Madison St
City, State, ZIP+4® Lake City FL 32055

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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To B. Ellings Tire #2 Inc
Street and Apt. No., or PO Box No. 166 West Duval St.
City, State, ZIP+4® Lake City FL 32055

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Scottsdale, AZ 85255

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Chancellor Income Holdings LLC
Street and Apt. No., or PO Box No. 8372 E. Hartford Dr. Suite
City, State, ZIP+4® Scottsdale, AZ 85255

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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9589 0710 5270 0668 3685 63
9589 0710 5270 0668 3685 17

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For delivery information, visit our website at www.usps.com®.

Cambridge, MA 02138

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	

Sent To: **GAM Real Estate LLC**
Street and Apt. No., or PO Box No.: **77 Sparks St.**
City, State, ZIP+4®: **Cambridge, MA 02138**

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Lake City, FL 32055

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	

Sent To: **David Bernstein Ent, LLC**
Street and Apt. No., or PO Box No.: **992 S Monroe St**
City, State, ZIP+4®: **Lake City, FL 32055**

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Valdosta, GA 31601

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	

Sent To: **Branch Hotel redevelopment LLC**
Street and Apt. No., or PO Box No.: **1709 A Gornto Rd**
City, State, ZIP+4®: **Valdosta Ga 31601**

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Lake City, FL 32055

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	

Sent To: **FAC Dog Properties LLC**
Street and Apt. No., or PO Box No.: **177 New Madison St**
City, State, ZIP+4®: **Lake City FL 32055**

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Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	

Sent To: **Double Eagle Investors LLC**
Street and Apt. No., or PO Box No.: **104 N. Marion Ave**
City, State, ZIP+4®: **Lake City, FL 32055**

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Lake City, FL 32056

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	

Sent To: **Gray Building LLC**
Street and Apt. No., or PO Box No.: **PO Box 1933**
City, State, ZIP+4®: **Lake City FL 32055**

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Lake City, FL 32055

OFFICIAL USE

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	
Sent To	Clackin Charity Ann	
Street and Apt. No., or PO Box No.	178 N Marion Ave	
City, State, ZIP+4®	Lake City FL 32055	

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Starke, FL 32091

OFFICIAL USE

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	
Sent To	156 - 168 Marion St	
Street and Apt. No., or PO Box No.	4375 Seminole St.	
City, State, ZIP+4®	Starke Fla 32091	

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Lake City, FL 32055

OFFICIAL USE

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	08/26/2024
Total Postage and Fees	\$5.58	
Sent To	Kurdi Properties LL	
Street and Apt. No., or PO Box No.	298 NW Harris LP	
City, State, ZIP+4®	Lake City FL 32055	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



August 26, 2024

To Whom it May Concern

On September 10, 2024 the Historic Preservation Agency will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, COA 24-22 to get approval to replace the existing doors on property located at 169 NW Columbia Ave, Lake City, FL 32055.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email growthmanagement@lcfla.com.

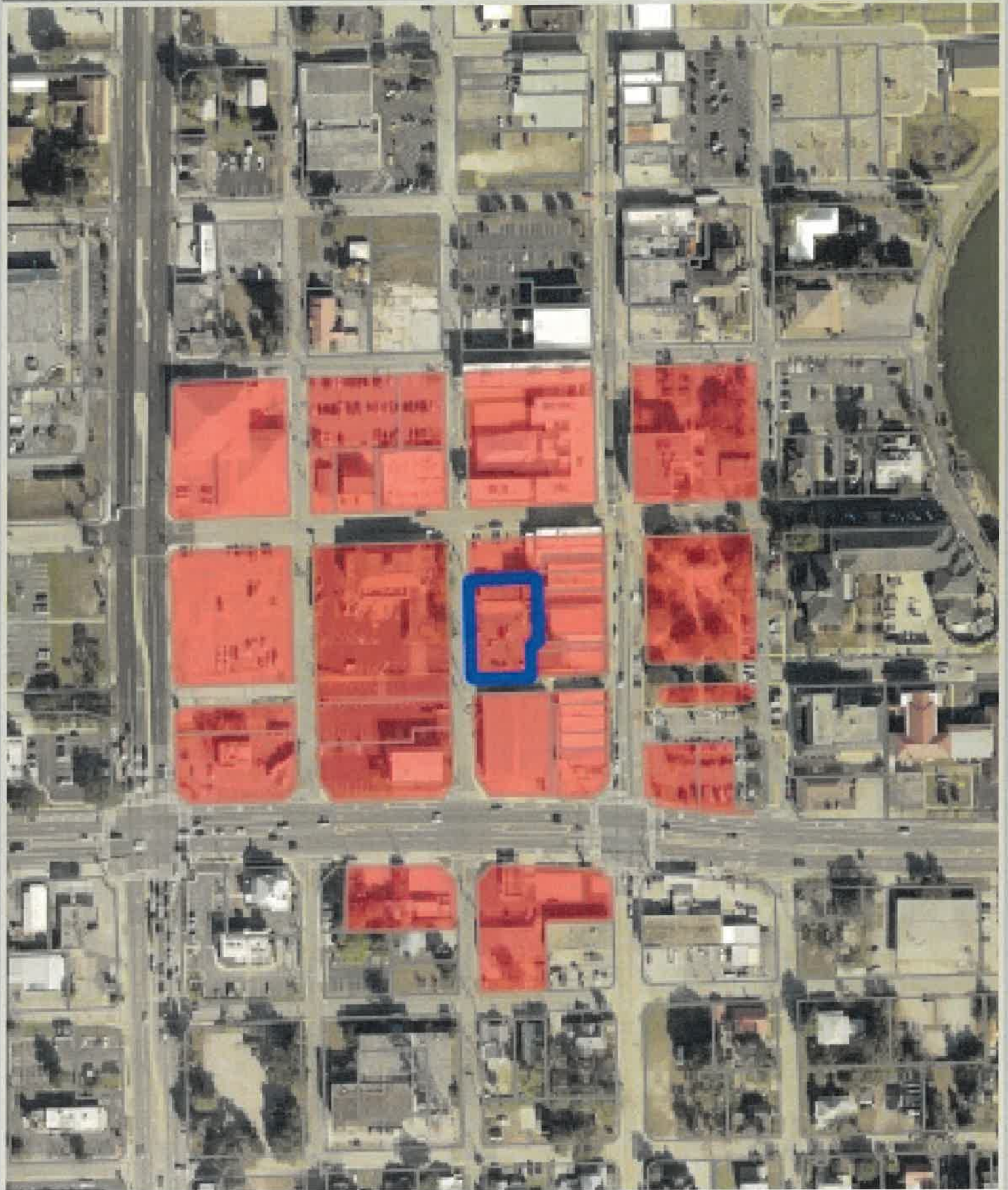
Robert Angelo

Planning and Zoning Tech
City of Lake City

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
SPMV PROPERTIES LLC	164 SW MADISON ST		LAKE CITY	FL	32055	
CITY OF LAKE CITY	205 N MARION AVE		LAKE CITY	FL	32055	
CITY OF LAKE CITY	205 N MARION AVE		LAKE CITY	FL	32055	
CITY OF LAKE CITY	205 N MARION AVE		LAKE CITY	FL	32055	
CITY OF LAKE CITY	205 N MARION AVE		LAKE CITY	FL	32055	
SPMV PROPERTIES LLC	164 NW MADISON ST		LAKE CITY	FL	32055	
SPMV PROPERTIES LLC	164 NW MADISON ST		LAKE CITY	FL	32055	
CITY OF LAKE CITY	164 SW MADISON ST		LAKE CITY	FL	32055	
SCHLITZKUS LISAA	205 N MARION AVE		LAKE CITY	FL	32055	
SCHLITZKUS LISAA	118 N MARION AVE		LAKE CITY	FL	32055	
SCHLITZKUS LISAA	118 N MARION AVE		LAKE CITY	FL	32055	
KURDI PROPERTIES LLC	118 N MARION AVE		LAKE CITY	FL	32055	
KURDI PROPERTIES LLC	298 NW HARRIS LP		LAKE CITY	FL	32055	
156-168 MARION STREET LLC	298 NW HARRIS LP		LAKE CITY	FL	32055	
CITY OF LAKE CITY	4375 SEMINLE ST		STARKE	FL	32091	
MOSES JANET	205 N MARION AVE		LAKE CITY	FL	32055	
GLACKIN CHARITY ANN	174 N MARION AVE		LAKE CITY	FL	32055	
CITY OF LAKE CITY	178 N MARION AVE		LAKE CITY	FL	32055	
BLANCHE HOTEL REDEVELOPMENT LLC	205 N MARION AVE		LAKE CITY	FL	32055	
CITY OF LAKE CITY CITY HALL	1709A GORNTO RD	PMB #343	VALDOSTA	GA	31601	
GREY BUILDING LLC	205 N MARION AVE		LAKE CITY	FL	32055	
SPMV PROPERTIES LLC	P O BOX 1933		LAKE CITY	FL	32056	
DAVID BERNSTEIN ENTERPRISES LLC	164 NW MADISON ST		LAKE CITY	FL	32055	
DOUBLE EAGLE INVESTORS, LLC	992 SE MONROE ST		LAKE CITY	FL	32055	
GAM REAL ESTATE LLC	184 N MARION AVE		LAKE CITY	FL	32055	
SPMV PROPERTIES LLC	77 SPARKS ST		CAMBRIDGE	MA	02138	
FATDOG PROPERTIES LLC	164 SW MADISON ST		LAKE CITY	FL	32055	
IZEIYAMU STEPHEN O MD	177 NW MADSON ST		LAKE CITY	FL	32055	
CHANCELLOR INCOME HOLDINGS LLC	187 NW MADISON ST		LAKE CITY	FL	32055	
CITY OF LAKE CITY	8377 E HARTFORD DR	SUITE 100	SCOTTSDALE	AZ	85255	
CITY OF LAKE CITY, FLORIDA	205 N MARION AVE		LAKE CITY	FL	32055	
PREM ENTERPRISE USA, LLC	205 N MARION AVE		LAKE CITY	FL	32055	
SPMV PROPERTIES LLC	1404 W US HWY 90		LAKE CITY	FL	32055	
BIELLING'S TIRE #2 INC	164 NW MADISON ST		LAKE CITY	FL	32055	
	166 WEST DUVAL STREET		LAKE CITY	FL	32055	

GIS Buffer



0

340

680

1020

1360

File Attachments for Item:

iv. COA 24-19, submitted by, Donald Burnsed, as agent for Hillsboro Center LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake City Historic Commercial District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12633-000-000, located at 120 NW Hillsboro St.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 8/15/24	COA 24-19
Address: 120 NW Hillsboro St, Lake City, FL	
Parcel Number: 12633-000	
Owner: Joe Hines	
Address of Owner: 1511 Burrell Ct, San Jose, CA 95126	
Description of Structure: Two story commercial building.	
<p>The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176</p>	
 <hr style="width: 30%; margin: auto;"/>	
<p>Dave Young, CEO Director of Growth Management</p>	
<p>Code Edition: 2020 (7th) Edition of the Florida Building Codes, 2020 (7th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation</p>	
Description of Approved Construction:	
Replace existing roof with a new TPO roof. Roof is not seen by the public as it sits behind a wall.	
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@lcfra.com

COA 24-19

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

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

Historic District: Lake Isabella Historical Residential District
 Downtown Historical District
 Historic Commercial District.

