

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

August 13, 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

[i.](#) Meeting Minutes 06-11-2024

[ii.](#) Meeting Minutes 07-09-2024

OLD BUSINESS- None

NEW BUSINESS

[iii.](#) **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.

QUASI JUDICIAL PETITION

A. Brief introduction of petition by city staff.

B. Presentation of petition by applicant.

C. Presentation of evidence by city staff.

D. Presentation of petition by third party intervenors, if any.

E. Public comments.

F. Cross examination of parties by party participants.

G. Questions of parties by Board Members.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by Board Members.

CONSENT AGENDA

- iv. COA 24-17**, submitted by, SPMV Properties, as 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 12682-000, located at 164 NW Madison St.
- v. COA 24-18**, submitted by, Christopher and Dawn Lydick, as owner, requesting a Certificate of Appropriateness in a Residential Single Family 3 (RSF-3) zoning district as established in section 4.5 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13799-000, located at 268 SE Camp St.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

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

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

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

File Attachments for Item:

i. Meeting Minutes 06-11-2024

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 06/11/2024

ROLL CALL:

Mrs. McKellum- Present	Mr. McMahon- Present	Mr. Nelson- Absent
Mr. Lydick- Present	Mrs. Wilson- Present	Mrs. Douglas- Present
City Attorney- Clay Martin- Present		

MINUTES: April 09, 2024 Historic Preservation Agency
May 14, 2024 Historic Preservation Agency

Comments or Revisions: None

Motion to approve 05/14/2024 and 04/09/2024 Meeting Minutes by Mr. McMahon and Seconded by Mrs. McKellum

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions COA 24-11, COA 24-13, and COA 24-12

Mrs. McKellum- No, Mr. McMahon- No, Mrs. Douglas- 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. Mrs. Wilson- No

OLD BUSINESS: None

Petition # COA24-11 Presented By: Tyler Turner, as Agent

And gives address of: 180 NW Amenity Ct, Lake City, FL

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

Discussion:

Tyler stated that they are looking to replace the existing metal shingle roof with a new metal roof similar in color. He stated that they are going with a rib style three-foot-wide panel. Mr. McMahon asked if there were some other homes in the area that had metal roofs. Tyler stated yes. Mr. McMahon asked when the home was built. Lydick stated early 1900's. Mr. Lydick asked if they were installing the new roof over the old one preserving the metal shingles. Tyler stated no, they would be removing the old roof and installing the new one. Mr. Lydick stated your removing the 100 plus year-old roof. Tyler stated yes. He stated that the current build codes require a vapor barrier to keep the attic secure. Mr. Lydick asked that according to the guidelines in Article 10 did he have a chance to review the Secretary of the Interior standards for rehabilitation of historic structures. Tyler stated no but the do everything to the code for the state of Florida. Mr. Lydick asked what the metal roof was going to look like. Tyler stated that it was going to look like the roof next door and the one across from the home. Mrs. Wilson asked if the neighbors were made aware of the project taking place due to all of the noise when they install the new roof. Tyler stated yes. They had to send certified letters to all of the owners within a certain radius. Mr. Young stated that in the land development regulations that all residents within a 300ft be notified by certified mail.

Public Comment: Sylvester Warren stated he stated that he has come to many of these meeting and has seen the new legal counsel in his opinion has put a hamper on the local flavor of how things have been done in the historical district. He thinks that the young man made it extremely explicitly clear and he

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

hopes the board grasp what he said. He stated that Tyler stated that his best friend and neighbor does not have a problem with it.

Motion to close public comment by Mrs. Wilson, seconded by Mr. McMahon.

Board Discussion:

Mr. Lydick stated he knows that US Department of the Interior Secretary of the Interior Standards for the Rehabilitation and Guidelines for Rehabilitating Historic Structures. He stated that he knows this is not a recommended treatment but they have let these things go by in the past. He stated that he believes in his professional and educated experience he does not believe that this petition complies Article 10.11.2.2 of the Land Development Regulations. He stated however we know that those tiles cannot be replaced in any other monetarily simple way. He stated that we have asked other proponents to do a roof over and some have been able to and some have not. He stated as the proponent said earlier that it depends on the amount of weatherproofing and vapor barrier is existing.

