

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

March 05, 2024 at 6:00 PM

Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes: February 6, 2024

OLD BUSINESS- None

NEW BUSINESS- None

CONSENT AGENDA

- [ii.](#) **COA 24-08**, submitted by, Patty Nunley, as agent, for Serenity Block 32, LLC, 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 12733-000.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

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

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

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

File Attachments for Item:

i. Meeting Minutes: February 6, 2024

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 02/06/2024

ROLL CALL:

Mrs. McKellum- Present	Mr. McMahon- Present	Mr. Nelson- Present
Mr. Carter- Present	Mr. Lydick- Present	City Attorney- Clay Martin- Present

MINUTES: January 03, 2024 and January 17, 2024 Historic Preservation Agency Meeting.

Comments or Revisions: None

Motion to approve 01/03/2024 Meeting Minutes by Mr. Carter and seconded by Mr. Nelson

Comments or Revisions: None

Motion to approve 01/017/2024 Meeting Minutes by Mr. Carter and seconded by Mrs.

McKellum

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions COA 24-04, COA 24-05, and COA 24-07

Mrs. McKellum- No, Mr. McMahon- No, Mr. Nelson- No, Mr. Carter- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if it would those conversations affect your ability to render a fair decision.

OLD BUSINESS: None

NEW BUSINESS:

Petition # COA24-04 Presented By: Jennifer Holloway, as Owner

And gives address of: 436 SE Saint Johns, Lake City, FL

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

Discussion:

Robert introduced petition COA 24-04, a petition for a certificate of appropriateness to remodel the exterior of the home and replace some of the windows. Robert stated that they are looking to replace the existing façade of the building with vinyl siding consistent in color. He stated that they are also looking to repair or replace some of the windows. Mr. Lydick asked if he worked with the applicant. He stated yes. Mr. Lydick asked if the number of panes in the windows are going to be maintained. Robert stated that would be a better question for the applicant.

Mr. Holloway stated that they are wanting to keep the integrity of the home. She stated that the vinyl siding is not you everyday vinyl siding, it is a wood grained siding to look like the siding there now. She stated that when they replace the windows that can keep the frame and add the new ones in. Mr. Lydick stated that you do not normally see home owners stepping up and going with a better siding.

Michael Martin stated he has been a contractor in Florida for over thirty years. He stated that a lot of the windows are not working and most are not the same size. He discussed some of the different ways to install the windows to keep them looking historic.

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He stated that there is not soffit on most of the house. He stated that they are going to keep the color as close as they can. He stated that they are going to use a wood grain Dutch lap siding. Mr. Lydick stated that is a acceptable material. Mr. Lydick stated that keeping old siding and covering it with the new is keeping with the Secretary of the Interior Standards. He stated that as article 10.11.8.6 of the Land Development Regulations, where severity of deterioration requires replacement of distinctive features the new features shall match to old in design, color, texture, and other visual qualities and where possible materials. He stated that using vinyl is not the same material but it only says where possible materials, so vinyl you're good on that.

Mr. Lydick asked if they were going to be able to keep the number of lights in each window on the front of the home. Mr. Martin stated yes.

Public Comment:

John Harrison stated they have done a wonderful job and that he is jealous. He stated that he is appreciative of the Board and what they do.

Motion to close public comment by Mr. Carter, seconded by Mrs. McKellum.

Board Discussion:

Mr. Lydick stated when was the last time you seen a land owner use an upgraded material without the Board suggesting it.

Motion to approve COA24-04 as submitted by Mr. Carter Seconded by Mr. Nelson.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mr. Nelson:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

Petition # COA24-05 **Presented By:** Sylvester Warren, as Owner

And gives address of: 930 NE Joe Coney Terrace, Lake City, FL

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

Discussion:

Robert introduced petition COA 24-05, a petition for a certificate of appropriateness to build a new commercial structure. He stated that they are looking to build a retail establishment. He stated they have not chosen what type of retail is going to go there yet. He stated they are looking to get an approval on the façade of the building. Mr. Lydick asked if the number of panes in the windows are going to be maintained. Robert stated that would be a better question for the applicant.