Site Address: 120 NW Hillsboro St., Lake City, FL 32055.
 Parcel ID #(s) 00-00-00-12633-000 (41173).

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
Joe Hines		Donald Burnsed	

Owner(s) Name	Applicant Name
Joe Hines	Donald Burnsed
Company (if applicable)	Company (if applicable)
Hillsboro Center LLC.	True Force Roofing
Street Address	Street Address
1511 Burrell Ct.	2420 NW 66 Ct. Suite B.
City State Zip	City State Zip
San Jose, CA, 95126	Grainesville, FL 32653
Telephone Number	Telephone Number
408.221.0174	352.900.5149
E-Mail Address	E-Mail Address
Joe.hines@icloud.com	permits@trueforcerroofing.ca

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).

Will install Flute Fill material to have flat surface to be able to properly attach G.A.F. 60 Mill T.P.O Membrane! All Penetrations & edges will have have been upgraded to Builders Coop. & Installed for finish product to pass final inspection.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	<i>G.A.F.</i>	<i>Thermo plastic dry Roofing Systems</i>	<i>White 60. TPO membrane G.A.F.</i>
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.

N/A

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.

N/A

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.

Donald Burnsed
 Applicant (Signature)

8-8-2024
 Date

Donald Burnsed
 Applicant (Print)

Please submit this application And all required supporting Materials via email to: growthmanagement@lcfla.com Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received	Received By:
	COA <u>24-19</u>		<u>8/13/24</u>	<u>Robert Angelo</u>
	Zoning: <u>C-CBD</u>		<input checked="" type="checkbox"/>	Staff Approval
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	Single Family Structure or its Accessory Structure
	Pre-Conference	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	Multi-Family requiring HPA approval
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	After-The-Fact Certificate of Appropriateness
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 752-2031
growthmanagement@lcfla.com

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 Joe Hines (print name of property owner(s))

hereby authorize: Donald Burnsed (print name of agent)

to represent me/us in processing an application for: COA / Permit (Roofing) (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]

Joe Hines (Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF



Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization,

this 14 day of August, 20 24, by Joe Hines

[Signature of Notary Public]

Notary Public

Derek King Printed Name

3-2-26 My Commission Expires

[] Personally Known OR

[X] Produced Identification

ID Produced: DL # D9138069

EverGuard[®]
GAF Self-Adhered TPO
 Roof Membrane



Factory-applied adhesive can help you save time and labor on TPO membrane installation

The GAF EverGuard[®] SA TPO Self-Adhered Roof Membrane is ready to install direct from the factory.

- Uses hot-melt, pressure-sensitive (HMPSA) to retain bonding power at temperatures down to 20 °F
- No waiting for flash-off and no adhesive containers to dispose of
- Suitable for jobs on occupied buildings where odor associated with traditional solvent-based adhesives are a concern
- More flexible than GAF standard TPO

Get the benefits of TPO, plus easy installation

- **Excellent seam strength** — heat-welded seams provide excellent long-term performance
- **Long-term weathering protection** — excellent protection against the damage caused by heat, weather elements, and UV rays
- **Fast to install** — up to 60% faster membrane installation than traditional GAF TPO bucket adhesives, based on head-to-head testing under controlled laboratory conditions

- **Minimal disruption to building occupants** — avoid odor associated with solvent-based adhesives. Minimal disruption to building occupants makes it a good option for use on buildings like schools and hospitals.
- **Easy clean-up** — no buckets, rollers, or canisters to dispose of — just the release liner
- **Cold-weather application** — can be installed at temperatures as low as 20 °F
- **FM approved¹ and UL listed²**
- **Versatile** — can be applied directly to a variety of substrates including ISO, HD ISO, and gypsum boards, with no primer or anchor sheet required³
- **Warranty or guarantee coverage available for up to 25 years for qualified systems⁴**
- **Reflective white membrane** — can help reduce building cooling costs⁵

Available sizes and colors:

- White only
- Thickness: 60 mil and 80 mil
- Roll sizes: 5' x 100' and 10' x 100'

¹ FM Approved — refer to RoofNav.com for actual assemblies.
² Classified by UL in accordance with ANSI/UL 790. Refer to UL Product iQ for specific assemblies.
³ Refer to application instructions for approved substrates and additional information.
⁴ Additional requirements apply. Contact GAF for more information. See applicable guarantee or warranty documents, available at gaf.com, for complete coverage and restrictions.
⁵ Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

Easy to install

- **Kick out the roll**



- **Remove the release liner**



- **Broom in the sheet**



- **Use a weighted roller**



- **Heat weld the seams**



For additional information, including videos, visit gaf.com/SATPO

We protect what matters most™



PHYSICAL PROPERTIES (ASTM D 6878)

Type	ASTM Test Method	ASTM Minimum Values	EverGuard® Test Values (approx.) ¹	
			60 mil	80 mil
Nominal Thickness	ASTM D 751	0.039"	0.060" (1.52 mm)	.080" (2.03 mm)
Coating over Scrim	ASTM D 7635	0.015"	0.026" (0.66 mm)	.035" (0.89 mm)
Breaking Strength	ASTM D 751 Grab Method MD	220 lbf	338 lbf MD / 305 lbf CD	400 lbf MD / 380 lbf CD
Factory Seam Strength	ASTM D 751	66 lbf	134 lbf	134 lbf
Weather Resistance	ASTM G 155	10,080 kJ/m ² at 340 nm, No cracks at 7X	>20,160 kJ/m ² at 340 nm, No cracks, Pass	>20,160 kJ/m ² at 340 nm, No cracks, Pass
Elongation at Break	ASTM D 751	15%	30%	30%
Heat Aging	ASTM D573	≤1.5% Weight change after 8 weeks @ 275 °F, No cracks at 7X	Pass	Pass
Tear Strength	ASTM D 751 (8" x 8" Sample)	55 lbf	Pass	Pass
Cold Brittleness	ASTM D 2137	-40 °F	Pass	Pass
Dimensional Change	ASTM D 1204	±1%	Pass	Pass
Water Absorption	ASTM D 471	±3%	Pass	Pass
Ozone Exposure	ASTM D 1149	No cracks	Pass	Pass
Guarantee			Up to 20 years	Up to 25 years

ADDITIONAL PHYSICAL PROPERTIES

Type	ASTM Test Method	ASTM Minimum	Data Source
Air Permeance	ASTM E 2178	—	<0.02 L/(s·m ²)

¹ Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide.

SUSTAINABILITY RATINGS/CERTIFICATIONS

Cool Roof Rating Council (CRRC)					
Type	ASTM Test Method	Color	Product ID#	Initial	Aged ²
Solar Reflectance	ASTM C-1549	White	0676-0159	0.81	0.65
Thermal Emittance	ASTM C-1371	White	0676-0159	0.90	0.91
Solar Reflectance Index (SRI)	ASTM E-1980	White	0676-0159	101	79

² CRRC Rapid Ratings: Interim laboratory-aged values that simulate naturally aged values and will be replaced by the measured three-year naturally aged values upon completion of the weathering process.

LEED Information	
Manufacturing Location	Mount Vernon, IN

APPLICABLE STANDARDS/ APPROVALS

 Classified by UL in accordance with ANSI/UL 790. Refer to UL Product iQ for actual assemblies.	 FM Approved (Refer to roofnav.com for actual assemblies).	 Miami-Dade County Product Control Approved	State of Florida Approved	Meets or exceeds the requirements of the Texas Department of Insurance.
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Can be used to comply with the 2022 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.

PRODUCT DATA

Roll Size	Colors	Full Roll Size	Full Roll Weight (Average)	Full Roll Size	Full Roll Weight (Average)
60 mil	White	10' x 100'	372 lb.	5' x 100'	186 lb.
80 mil	White	10' x 100'	456 lb.	5' x 100'	228 lb.
Shelf Life	18 months from the date of manufacture when stored properly.				
Storage	Store in a clean, dry environment between 60 °F and 100 °F and out of direct sunlight. When stored onsite, the membrane must be kept dry and at least 20 °F prior to installation.				
Safety Warning	Caution must be taken when moving the membrane rolls. Use care when handling the adhesive side as it is aggressive and will stick to skin. Refer to SDS for additional safety information.				