Mr. McMahon stated that there are several times of roofing on the home. Mr. Lydick and Mr. McMahon discussed other homes that have been approved in the past. Mr. Lydick stated that it is hard to replace the old roofs with a similar material and style due to price. Mrs. Wilson stated that they really cannot help the matter except to replace it with the new roofing. She stated that it is almost inevitable. Mrs. Douglas stated that there are already some many homes in the area that already have that type of roof. Mr. Lydick discussed how the LDR gives us some wiggle room.

Motion to approve COA24-11 as submitted by Mrs. Douglas Seconded by Mrs. McKellum.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mr. Lydick: Nye

NEW BUSINESS:

Petition # COA24-13 Presented By: Tyler Turner, as Agent

And gives address of: 207 S Marion Ave, Lake City, FL

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

Discussion:

Mr. Young introduced the petition. He stated that they are looking to replace the existing roof with a new shingle roof. He stated that the roof is a wood shake roof. He stated that the color would match the existing roof. He stated that he wants to introduce the packet into record.

Tyler stated that the roof is a cedar shake roof. He stated that he does not believe that the roof is historic and that it was install in the late 90's or early 2000's. He stated that the owner wants to keep some of the historic elements of the roof like the gutter and ridge cap. He stated that some of the roof that looks like it has a metallic roof material is actually a shingle roof. He stated that they have to tear everything down to the trusses.

Mr. Lydick asked about some of the items being keep like the wind vein and ridge caps are being keep. Tyler introduced a color chart from Titan. Mr. Young assigned it exhibit one for the record. Mr.

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MEETING MINUTES

Lydick stated that he agreed that the roof is not historic. He asked Tyler why they choose to go with a shingle roof over metal. Tyler stated that the customer wanted a similar look and shingle was the easiest. He stated that shingle make it easier to preserve some of the historic elements.

Motion to close public comment by Mr. McMahon, seconded by Mrs. Wilson.

Board Discussion: None

Motion to approve COA24-13 as submitted by Mr. McMahon Seconded by Mrs. Douglas.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mr. Lydick: Aye

CONSENT AGENDA ITEMS:

Dave Young presented COA24-12.

Motion to approve consent agenda as submitted by Mrs. Wilson Seconded by Mrs. McKellum.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mr. Lydick: Aye

WORKSHOP: None

ADJOURNMENT:

Motion to Adjourn by: Mrs. McKellum **Motion Seconded By:** Mrs. Wilson

Time: 7:06pm

Mr. Lydick closed the meeting.

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. Meeting Minutes 07-09-2024

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 07/09/2024

ROLL CALL:

Mrs. McKellum- Present	Mr. McMahon- Present	Mrs. Wilson- Present
Mrs. Douglas- Present	Mr. Lydick- Present	City Attorney- Clay Martin- Present

MINUTES: None

Comments or Revisions: None

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions COA 24-15
Mrs. McKellum- No, Mr. McMahon- No, Mrs. Douglas- Yes, Mr. Martin asked if any of those conversations affect her ability to render a fair decision, she stated No, Mr. Wollum- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if any of those conversations affect his ability to render a fair decision, Mr. Lydick stated No, Mrs. Wilson- No

OLD BUSINESS: None

NEW BUSINESS:

Petition # COA24-15 **Presented By:** Sylvester Warren, as Owner

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

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

Discussion:

Mr. Young introduced the petition. He stated that they are looking to install a new sign at the SW Corner of Tucker St and S Marion Ave. He stated that a picture of the sign is in the packet and the packet is a complete application.

Sylvester Warren stated that he is looking to have a sign put up by Wayne Laxton. He stated the sign exact sign across the street. He stated that the only difference is going to be the names on the sign. He stated that Mr. Laxton install the sign across the street.

Mr. Young stated that City Staff has reviewed this petition and has found it to be consistent with the district.

Motion to close public comment by Mr. McMahon, seconded by Mrs. Douglas.

Board Discussion:

Mrs. Douglas asked what color would be. Mr. Warren stated that it would match the colors of the building. Mr. Lydick asked if the sign conplied with all of the other sections of the Land Development Regulations. Mr. Young stated Yes.