Mr. Warren stated that his concept was to come to the Board prior to build out the lot. He stated that he is here to see how we can work together to get the look at the most reasonable price. He stated the he submitted several photos with brick veneer. He stated that he got the concept, even though it is in a different district, from Hair's building. He stated that the plaza down toward the S&S is similar to what he is wanting to do. He stated that it is a metal building with a façade to it.

Mr. McMahon asked what they were approving tonight. Mr. Lydick stated that Mr. Warren is wanting to enter into a conversation to help guide the design of the façade. Mr. Lydick stated that in

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Article 10 they are mandated to work with the applicant, but this normally happens before the application is filed. Mr. Lydick asked Mr. Martin if the Board could still work with the applicant after the application has been fine. Mr. Martin stated as long as this is put on the record, it is ok. Mr. Lydick and Mr. Martin discussed what the Board duty is and ex parte.

Mr. Warren stated that he wanted to layout a few options to see what is good with the board. Mr. Lydick asked about how the building is going to be laid out on the lot. Mr. Warren stated that the front is going to face Marion. Mr. Lydick and Mr. Warren discussed the layout of the site. Mr. Warren stated that the side would face Dade St. They discussed where the parking would be. Mr. Warren stated that the parking would be in the front and a drive thru in the back.

Mr. Lydick asked about the picture on page 18 and if that would be the front or the back. Mr. Warren stated that would be the front. Mr. McMahon asked if the parking would be in the front or the rear. Mr. Warren stated in the front. Mr. Lydick stated that typically the parking is in the rear and not the front.

Mr. Lydick stated that in section 10.11.8.9 of the LDR how a new construction building should be compatible with the other structures. He asked if there was going to be any windows. Mr. Warren stated yes. Mr. Warren stated that he can circle back with a conceptual. Mr. Warren and Mr. Lydick discussed building design. Mr. Lydick asked what time period he was looking to replicate. Mr. Warren stated the cheapest.

Public Comment: No public comment.

Motion to close public comment by Mr. Carter, seconded by Mr. McMahon.

Board Discussion:

Mr. Carter stated that it looked like he was on the right track. McMahon stated that it would be nice to see some more information and a conceptual. He stated that he did not even know where it was with no address. Mr. Young discussed why there was not address being it was a vacant lot.

Motion to table COA24-05, to allow the growth management time to work with the applicant, by Mr. Carter Seconded by Mrs. McKellum.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mr. Nelson:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

Petition # COA24-07 Presented By: Beverly Standridge, as Owner
And gives address of: 511 SW Goldkist Blvd, Live Oak, FL
Staff Sworn in by: Mr. Martin, City Attorney **Petitioner Sworn in by:** Mr. Lydick

Discussion:

Robert introduced petition COA 24-07, a petition for a certificate of appropriateness to get approval to rebuild the porch, replace some of the doors, and to remove some of the siding to open up some of the windows.

Mr. Lydick asked if there was a site plan. Robert stated that he did not.

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Mrs. Standridge stated she would like to defer to Mr. Cason for this petition as he knows more about what is being done.

Mr. Cason stated that they are looking to remove some of the siding to open up some of the windows and clean them up. He stated that they are looking to replace two of the exterior doors. He stated that they are not on the application but the fire marshal is requiring them to be replaced with out swing doors. He stated that they need to replace the porch because it is falling apart. Mr. Lydick asked him to go thru the pictures to help the board understand what they are doing. Mr. Cason explained to the board what they are doing picture by picture. He stated that the two doors being replaced are under 36 inches and need to be a minimum of 36 inches.

Mr. McMahon asked what year it was built. Mr. Cason stated in the 1920's. Mr. Lydick asked if they would be willing to take off the 1960's metal railing and put in a 1920's baluster railing back in. Mrs. Standridge stated yes.

Mr. Lydick asked about the trash receptacle. He stated that they are going to use trash cans.