Note: Membrane rolls shipped horizontally on pallets



Visit gaf.com

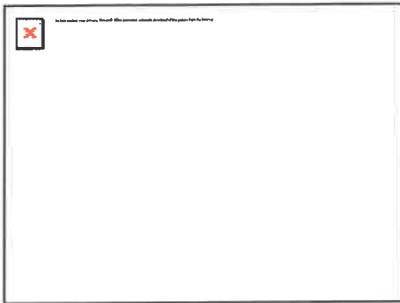
We protect what matters most™



Angelo, Robert

From: Permits True Force Roofing <permits@trueforceroofing.com>
Sent: Wednesday, August 14, 2024 10:13 AM
To: Growth Management
Subject: Application for TPO Roof Over on Commercial Building
Attachments: TPO Info sheet.pdf; Hines TPO PERMIT APP.pdf

Good morning! We were informed that a commercial project we are under contract for is within the historic commercial district. Please see attached documents and let us know if there is anything we are missing. The property owner is very eager for us to get work started. Thank you and have a great day!



Kelsey Havelock | Project Coordinator
2420 NW 66th CT Building B,
Gainesville, FL 32653
Direct: 352.824.3591
Office: 352.900.5149
trueforceroofing.com
#CCC1333814





7/30/2024, 12:00 PM







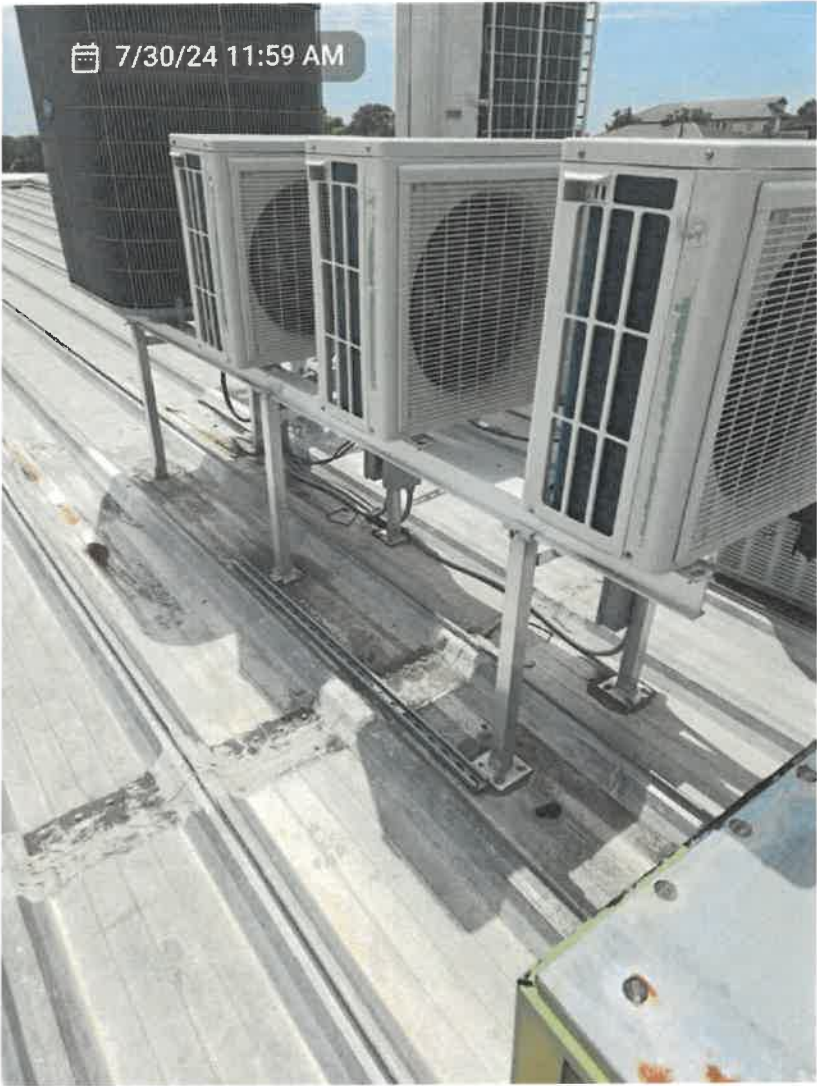












7/30/24 11:58 AM





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

PARCEL: 00-00-00-12633-000 (41173) | MXD RES/OFF/STO (1200) | 0.125 AC
 C DIV: BEG NW COR, RUN E 202.31 FT, S 27.08 FT, W 202.02 FT, N 26.88 FT TO POB, (BLOCK 4) ORB 556-157, 641-538 THRU 543, 776-1941, 791-1017, 845-1323

2024 Working Values	
Mkt Lnd	\$522,035
Ag Lnd	\$522,035
Bldg	\$0
XFOB	\$0
Total county	\$211,226 city:\$211,226
Other	\$0 school:\$522,035

Owner: 1511 BURRELL CT
 SAN JOSE, CA 95126

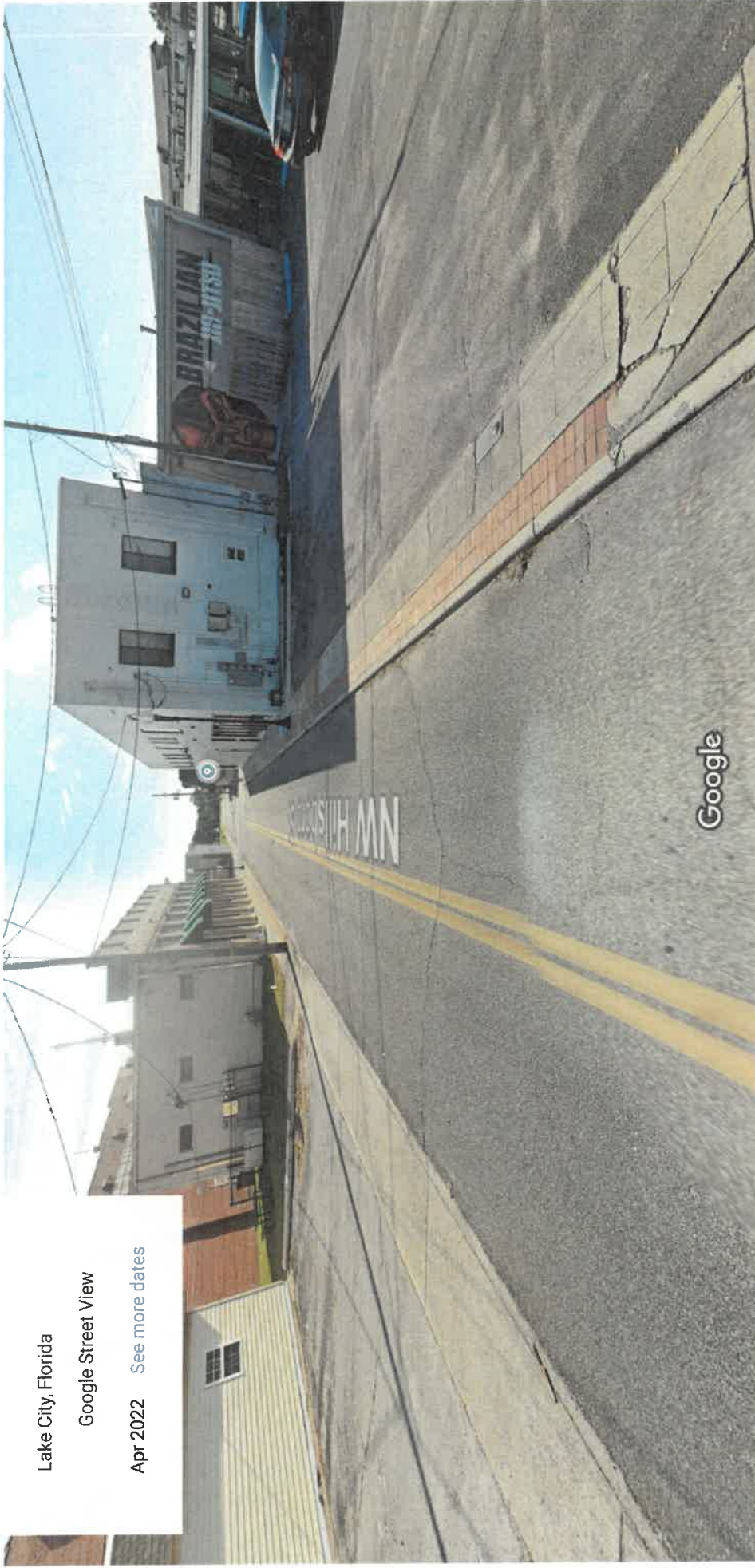
Site: 120 NW HILLSBORO ST, LAKE CITY
 9/13/2019 I(Q) \$155,000
 5/18/2007 I(U) \$34,500
 6/15/2001 I(Q) \$79,500

NOTES:



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: 8/15/2024 and may not reflect the data currently on file at our office.