Motion to approve COA24-15 as submitted by Mrs. McKellum Seconded by Mrs. Wilson.

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MEETING MINUTES

Mrs. McKellum: Aye Mr. McMahon: Aye Mrs. Douglas: Aye Mrs. Wilson: Aye
Mr. Lydick: Aye

CONSENT AGENDA ITEMS:

Dave Young presented COA24-14. Mr. Young submitted, a picture of the material to be used, in the record. Robert assigned it Exhibit A.

Motion to approve consent agenda as submitted by Mrs. Wilson Seconded by Mr. Wollum.

Mrs. McKellum: Aye Mr. McMahon: Aye Mrs. Douglas: Aye Mrs. Wilson: Aye
Mr. Lydick: Aye

WORKSHOP: None

ADJOURNMENT:

Motion to Adjourn by: Mrs. Wilson Motion Seconded By: Mrs. Douglas

Time: 8:00pm

Mr. Lydick closed the meeting.

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

iii. 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.

QUASI JUDICIAL PETITION

- A. Brief introduction of petition by city staff.**
- B. Presentation of petition by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of petition by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by Board Members.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by Board Members.**



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
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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

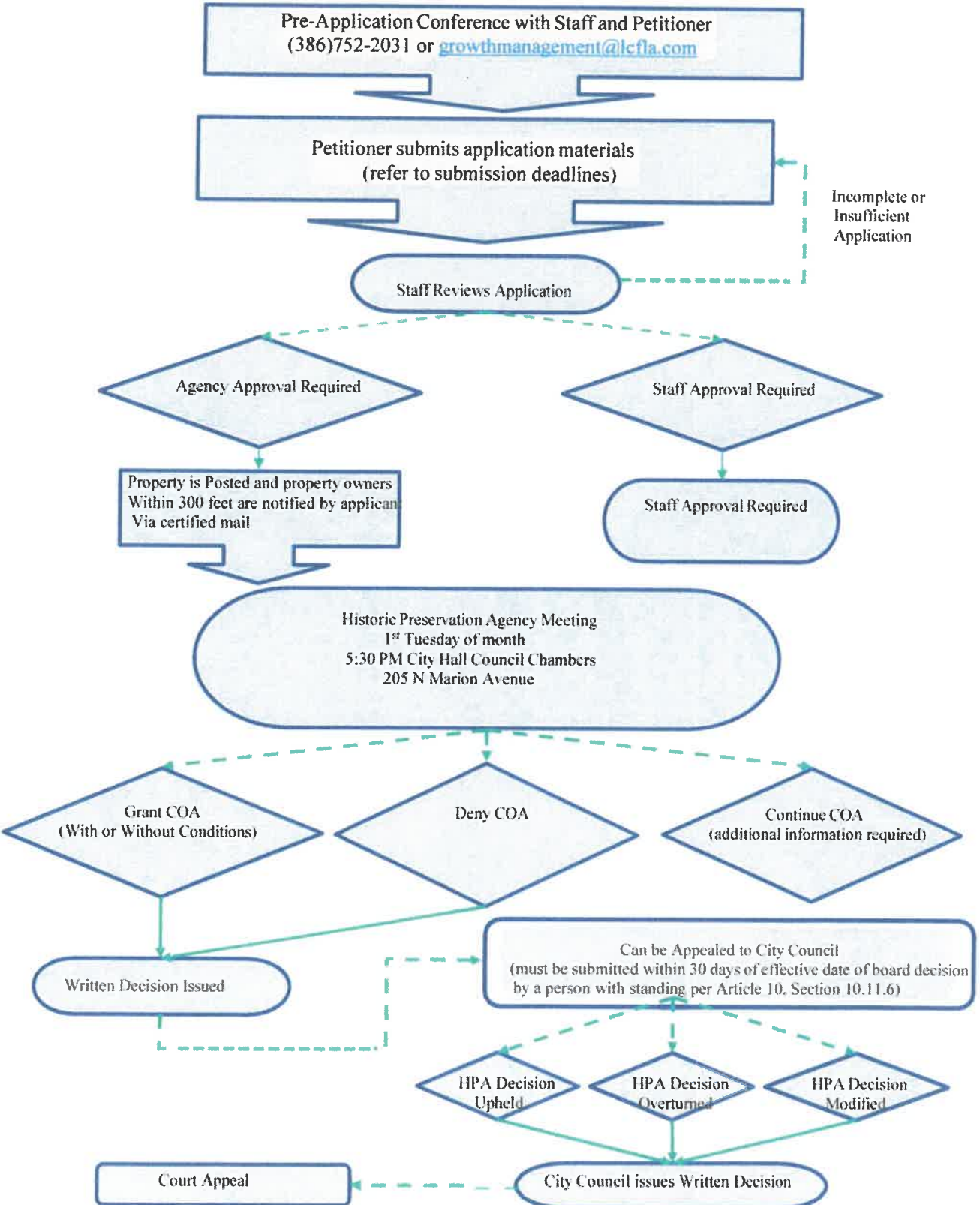
- Personally Known OR
- Produced Identification