Public Comment: No public comment.

Motion to close public comment by Mr. Carter, seconded by Mr. McMahon.

Board Discussion:

Mr. Carter stated that it is nice to see some business open up. Mr. Lydick asked in the future if they could have a site plan on petition.

Motion to approve COA24-07, as submitted by Mr. Carter Seconded by Mr. Nelson

Mrs. McKellum: Aye Mr. McMahon: Aye Mr. Nelson: Aye

Mr. Carter: Aye Mr. Lydick: Aye

CONSENT AGENDA ITEMS: None

WORKSHOP: None

ADJOURNMENT:

Motion to Adjourn by: Mrs. McKellum Motion Seconded By: Mr. Carter

Time: 8:05pm

Mr. Lydick closed the meeting.

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Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved


File Attachments for Item:

ii. **COA 24-08**, submitted by, Patty Nunley, as agent, for Serenity Block 32, LLC, 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 12733-000.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 2/7/24	COA 24-08
Address: 117 SE Nassau St, Lake City, FL	
Parcel Number: 12733-000	
Owner: Serenity Block 32 LLC	
Address of Owner: 27822 23rd Place, Branford, FL	
Description of Structure: Commercial Build	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176	
 Dave Young, CBO Director of Growth Management	
Code Edition: 2020 (7 th) Edition of the Florida Building Codes, 2020 (7 th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
Description of Approved Construction:	
Preparing and replace the current roof with a new TPO roof.	
Special Conditions:	

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

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



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

COA 24-08

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
 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: Staff Approval

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

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

Historic District: Lake Isabella Historical Residential District
 Downtown Historical District

Site Address: 117 SE NASSAU ST. LAKE CITY 32055

Parcel ID #(s) 32-35-17 00-00-00 12733-000

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
Serenity Block 32, LLC		Patty Nunley	
		Energy Roofing Companies	
27822 23rd Place		562 NW Orange St.	
Brantford, FL 32008		Lake City, FL 32055	
386-365-3666		855-746-3852	
		erc-permitting@gmail.com	

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).

Preparing existing roof to receive Duro Last 50 mil PVC roof System
 Terminating parapets to outside edge using Exceptional Metals 4" 2 piece compression metal.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Duro-Last	Duro-Tuff 50 mil PVC	White
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other	Exceptional Metals	Compression metal	Bone White

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)

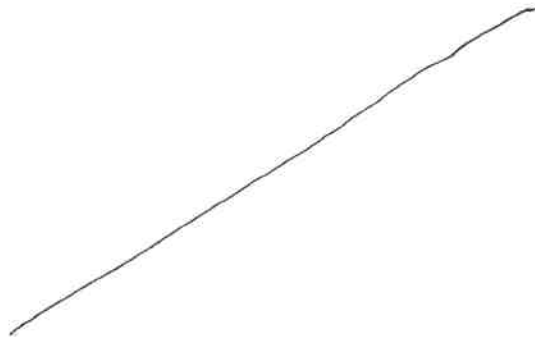
APPEALS

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

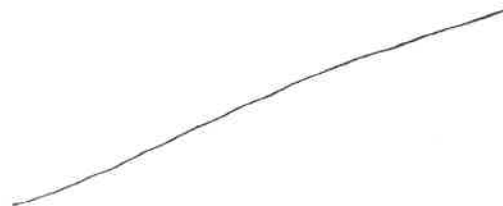
Administrative Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the Administrator, as outlined in Article 10, Section 10.11.5.

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.