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										VALUATION SUMMARY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	EGON	FNCT	NORM	% COND	STANDARD	Tax Group: 1		Tax Dist:		VALUATION BY									
Exterior Wall	18	CEMENT BRK 100	3910	04	5,030	132.8774	95.67	481,220	1955	2020	0	0	2.00	98.00	471,596	BUILDING MARKET VALUE		471,596		STANDARD									
Roof Structure	09	RIDGE FRME 100	1 SHOP/APT - 0% - 0													HEATED AREA: 5024		TOTAL MARKET OB/FX VALUE		2,717									
Roof Cover	04	BUILT-UP 100														TOTAL LAND VALUE - MARKET		47,722											
Interior Wall	05	DRYWALL 100														TOTAL MARKET VALUE		522,035											
Interior Floor	15	HARDTILE 100														SOH/AGL Deduction		310,809											
Interior Floor	00	N/A 0														ASSESSED VALUE		211,226											
Ceiling	02	F. NOT SUS 100														TOTAL EXEMPTION VALUE		0											
Air Condition	06	ENG CENTRL 100														BASE TAXABLE VALUE		211,226											
Heating Type	09	ENG F AIR 100														TOTAL JUST VALUE		522,035											
Fixtures	14	100														NCON VALUE		0											
Frame	03	MASONRY 100														INCOME VALUE		0											
Story Height	10	100														PREVIOUS YEAR MKT VALUE		196,786											
RMS	8	100														SALE: 3:1: 3 PARCELS - 1 DEED													
Stories	2	2, 100														SALE: 2:1: NELL'S DINER													
Units	0	100														SALE: 1:1: RETURNING PROPERTY TO FORMER OWNER													
Condition Adj	03	03 100																											
Quality	07	07																											
DOR CODE	1200	MXD RES/OFF/STO																											
MAP NUM		MKT AREA	06																										
NEIGHBORHOOD/LOC	850317	00	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
APT	2,522	100	2,522	236,454																									
BAS	140	100	140	13,126																									
BAS	1,098	100	1,098	102,945																									
BAS	1,264	100	1,264	118,508																									
CAN	20	30	6	563																									
TOTALS	5,044		5,030	471,596																									
EXTRA FEATURES										BUILDING NOTES																			
L N	OB/FX	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJR	ADJ UNIT PRICE	BLD DATE XF DATE	INC DATE	LAND DATE	AG DATE	OB/FX MKT VALUE	YEAR ON	YEAR ACTUAL	% COND	Q	CONC	NOTES									
1	10260	PAVEMENT-A	0	0	95	26			1.10	100	2002	2002	2,717	3	100														
LGL DATE: 04/09/2024 MLU BLD DATE: 04/09/2024 INC DATE: 04/09/2024 LAND DATE: 04/09/2024 AG DATE: 04/09/2024 OB/FX MKT VALUE: 2,717 UNIT PRICE: 7.00 ADJ UNIT PRICE: 8.75 UNIT PRICE: 47,722 TOT ADJ: 1.00 TOT COND: 1.00 TOT ACTUAL: 1.25 % COND: 100 Q: 3 CONC: 100 NOTES:																													
LAND DESCRIPTION										TOTAL OB/FX																			
L N	USE CODE	CLS	DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH	FAC	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSTRY				
1	1200	C	STORE COMB	0		*C-CBD26.00	26.00	97.00	5,454.00	SF	1.00			1.00	1.00	1.25	7.00	47,722											
BUILDING DIMENSIONS APT=[ORIG=40,0] E26 N97 W26 S97 \$ BAS=[ORIG=-10,43] W16 S54 E26 N40 W10 N14 \$ BAS=[ORIG=0,0] W26 S43 E16 E10 N13 W5 N4 E5 N26 \$ BAS=[ORIG=0,57] N14 W10 S14 E10 \$ CAN=[ORIG=0,30] N4 W5 S4 E5 \$ PTR=[ORIG=0,0] E40 W40 \$																													
BUILDING NOTES GRANTEE: TERESA SHERROD GRANTEE: HILLSBORO CENTER LL 1121/1150 5/18/2007 WD U I 06 34,900 GRANTOR: SHERROD & COLEMAN GRANTEE: TERESA SHERROD																													
SALES DATA OFF RECORD Number: 1394/1505 DATE: 9/13/2019 WD Q I 01 SALE PRICE: 155,000 TYPE Q V RSN: INST U I CD GRANTOR: TERESA SHERROD GRANTEE: HILLSBORO CENTER LL 1121/1150 5/18/2007 WD U I 06 34,900 GRANTOR: SHERROD & COLEMAN GRANTEE: TERESA SHERROD																													
VALUATION SUMMARY Tax Group: 1 Tax Dist: 1 BUILDING MARKET VALUE: 471,596 TOTAL LAND VALUE - MARKET: 47,722 TOTAL MARKET VALUE: 522,035 SOH/AGL Deduction: 310,809 ASSESSED VALUE: 211,226 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 211,226 TOTAL JUST VALUE: 522,035 NCON VALUE: 0 INCOME VALUE: 0 PREVIOUS YEAR MKT VALUE: 196,786 SALE: 3:1: 3 PARCELS - 1 DEED SALE: 2:1: NELL'S DINER SALE: 1:1: RETURNING PROPERTY TO FORMER OWNER																													



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

Image capture: Apr 2022 © 2024 Google



Google Maps 317 N Marion Ave

Lake City, Florida

Google Street View

Mar 2023 See more dates

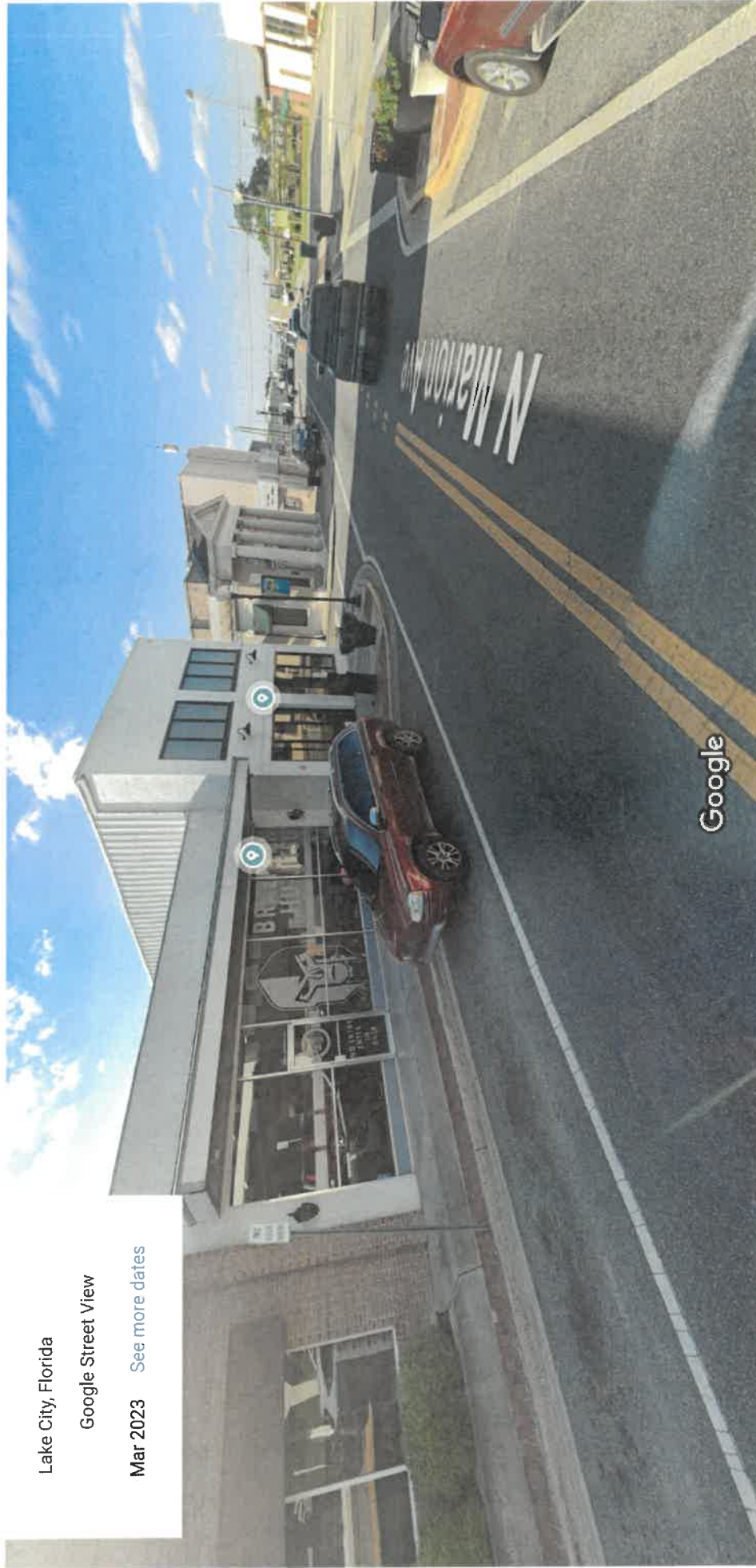


Image capture: Mar 2023 © 2024 Google



File Attachments for Item:

v. COA 24-20, submitted by, Janet Moses, as agent for Restored Holdings, LLC, owner, requesting a Certificate of Appropriateness in a Commercial-Central Business District (C-CBD) zoning district as established in section 4.14 of the Land Development Regulations and located within the Lake City Historic Commercial District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 12684-000, located at 169 NW Columbia Ave.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 8/16/24	COA 24-20
Address: 169 NW Columbia Ave, Lake City	
Parcel Number: 12684-000	
Owner: SPMV PROPERTIES LLC	
Address of Owner: 164 NW Madison St	
Description of Structure: Commercial Building	
<p>The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176</p>	
 <hr style="width: 30%; margin: auto;"/>	
<p>Dave Young, CBD Director of Growth Management</p>	
<p>Code Edition: 2020 (7th) Edition of the Florida Building Codes, 2020 (7th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation</p>	
Description of Approved Construction:	
Replace the existing windows with new vinyl windows. Same style and layout.	
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@lcfra.com

COA 24-20

HISTORIC PRESERVATION AGENCY (HPA)

Certificate of Appropriateness (COA) Application

USE THIS FORM TO

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

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

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

PROJECT TYPE

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

APPROVAL TYPE:
 See [Certificate of Appropriateness Matrix](#)

Staff Approval
 Board Approval: Conceptual or Final

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

Historic District: Lake Isabella Historical Residential District
 Downtown Historical District

Site Address: 169 NW Columbia Ave, Lake City

Parcel ID #(s) 12684-000

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

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.

Owner(s) Name	Applicant Name
Restored Holding LLC	Janet Moses
Company (if applicable)	Company (if applicable)
Street Address	Street Address
169 NW Columbia Ave	174 N Marion Ave
City State Zip	City State Zip
Lake City, FL 32055	Lake City, FL 32055
Telephone Number	Telephone Number
	386-249-4625
E-Mail Address	E-Mail Address

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	YKK-AP	50psf Single Hung	White
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.

Variations 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.