ID Produced: DL



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

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

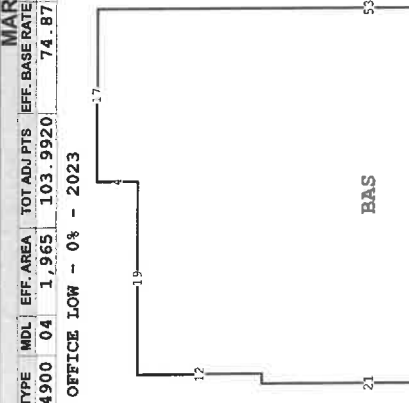
STANDARD	104,455
BUILDING MARKET VALUE	2,500
TOTAL MARKET OB/XF VALUE	70,000
TOTAL LAND VALUE - MARKET	176,955
TOTAL MARKET VALUE	176,955
SOH/AGL Deduction	0
ASSESSED VALUE	176,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,955
TOTAL JUST VALUE	176,955
NCON VALUE	0
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	176,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND
4900	04	1,965	103,9920	74.87	147,120	1940	2000	0	0	0.29	71.00

HX Base Yr

Heated Area: 1853



BUILDING CHARACTERISTICS

EXTERIOR WALL	19 COMMON BRK 100
ROOF COVER	08 IRREGULAR 100
ROOF COVER	03 COMP SHNGL 100
INTERIOR WALL	05 DRYWALL 100
INTERIOR FLOOR	08 SHT VINYL 70
INTERIOR FLOOR	14 CARPET 30
CEILING	01 FIN. SUSPD 100
AIR CONDITION	06 ENG CENTRL 100
HEATING TYPE	09 ENG F AIR 100
FIXTURES	6 100
FRAME	02 WOOD FRAME 100
STORY HEIGHT	8 100
RMS	7 100
STORIES	1. 1. 100
UNITS	0 100
CONDITION ADJ	03 03 100

QUALITY 05 05

DOR CODE 1700 OFFICE BLD 1STY

MAP NUM 06

NEIGHBORHOOD/LOC 850317.00 1.00/

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/922	3/15/2022	WD Q	I	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 NOTES

182 S MARION AVE, LAKE CITY

EXTRA FEATURES

TOTALS	2,227	1,965	104,455		
L	OB/XF	DESCRIPTION	BLD CAP	L	W
1,0166	CONC, PAYMT	0	0	0	0

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT D	UNIT T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1700	C	1STORY OFF	0		*CG	70.00	100.00	14,000.00	SF	1.00	1.00	2.00	2.50	5.00	70,000							

BUILDING DIMENSIONS

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

TOTAL OB/XF

BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	% COND	Q	2003	2003	3	100	2,500
----------	---------	----------	---------	-------------	--------	---	------	------	---	-----	-------

ADJUSTMENTS

ADJ UNIT PRICE	0.00
UT	1.00
UT 0.00	14,000.00

RECAP

DATE	03/16/2020	BY	ME	Total Acres:	0.32	Total Land Value:	70,000	Market:	0	Agricultural:	0	Common:	70,000	PRINTED	07/24/2024 BY	SYS
------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------	---------------	-----



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

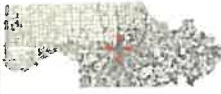
Sales 3/15/2022 \$215,000 I(O)
Info 4/12/2016 \$154,000 I(O)
3/10/2014 \$100 I(O)