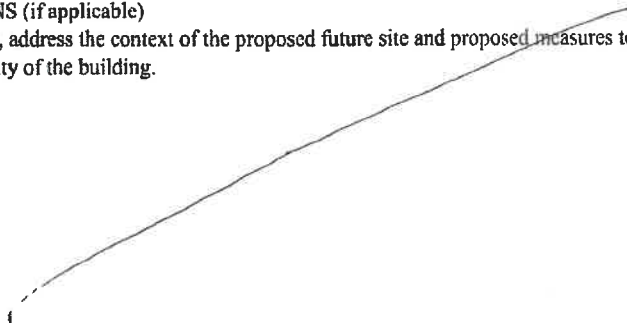


Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

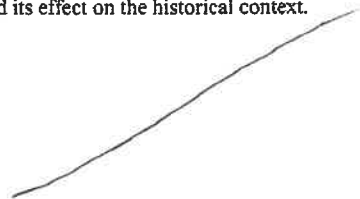


RELOCATIONS (if applicable)

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.

Patty Nunley
Applicant (Signature)

2/2/24
Date

Patty Nunley
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 <u>2/6/24</u>	Received By: <u>Robert Angelo</u>
	COA <u>24-08</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 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			

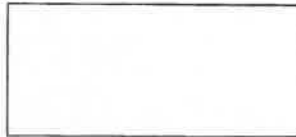


EDGE METAL & ACCESSORIES

LOW-GLOSS COLOR CHART



Snow White



Bone White



Almond



Light Stone



Brownstone



Medium Bronze



Koko Brown



Midnight Bronze



Tundra



Slate Gray



Hawaiian Blue



Harbor Blue



Natural Patina



Classic Green



Hunter Green



Coal Black



Charcoal Gray



Colonial Red



Brite Red



Terra Cotta



Galvalume® Plus