Janet Moses

Applicant (Signature)

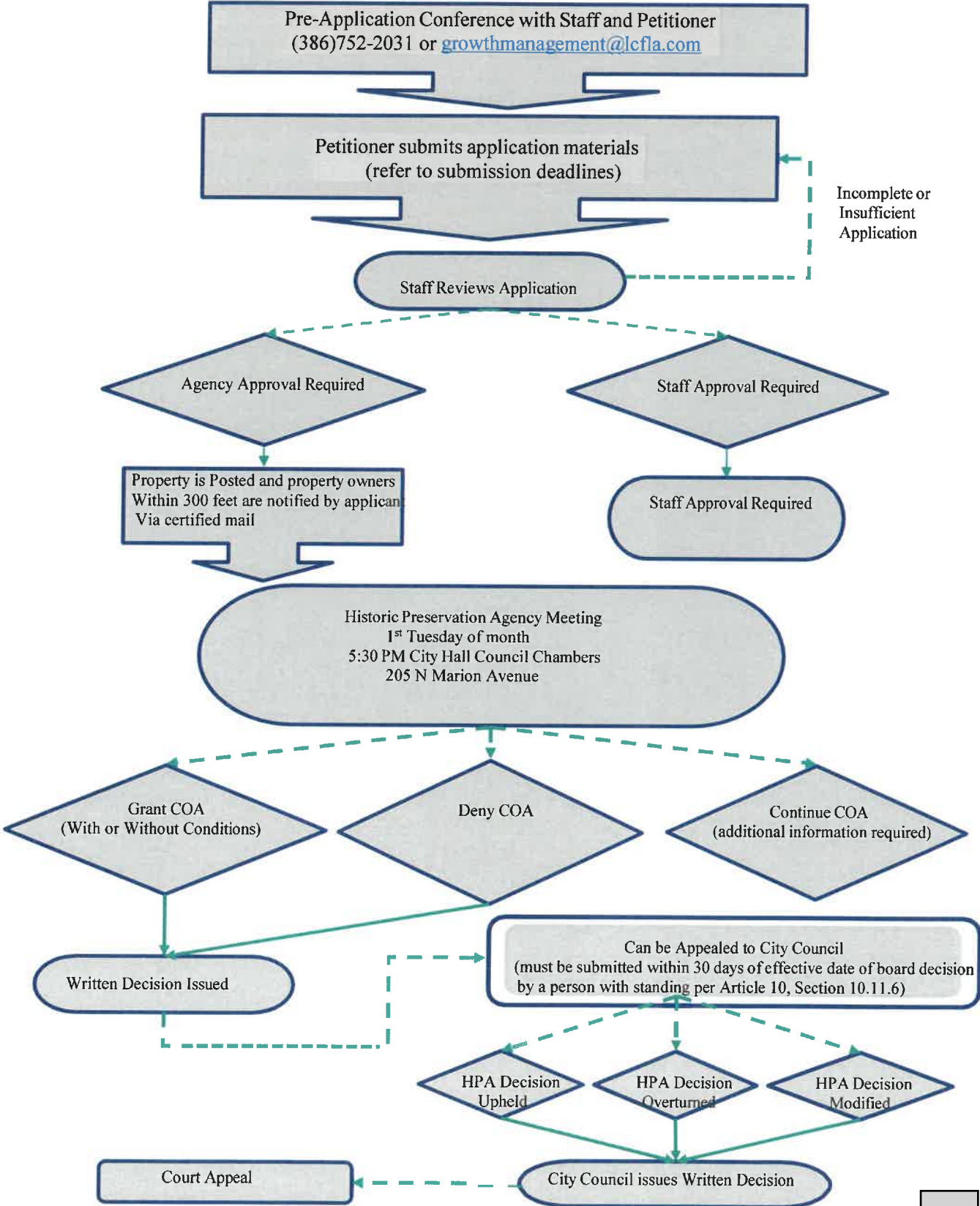
Aug. 19, 2024
Date

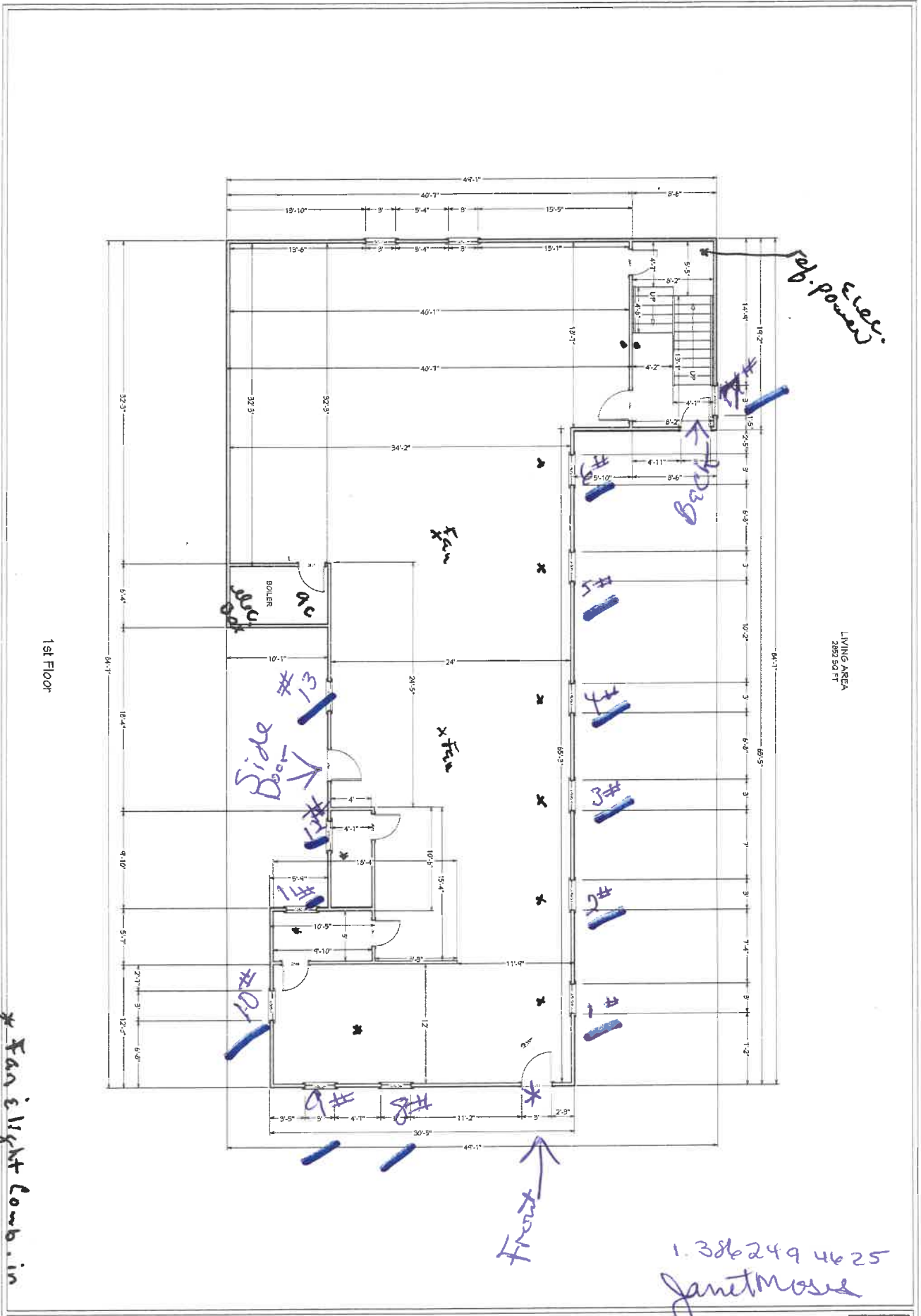
JANET MOSES.

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





رجوع
تحت
ب. 6

LIVING AREA
2892 SQ FT

1st FLOOR

BOILER ROOM

Fan

Fan

Side Door

Front

* Fan & Light Comb. in
Bedrooms.

1.386249 4625
Janet Moses

SHEET: P-1	SCALE:	DATE: 7/16/2024	DRAWINGS PROVIDED BY: Columbia Construction & Maintenance	Janet Moses	REVISION TABLE
					NUMBER DATE REVISION BY DESCRIPTION



Quote Only

YKK AP America Inc.
100 YKK AP Way
Macon, Ga 31216

Quote ID: 510090
Quote Name: Ken Ishler / Janet Moses
PO #:

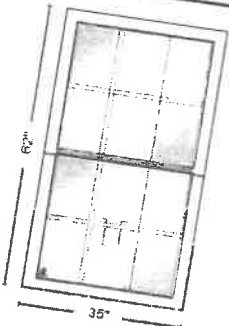
Created Date: 5/14/2024

Order Date: Quote Not Ordered

Item: 1-01

Room/Location: #1

QTY: 1



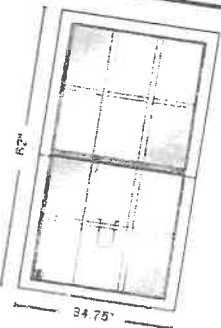
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 35.5 x 62.5
Frame Size: 35 x 62
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$401.57
Extended Price: \$401.57

Item: 2-01

Room/Location: #2

QTY: 1



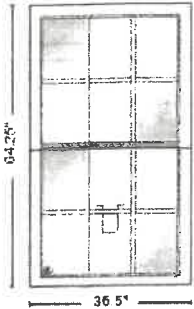
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 35.25 x 62.5
Frame Size: 34.75 x 62
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$401.52
Extended Price: \$401.52

Item: 3-01

Room/Location: #3

QTY: 1



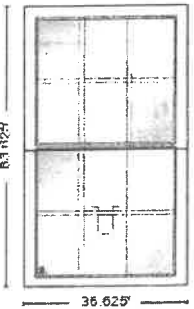
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37 x 64.75
Frame Size: 36.5 x 64.25
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.78
Extended Price: \$390.78

Item: 4-01

Room/Location: #4

QTY: 1



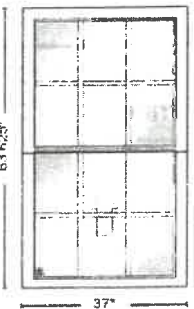
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.125 x 64.125
Frame Size: 36.625 x 63.625
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.72
Extended Price: \$390.72