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

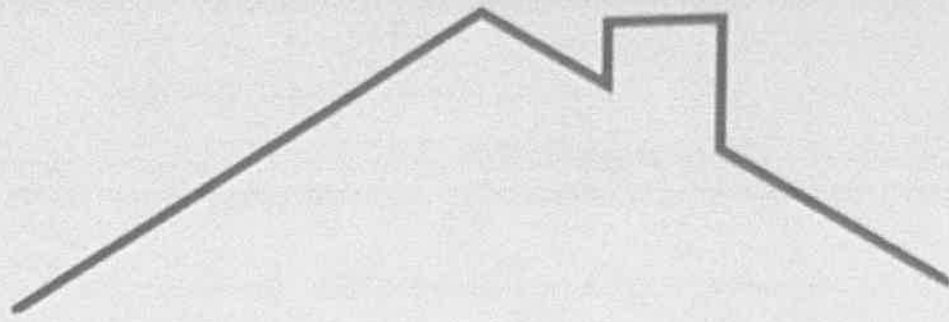
NOTES:

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

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Show question

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Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



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May 2023 See more dates



Image capture: May 2023 © 2024 Google



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PUBLIC NOTICE

[Faded text on a document attached to the sign]

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

<p>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.</p>	
WHEN:	August 13, 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, August 13, 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. **Consent Agenda-** COA24-17 and COA24-18.

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: Tuesday, July 30, 2024 9:13 AM
To: Angelo, Robert
Subject: RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Terrific!

Thank you much,
Kymerlee Harrison 386-754-0401
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1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, July 30, 2024 8:58 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

All three look 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, July 30, 2024 8:50 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Here you go!

Thank you much,
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PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, July 30, 2024 8:07 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Kym,

Two of the pdf's are the same. The one for board of adjustments is missing.

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: Monday, July 29, 2024 4:50 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Attached for approval as follows:

P&Z - 3 col x 6 297.00
BOA - 3 col x 4 198.00
Historic - 3 col x 4.5 222.75

Thank you much,
Kymerlee Harrison 386-754-0401
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1086 SW Main Blvd. Ste 103, Lake City, FL 32055

PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, July 29, 2024 4:01 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 1, 2024** paper.

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



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**NOTICE OF PUBLIC MEETING
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Agenda Items

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2. **Consent Agenda-** COA24-17 and COA24-18.

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

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<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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OFFICIAL USE

Official Mail Fee \$1.75 0174

Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: A. J. G. SPECTATOR LLC PO
MAILING IN PRODUCTION
225 W. MAIN ST. 2ND
LAKE CITY, FL 32025

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Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: W. J. AMES KS Bldg
1000 W. 2ND ST
LAKE CITY, FL 32025

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Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: R. J. GREGORY E
225 W. MAIN ST
LAKE CITY, FL 32025

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Official Mail Fee \$1.75 0174

Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: MENNICH RONNIE L
MAILING IN PRODUCTION
100 W. MAIN ST
LAKE CITY, FL 32025

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Official Mail Fee \$1.75 0174

Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: VALERIO GONZALEZ OCHOA JR
MAILING IN PRODUCTION
100 W. MAIN ST
LAKE CITY, FL 32025

U.S. Postal Service™
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OFFICIAL USE

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Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: MARY ALICE HORTON'S LLC
MAILING IN PRODUCTION
100 W. MAIN ST
LAKE CITY, FL 32025

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OFFICIAL USE

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Postmark Date 07/27/2024

Send To: RICHARD LUNA G
MAILING IN PRODUCTION
100 W. MAIN ST
LAKE CITY, FL 32025

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Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: VALERIO GONZALEZ OCHOA JR
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100 W. MAIN ST
LAKE CITY, FL 32025

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

OFFICIAL USE

Official Mail Fee \$1.75 0174

Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: LAFAY STEVEN B
MAILING IN PRODUCTION
100 W. MAIN ST
LAKE CITY, FL 32025

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Official Mail Fee \$1.75 0174

Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: DEAN ENDRICH USA LLC
MAILING IN PRODUCTION
100 W. MAIN ST
LAKE CITY, FL 32025