Silver Metallic ♦



Copper Metallic ♦

PREMIUM

♦ Available at additional cost.

Other finishes are available, including 16-ounce copper, stainless steel, bonderized metal, and mill finish aluminum. Contact EXCEPTIONAL Metals for more information.

ENVIRONMENTAL PRODUCT DECLARATION

According to ISO 14025:2006 and ISO 21930:2017



Duro-Tuff® | Single-Ply PVC Roof Membrane



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

Company Information

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

Product Description

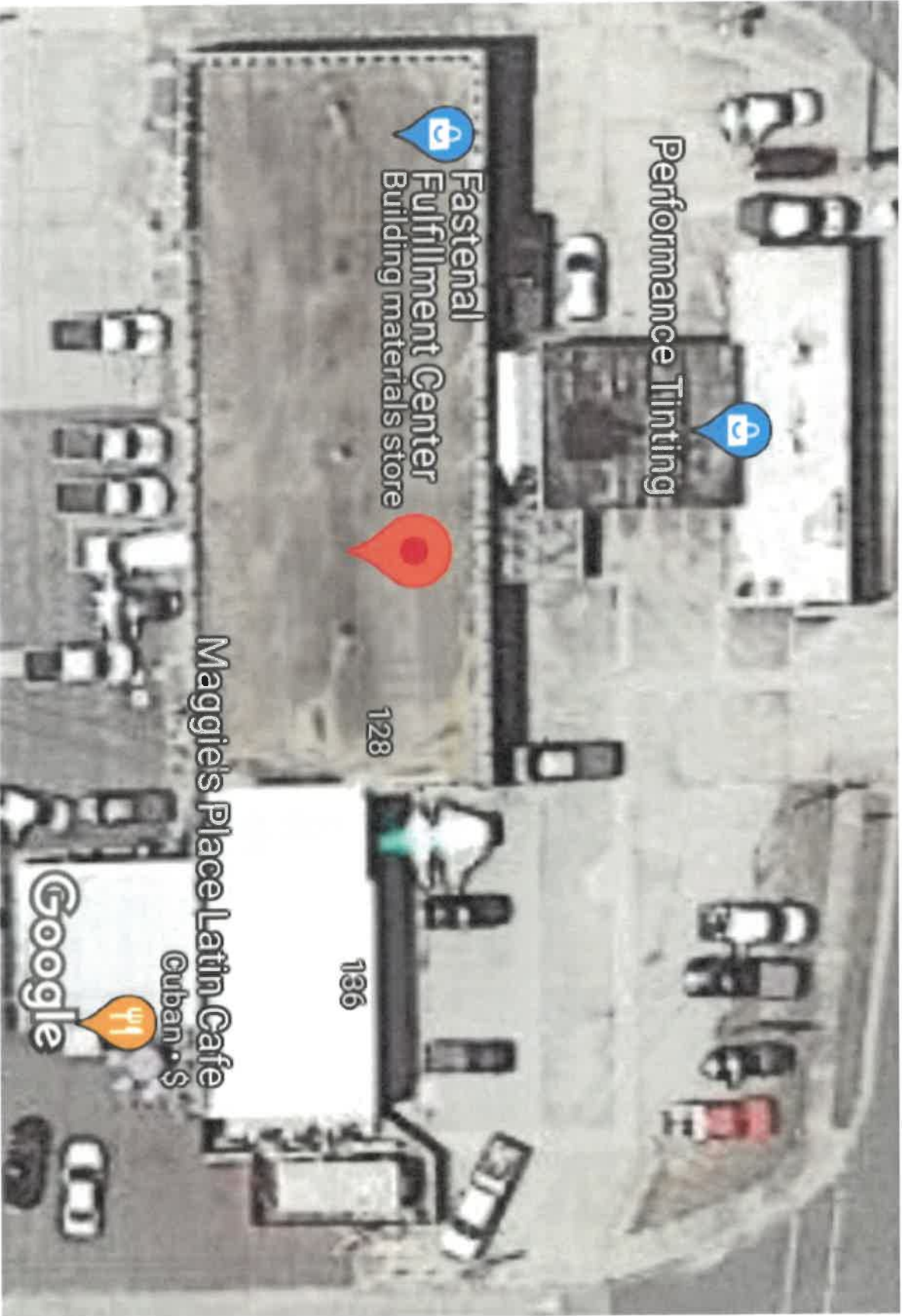
The Duro-Tuff® PVC roof membrane is a proprietary thermoplastic formulation that provides a highly reflective, durable, and superior quality product. An 18 x 9 weft-inserted anti-wicking knit scrim that is laminated between two layers of PVC film gives the membrane its strength and durability. This EPD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