Item: 5-01

Room/Location: #5

QTY: 1



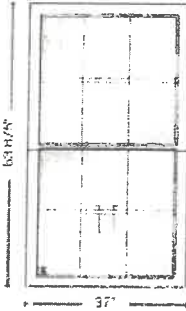
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.5 x 64.125
Frame Size: 37 x 63.625
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
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Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.76
Extended Price: \$390.76

Item: 6-01

Room/Location: #6

QTY: 1



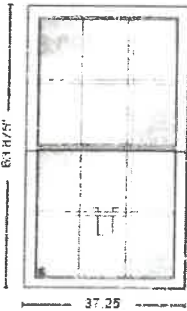
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.5 x 64.375
Frame Size: 37 x 63.875
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.81
Extended Price: \$390.81

Item: 7-01

Room/Location: #7

QTY: 1



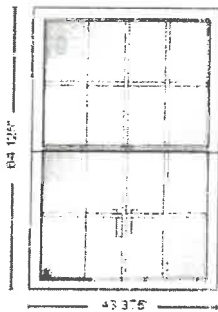
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.75 x 64.375
Frame Size: 37.25 x 63.875
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.84
Extended Price: \$390.84

Item: 8-01

Room/Location: #8

QTY: 1



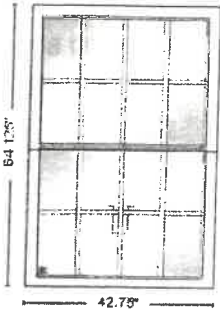
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 43.875 x 64.625
Frame Size: 43.375 x 64.125
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 4W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02076-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$439.18
Extended Price: \$439.18

Item: 9-01

Room/Location: #9

QTY: 1



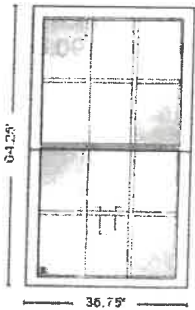
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 43.25 x 64.625
Frame Size: 42.75 x 64.125
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 4W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jamb
Florida Approval ID = 8114.1
CPD = YKK-A-3-02076-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$439.09
Extended Price: \$439.09

Item: 10-01

Room/Location: #10

QTY: 1



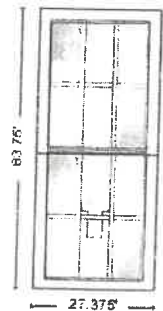
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.25 x 64.75
Frame Size: 36.75 x 64.25
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jamb
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.82
Extended Price: \$390.82

Item: 11-01

Room/Location: #11

QTY: 1



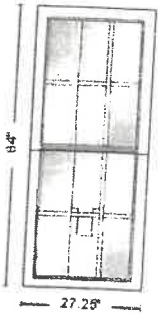
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 27.875 x 64.25
Frame Size: 27.375 x 63.75
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jamb
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$373.97
Extended Price: \$373.97

Item: 12-01

Room/Location: #12

QTY: 1



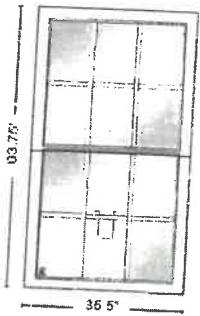
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 27.75 x 64.5
Frame Size: 27.25 x 64
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$373.98
Extended Price: \$373.98

Item: 13-01

Room/Location: #13

QTY: 1



Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37 x 64.25
Frame Size: 36.5 x 63.75
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.72
Extended Price: \$390.72

Janet Moses

PRECEDENCE[®]

Replacement Windows and Doors



2017 Edition



PRECEDENCE[®]

Replacement Windows and Doors



Precedence[®] vinyl replacement windows and doors from YKK AP define a new standard for great-looking performance and value. Choose from a wide range of available styles, sizes and options—plus superior standard features, built-in energy savings and virtually no maintenance—and you'll see why Precedence replacement windows and doors are a great way to update (and upgrade) your home.



WHY PRECEDENCE® VINYL WINDOWS & DOORS FROM YKK AP?



Precedence® replacement windows and doors are ENERGY STAR-certified and—featuring high-performance Low-E glass, double weather stripping, optional argon gas, and thermal spacer system—are designed to lower energy bills and keep homeowners comfortable through the hottest summers and coldest winters.

- **Attention to architectural detail** and an enhanced “standard” feature set included with every window and door we make adds value, performance, and beauty.
- **Require no painting or sealing**, and most windows offer easy access to outside surfaces for cleaning from inside your home.
- **Optional NEAT glass coating** makes windows and doors virtually self-cleaning.
- **Reflect the very best in vinyl window and door technology and craftsmanship** available anywhere in the world. YKK AP makes the finest proprietary vinyl extrusions, formulated for superior strength, lasting appearance, and all-weather performance.

- Unlike other U.S. manufacturers, **YKK AP uses calcium zinc as a stabilizer** in its vinyl extrusion process, matching the gold-standard process of environmentally aware European manufacturers. This process is safer for workers and better for the environment.
- The National Association of Home Builders has certified YKK AP Precedence windows with its coveted **NAHB Research Center Green Approved** designation, one of only three manufacturers meeting their strict requirements.
- Every window and door we make is the result of a **near-obsessive focus** on research and development, individual component and overall finished product quality, and rigorous testing.
- Made by YKK AP, a **globally recognized manufacturer of exceptional window and door products**. In fact, many of the world’s signature buildings contain YKK AP products. That same design, engineering, and manufacturing expertise—and our globally-earned reputation for innovation and quality—are reflected in every window and door product we create for your own home.

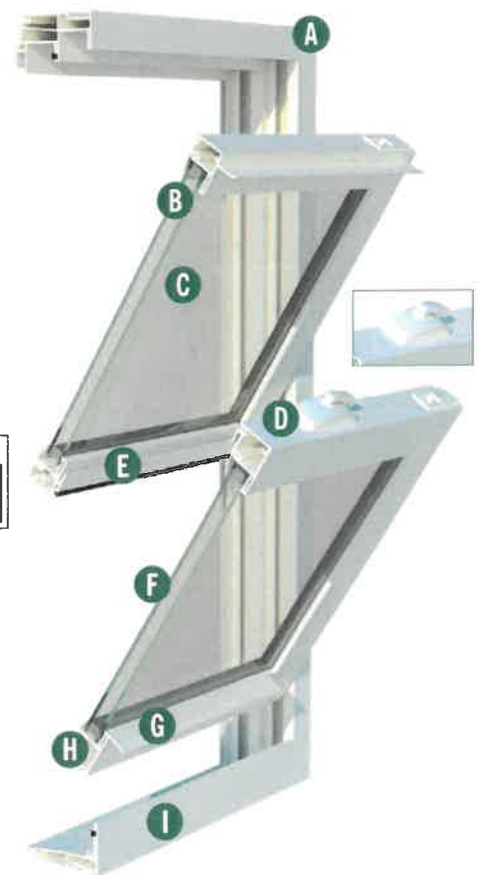


WITH PRECEDENCE[®], UPGRADED FEATURES ARE STANDARD



Precedence Single-Hung Window

- A Fusion-Welded Frame and Sash:** Provides improved structural integrity and water protection, is energy efficient, and virtually maintenance-free
- B Argon-Filled Low-E Glass:** Greatly improves thermal efficiency (optional)
- C 3/4" Insulated Glass:** Low-E and low-conductance spacers are standard for optimal thermal efficiency
- D Upgraded Hardware:** Precision-fit, corrosion-resistant locks, keepers, and latches
- E Interlocking Sash:** improves structural performance and adds security
- F Tilt-In Sash:** Makes cleaning safer and easier
- G Integral Lift Rail:** For easy sash opening and closing
- H Double Weather-Stripping:** Added protection against drafts, moisture, noise, and dust infiltration
- I Architecturally Correct Styling:** Complements your home while upgrading performance
- J Removable Upper Sash:** Renders a double-hung look while providing for simple repair or pass-through



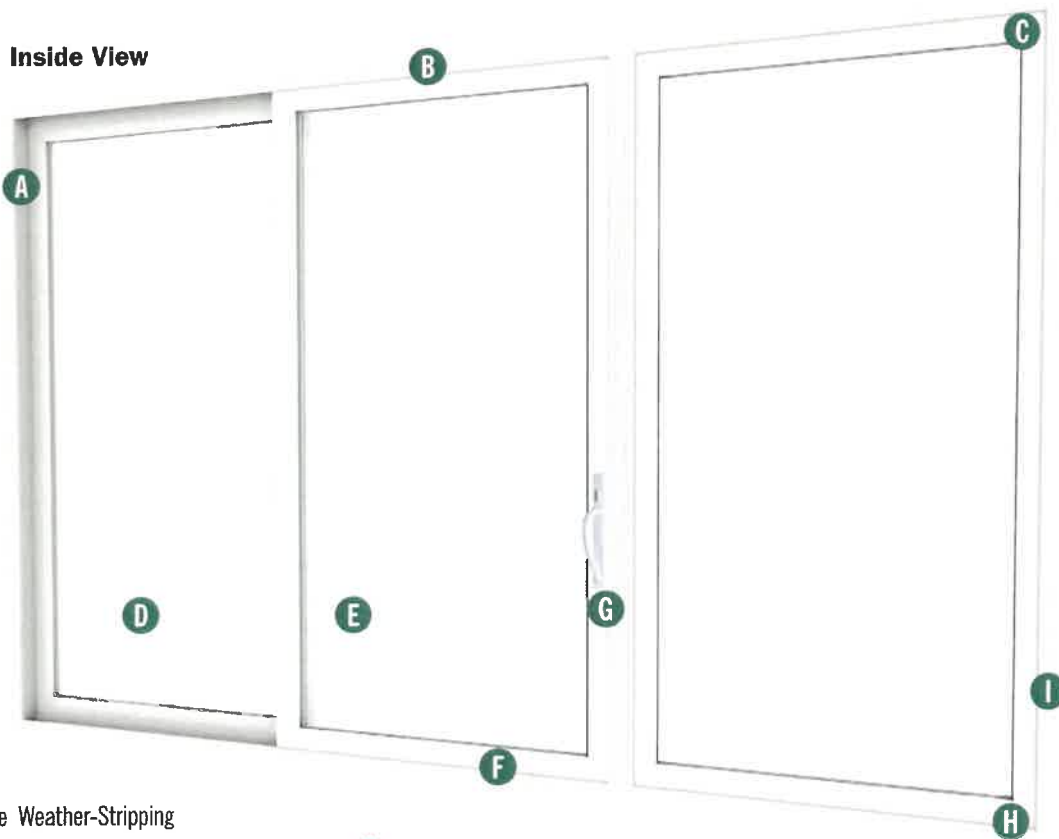
Precedence Double-Hung Window



BUILT FOR THE EVERYDAY EXTRAORDINARY

P

Precedence® HD sliding doors are crafted to meet rigid standards for structural integrity, reliability, and performance established by the AAMA (American Architectural Manufacturers Association). Door sets are available in two-, three-, and four-panel configurations to 16 feet wide and 8 feet high. And, they're loaded with standard and available features that make them easy to install and maintain, help keep energy bills low and families comfortable, and add a beautiful architectural feature wherever used.