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

OFFICIAL USE

Official Mail Fee \$1.75 0174

Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: YATEL MARLEN
MAILING IN PRODUCTION
100 W. MAIN ST
LAKE CITY, FL 32025

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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com™

OFFICIAL USE

Official Mail Fee \$1.75 0174

Postage and Fees \$0.00 0000

Postmark Date 07/27/2024

Send To: GILBERT DISPATCH INC
MAILING IN PRODUCTION
100 W. MAIN ST
LAKE CITY, FL 32025



July 22, 2024

182 S Marion Ave
Lake City, FL 32025

To Whom it May Concern,

On August 13, 2024 the Historic Preservation Agency will be having a meeting at 5:30pm, or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, COA 24-16, to get approval on repainting the exterior of the building and replacing the current sign, for a property located at 182 S Marion Ave, Lake City, FL 32025.

If you have any questions or concerns please call 386-719-5820 or email growthmanagement@lcfla.com.

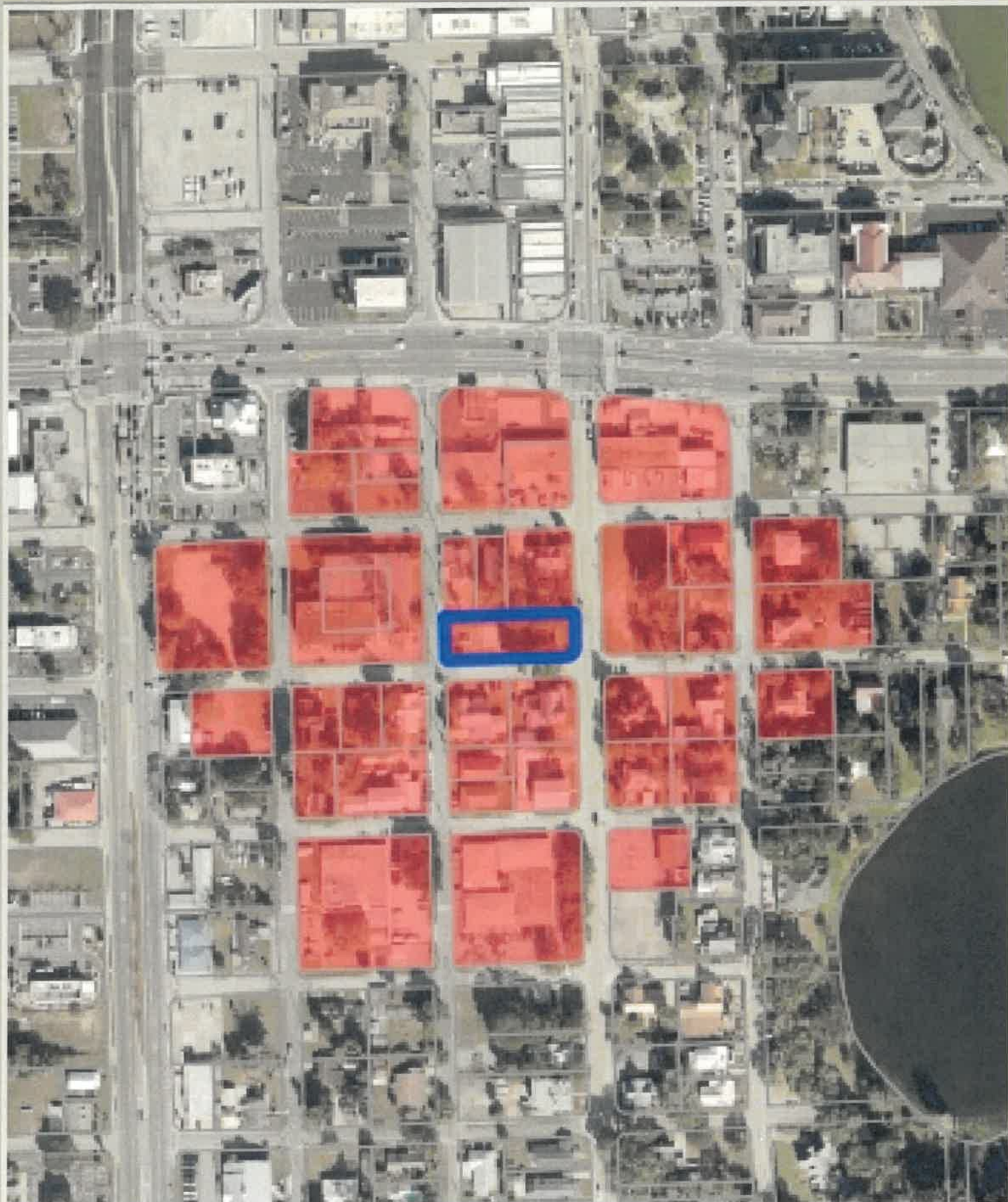
Robert Angelo

Planning and Zoning
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

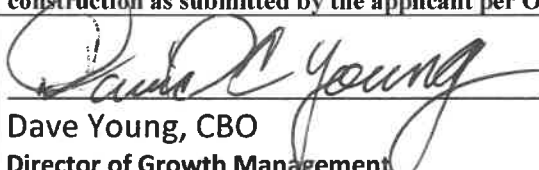
File Attachments for Item:

iv. COA 24-17, submitted by, SPMV Properties, as 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 12682-000, located at 164 NW Madison St.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 7/22/24	COA 24-17
Address: 164 NW Madison St, Lake City, FL 32025	
Parcel Number: 12682-000	
Owner: SPMV Properties LLC	
Address of Owner: 164 NW Madison St, Lake City, FL 32025	
Description of Structure: Multi-Story Retail 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>	
 Dave Young, CBO Director of Growth Management	
<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 windows on rear of the building.	
Special Conditions:	

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

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



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

COA 24-17

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	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition <input type="checkbox"/> Demolition <input type="checkbox"/> Fence <input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Relocation <input type="checkbox"/> Re-Roof/Roof-Over <input type="checkbox"/> SignShed <input type="checkbox"/> Garage