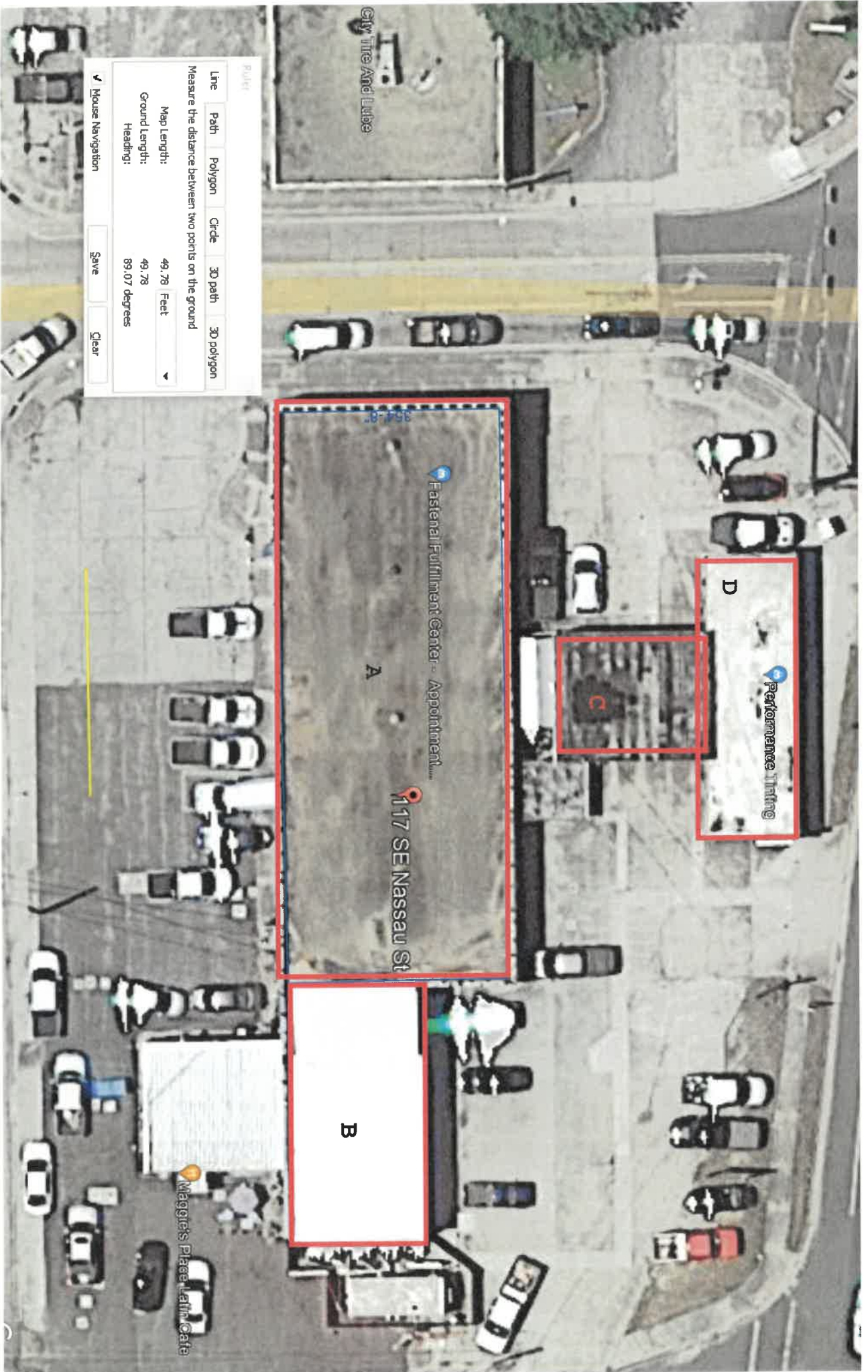
EPD Program Operator
NSF International
789 N. Dixboro Rd.
Ann Arbor MI 48105 USA
www.nsf.sustainability.org