A Double Weather-Stripping

B Integral 1 1/4" Nail Fin

C Fusion-Welded Sash

D 7/8" Insulated Glass

E Argon-Filled Glazing Option

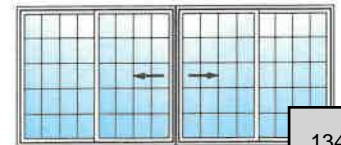
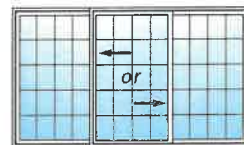
F 1 1/2" Adjustable Rollers with Precision Bearings

G Premium Handle Set with Optional Keyed Function

H 1 1/2" Brick Mould Option

I 1 1/2" Masonry Flange Option

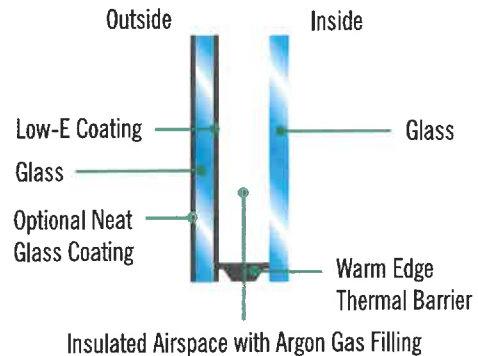
- Heavy-Duty Construction
- Heavy-duty Extruded Screen Door
- Two-Point Lock
- Corrosion-Resistant Hardware
- Coastal Hardware Package Available



IMPROVE ENERGY SAVINGS AND YEAR-ROUND COMFORT



The windows in your home are a major source of energy loss—up to 25%. While traditional double-pane insulated glass helps, it's not enough. Low emissivity (Low-E) glass, a standard feature of all Precedence® replacement windows and doors, helps to keep your home warmer in the winter and cooler in the summer by reflecting heat back to its source. Additionally, our Low-E glass blocks most of the sun's damaging ultraviolet rays to help protect home furnishings from fading.



Low-E Glass Type	UV Rays Blocked	Reduces Window Heat Gain*
Low-E 270 (standard)	86%	50%
Low-E 366 (optional)	95%	64%

* Compared to single-pane glass

For even better energy-saving performance, we fill the space between the glass panels with inert argon, a non-toxic gas more dense than air which acts as a thermal barrier and seal the space with a thermally efficient edge spacer.

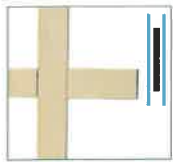
Every Precedence replacement window and door is ENERGY STAR certified, your assurance they meet strict testing standards for energy efficiency. Additionally, Precedence windows have earned the coveted National Association of Home Builders Research Center Green Approved certification. Being NAHB Green Approved certifies Precedence replacement windows contribute to sustainable building practices.



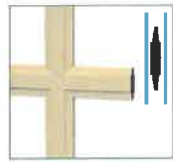
OPTIONS FOR MORE STYLE AND PERFORMANCE



GRID STYLES (FACE WIDTH: 7/8")



Flat Grids
Between Glass

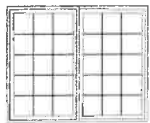


Sculptured Grids
Between Glass

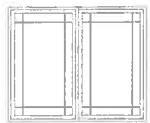


Simulated Divided
Lights

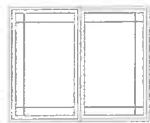
GRID PATTERNS



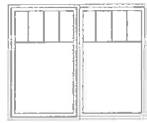
Colonial



Prairie



Perimeter
Prairie



Valance

HD SLIDING DOOR KEYED HANDLE SETS



White



Tan



Faux
Bronze



Satin
Nickel

NEAT OPTION FOR EVEN LESS MAINTENANCE

All Precedence® replacement windows and doors are available with optional Neat glass: a special coating from Cardinal Industries that renders glass virtually self-cleaning. Silicon dioxide fills in the microscopic pits found on all glass surfaces. This super-smooth finish enables water to sheet rather than bead, leaving the glass almost spotless as water dries. A titanium dioxide coating reacts with UV light (even on cloudy days) to dissolve carbon-based and organic material. When window the sheeting action simply washes decomposed dirt.



ENERGY EFFICIENCY GLASS

Select from two high-efficiency options to save energy and money:



270 Low-E (Standard)

*Reduces heat gain 50% and
blocks 86% of sun's UV rays*



366 Low-E

*Reduces heat gain 64% and
blocks 95% of sun's UV rays*

PRECEDENCE® COLORS



Stone



Tan



Tuscan Bronze*



White

Color swatches are representative only -
*Not available in single-hung or sliding windows at this time

GLASS APPEARANCE

Select from three glass appearance options for enhanced style, light management, and privacy:



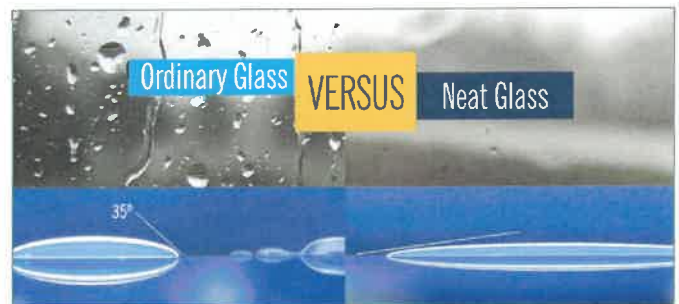
Clear



Rain



Obscure



Ordinary Glass (Hydrophobic)
Water beads higher on rough surface of ordinary glass, causing more spots and greater cleaning needs.

Neat Lo-E Glass (Superhydrophilic)
The smooth surface disperses water evenly and dirt more quickly, reducing water spots.



PRECEDENCE[®] PERFORMANCE GUARANTEED

YKK AP stands behind every Precedence replacement window and door product installed in your home with the strongest warranty in the industry. We provide a complete limited lifetime warranty that covers the entire window and door—no pro-rating or diminished coverage of components—for as long as you live in your home.

If anything goes wrong, it's covered per the conditions of the warranty. So you can buy with confidence, knowing that YKK AP, a leading provider of high quality architectural products around the world, stands behind your purchase. Look for the "YKK AP" etched into every glass panel, your symbol of product excellence and service.

ENERGY STAR WINDOWS AND DOORS PERFORMANCE CRITERIA

ENERGY STAR[®] Qualification Criteria for Residential Windows

Phase 2: Effective January, 2015

Climate Zone	U-Factor ¹	SHGC ²	
Northern	≤ 0.27	Any	Prescriptive
	= 0.28	≥ 0.32	Equivalent Energy Performance
	= 0.29	≥ 0.37	
North-Central	≤ 0.30	≤ 0.40	
South-Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	

ENERGY STAR[®] Qualification Criteria for Residential Doors

Glazing Level	U-Factor ¹	SHGC ²
Opaque	≤ 0.17	No Rating
≤ 1/2-Lite	≤ 0.25	≤ 0.25
> 1/2-Lite	≤ 0.30	Northern and North-Central ≤ 0.40 South-Central and Southern ≤ 0.25

¹ Btu/h-ft²·F
² Fraction of incident solar radiation



ENERGY STAR Phase 2 provides no performance guidelines for impact-resistant windows and doors.

PRECEDENCE WINDOWS AND DOORS AIR, STRUCTURAL, WATER PERFORMANCE

Window Type	Size	Air Infiltration @ 1.57 PSF	Water PSF	Structural PSF	Structural Class	Florida Certification Number
Single-Hung	47.5 x 79.5**	0.29	7.50	52.5	DP35	17169
	52.5 x 75**	0.29	7.50	52.5	DP35	17169
	43.5 x 79.5**	0.29	7.50	75.0	DP50	17169
Triple Single-Hung (Continuous Head & Sill)	107.5 x 79.5**	0.29	7.50	52.5	DP35	17169
Double-Hung	47.5 x 79.5	0.02	7.50	37.5	DP25	—
	52.5 x 75.0	0.02	7.50	52.5	DP35	14591
	43.5 x 79.5**	0.02	7.50	75.0	DP50	11382
XX Slider	95.5 x 59.5	0.07	7.50	52.5	DP35	12286
Picture	71.5 x 95.5	0.00	7.50	75.0	DP50	11384
Casement	35.5 x 71.5**	0.01	7.50	75.0	DP50	15153
OXX HD Sliding Door	96 x 96	0.12	7.50	75.0	DP50	16605
XX HD Sliding Door	96 x 96	0.02	7.50	75.0	DP50	16605
OXX HD Sliding Door	144 x 96	0.07	6.89	75.0	DP45	16605
OXX* HD Sliding Door	144 x 96	0.07	7.50	75.0	DP50	16605
OXXO HD Sliding Door	192 x 96	0.10	6.89	75.0	DP45	16605
OXXO* HD Sliding Door	192 x 96	0.10	7.50	75.0	DP50	16605

* with sill dam extender
** reinforced

PRECEDENCE WINDOWS AND DOORS THERMAL PERFORMANCE

To determine thermal performance ratings, enter product specifications in



4234 Ocmulgee Blvd East
Macon, Georgia 31217
p: 866-348-9091
f: 478-744-6221

www.ykkap.com/residential

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PRO8/040117

Brick.