**Certified
Environmental
Product Declaration**
www.nsf.org

Date of Issue: 01/04/2022
Valid Until: 01/04/2027
Declaration#: EPD10675





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



Image capture: May 2023 © 2024 Google



Lake City, Florida

Google Street View

May 2023

See more dates



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angle St
Lake City
Lake City
Nassau St
SE St Johns St
SE Church A
Bus Station

Lake City, Florida

Google Street View

May 2023

See more dates

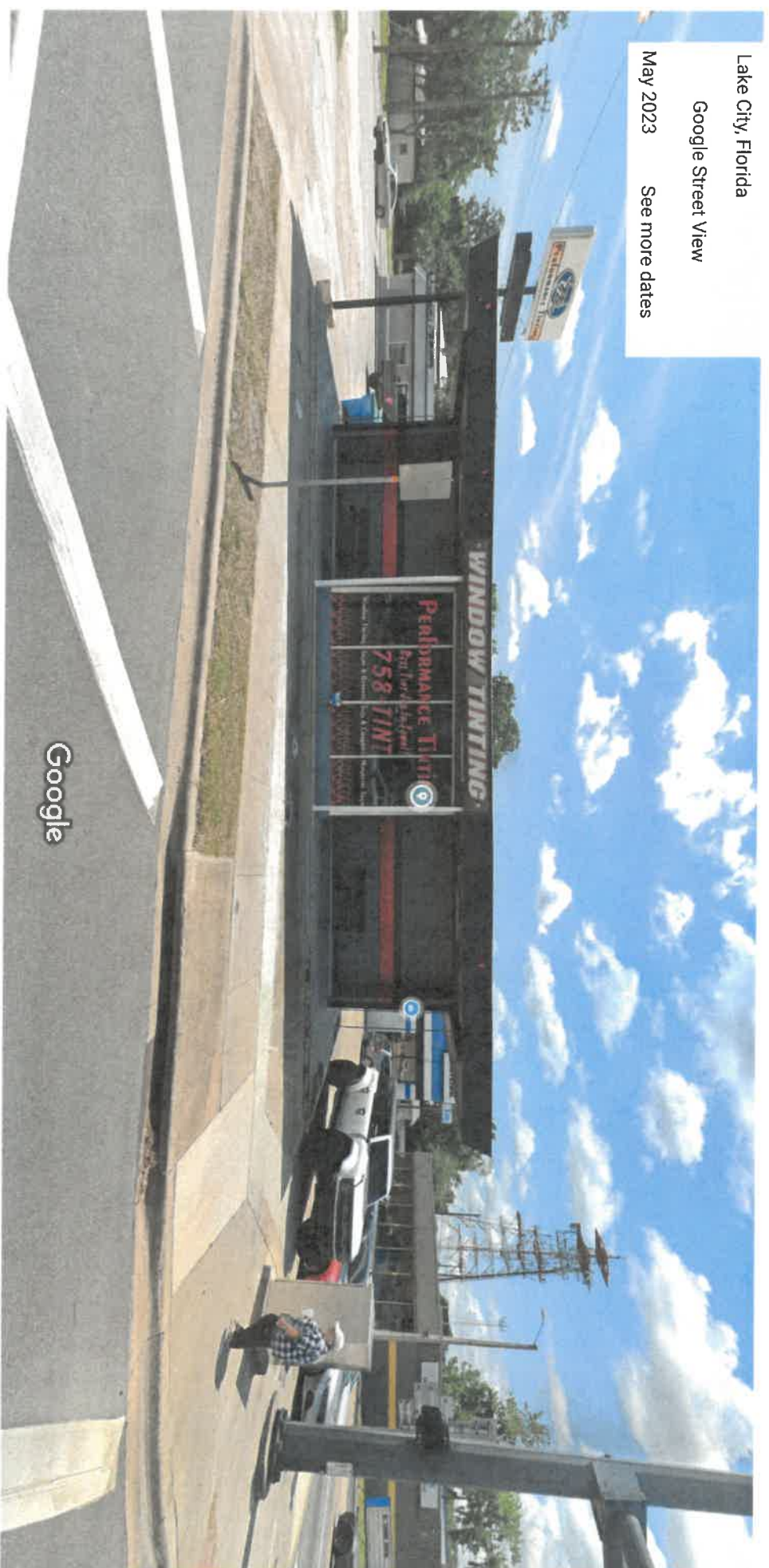


Image capture: May 2023 © 2024 Google

angle St
Lake City
 and: Bus Station
 NE L
LAKE CITY
 -E Nassau St
 SE St Johns St
 SE Church A

Lake City, Florida

Google Street View

May 2023

See more dates

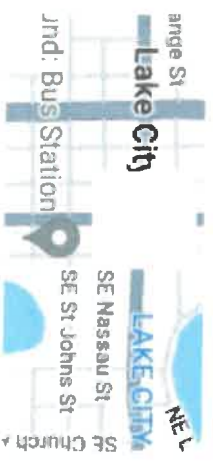
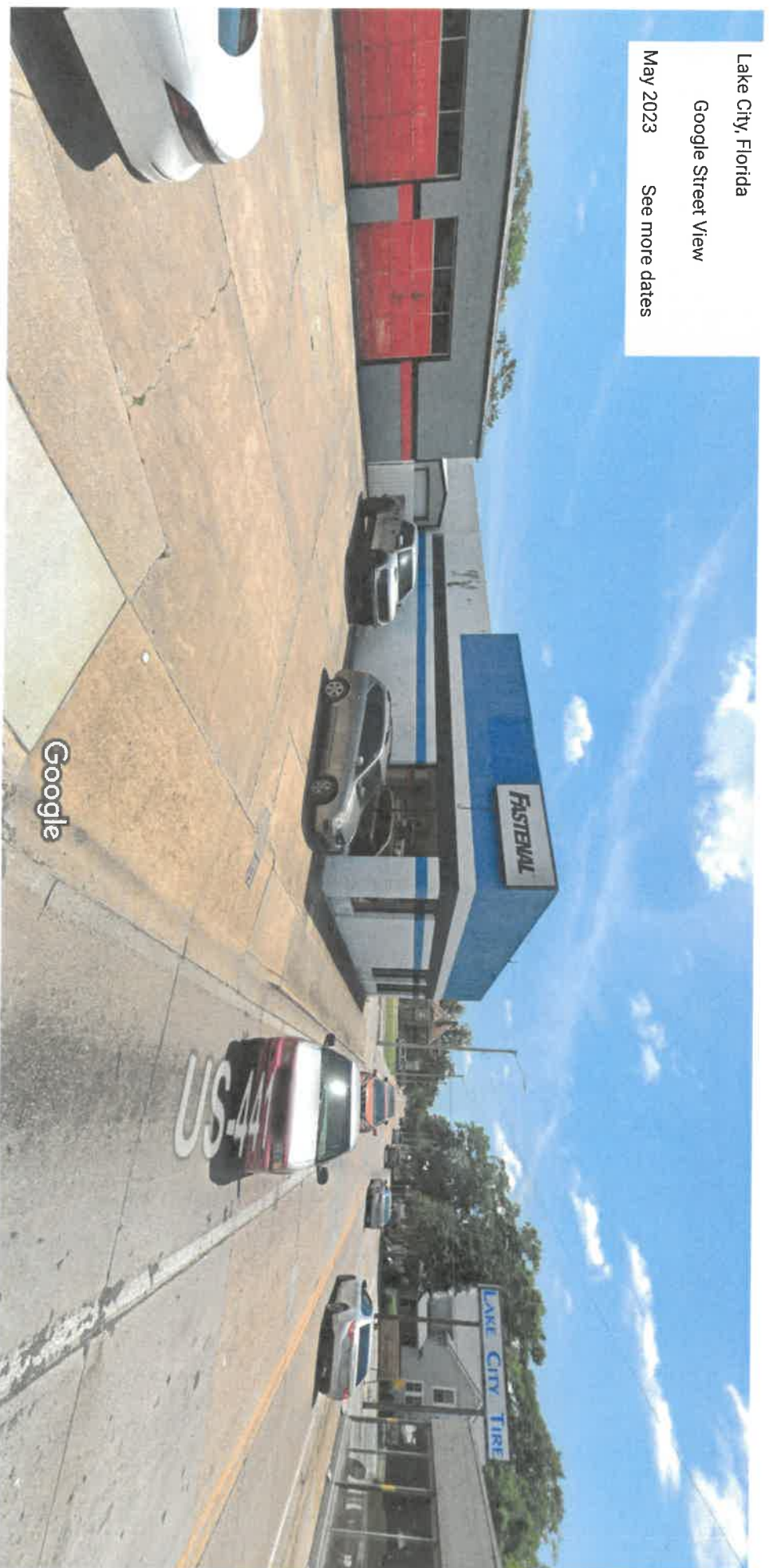


Image capture: May 2023 © 2024 Google



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 Serenity Block 32, LLC
 (print name of property owner(s))

hereby authorize: Energy Roofing Companies
 (print name of agent)

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

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

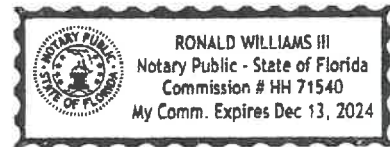
Jim R. Martin
 (Signature of owner)

 (Signature of owner)

JIM R. MARTIN
 (Print name of owner)

 (Print name of owner)

STATE OF FLORIDA }
 COUNTY OF Columbia }



Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization,
 this 1st day of February, 2024, by

Jim Martin

Ronald Williams III
 Notary Public

Ronald Williams III
 Printed Name

12/13/2024
 My Commission Expires

Personally Known OR

Produced Identification ID Produced: _____