Concrete.

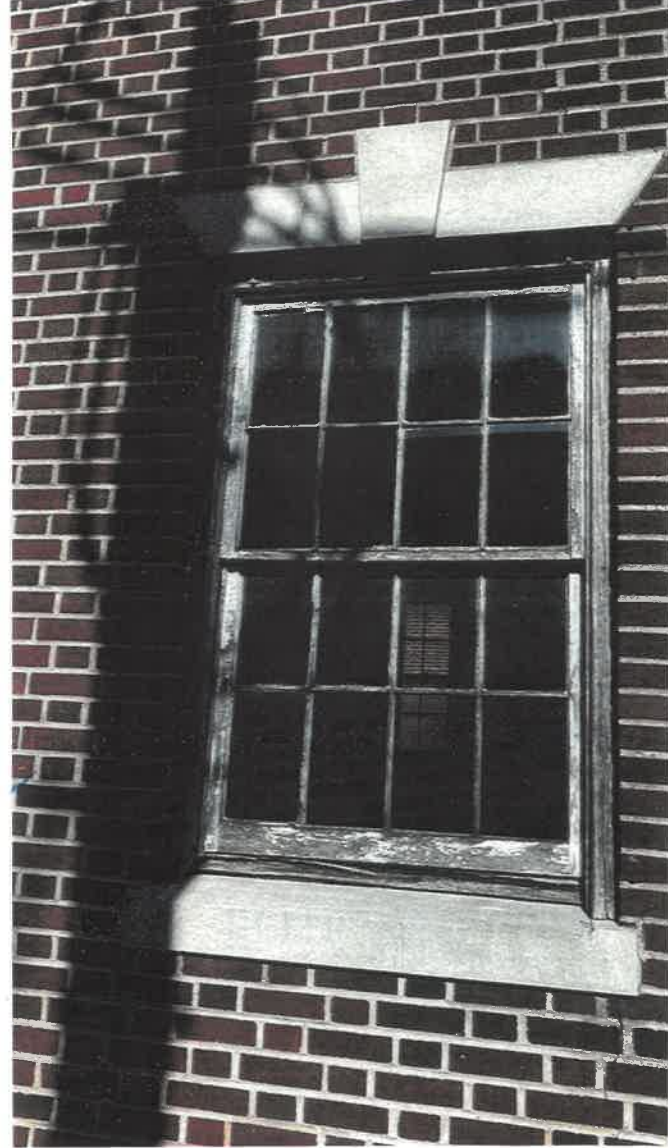
Brick.

New window

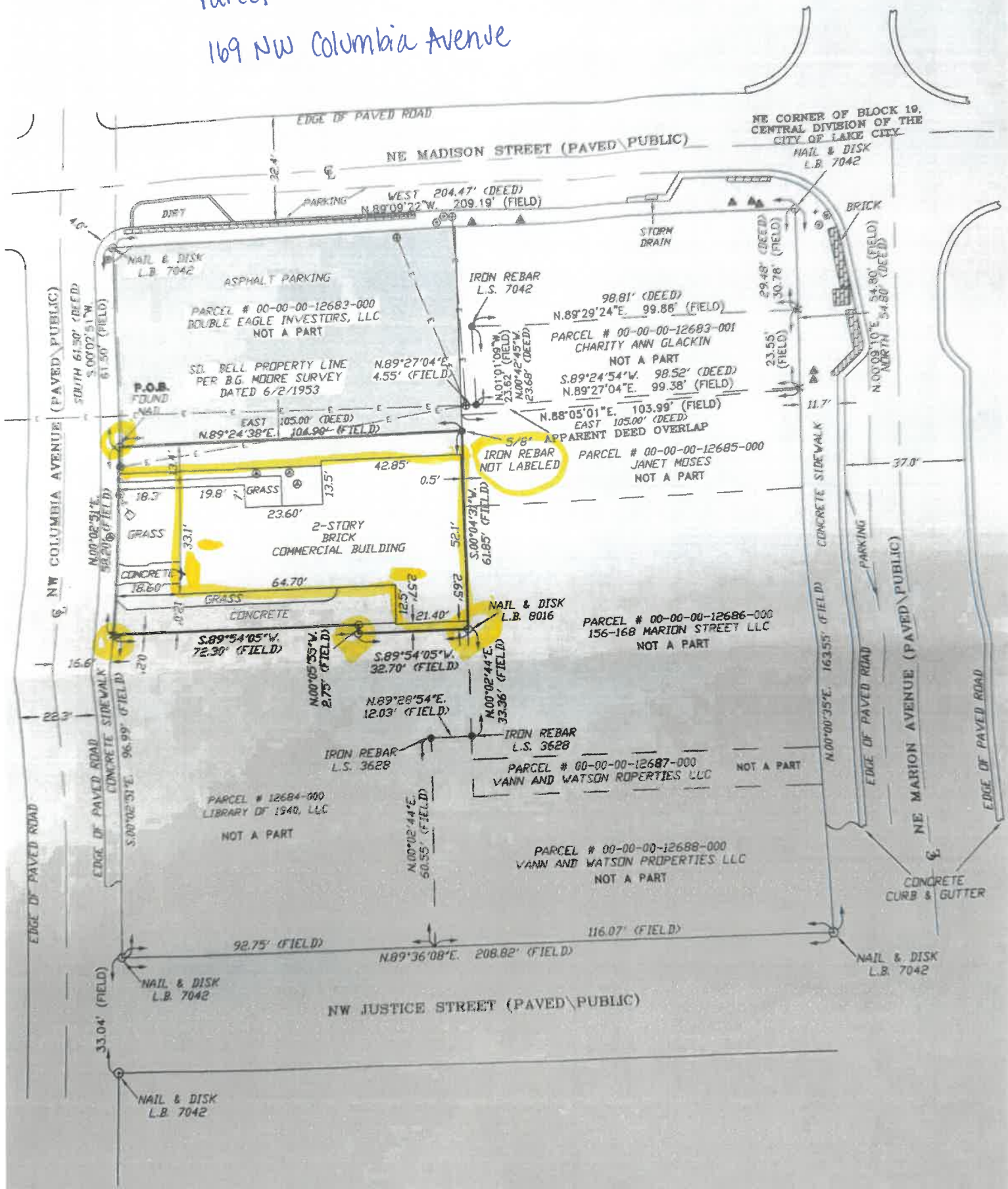
New window
installed.

2024.

38'-
Jenetmo 249.4625



Parcel # 00-00-00-12684-000
169 NW Columbia Avenue





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

Detail by Entity Name

Florida Limited Liability Company
RESTORED HOLDINGS LLC

Filing Information

Document Number L24000171551
FEI/EIN Number NONE
Date Filed 04/11/2024
Effective Date 04/10/2024
State FL
Status ACTIVE

Principal Address

405 E DUVAL STREET
LAKE CITY, FL 32055

Mailing Address

405 E DUVAL STREET
LAKE CITY, FL 32055

Registered Agent Name & Address

LUTZ, JOY
405 E DUVAL STREET
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

LUTZ, JOY
405 E DUVAL ST
LAKE CITY, FL 32055

Title MGR

MOSES, JANET
174 N MARION AVE
LAKE CITY, FL 32055

Annual Reports

No Annual Reports Filed

Document Images

[04/11/2024 – Florida Limited Liability](#) [View image in PDF format](#)

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20194

Warranty Deed

This Warranty Deed is executed this 10 of June, 2024, by SPMV Properties, LLC, a Florida Limited Liability Company, whose address is 164 Northwest Madison Street, Lake City, FL 32055, hereinafter called the grantor, to Restored Holdings, LLC, a Florida Limited Liability Company, whose address is: 405 East Duval Street, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Witness

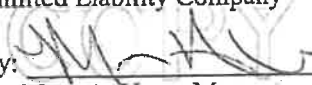
Printed Name

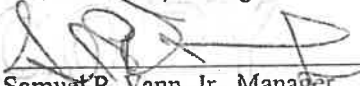
Witness Postal Address

Witness

Printed Name

Witness Postal Address

SPMV Properties, LLC, a Florida
Limited Liability Company
By: 

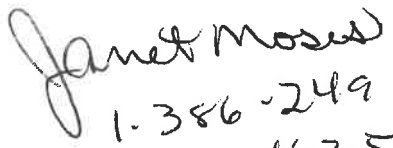
Marc A. Vann, Manager
By: 

Samuel P. Vann, Jr., Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or ()
online notarization this 10 day of June, 2024 by Marc A. Vann and Samuel P. Vann, Jr.,
Managers of SPMV Properties, LLC, a FL Limited Liability Company, on behalf of the Limited
Liability Company, who produced DL as identification.

Signature of Notary Public
Print, Type/Stamp Name of Notary


1-386-249
4625

7-20194

EXHIBIT "A"

BEGIN AT A POINT 61.5 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 19, CENTRAL DIVISION OF THE CITY OF LAKE CITY, THENCE NORTH $89^{\circ}24'38''$ EAST, 105.00 FEET, SOUTH $00^{\circ}04'31''$ WEST, 61.85 FEET, THENCE SOUTH $89^{\circ}54'05''$ WEST, 72.30 FEET TO A POINT ON THE EAST BOUNDARY LINE OF COLUMBIA STREET, THENCE NORTH $00^{\circ}02'51''$ EAST, ALONG SAID EAST BOUNDARY LINE OF COLUMBIA STREET, 58.20 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATED IN LOT OR BLOCK, CENTRAL DIVISION OF THE CITY OF LAKE CITY.