<i>Window replacement</i> Classification of Work (see LDR 10.11.3)	
<input type="checkbox"/> Routine Maintenance	<input checked="" type="checkbox"/> Minor Work <input type="checkbox"/> Major Work
APPROVAL TYPE:	
See <u>Certificate of Appropriateness Matrix</u>	
<input type="checkbox"/> Staff Approval	<input type="checkbox"/> Board Approval: <input type="checkbox"/> Conceptual or <input type="checkbox"/> Final
PROPERTY INFORMATION: <i>Property information can be found at the Columbia County Property Appraiser's Website</i>	
Historic District: <input type="checkbox"/> Lake Isabella Historical Residential District <input checked="" type="checkbox"/> Downtown Historical District	
Site Address: <u>164 NW MADISON ST, LAKE CITY FL 32025</u>	
Parcel ID #(s) <u>00000012682000</u>	
OWNER OF RECORD	APPLICANT OR AGENT
<i>As recorded with the Columbia County Property Appraiser</i>	<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 SPMV PROPERTIES LLC	Applicant Name <i>JOHN O'NEAL</i>
Company (if applicable) VANN CARPET ONE	Company (if applicable) O'NEAL CONTRACTING INC
Street Address 164 NW MADISON ST	Street Address PO BOX 3505
City State Zip LAKE CITY FL 32025	City State Zip LAKE CITY FL 32056
Telephone Number 3863975525	Telephone Number 3867527578
E-Mail Address	E-Mail Address KAREN@ONEALCOMPANIES.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, 2023	Jan 03, 2024	Feb 01, 2024	Mar 01, 2024	Apr 01, 2024	May 01, 2024	Jun 01, 2024	Jul 01, 2024	Aug 01, 2024	Sep 01, 2024	Oct 01, 2024	Nov 01, 2024
Meeting Date	Jan 03, 2024	Feb 06, 2024	Mar 05, 2024	Apr 02, 2024	May 07, 2024	Jun 04, 2024	Jul 02, 2024	Aug 06, 2024	Sep 04, 2024	Oct 01, 2024	Nov 05, 2024	Dec 03, 2024

**IMPORTANT
NOTES**

**PRE-APPLICATION
MEETING**

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

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

**CONCEPTUAL
APPROVALS**

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

**APPLICATION
REQUIREMENTS**

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

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

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

CHANGE OUT WINDOWS

(18 count)
back side of building

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows	PGT	VINYL 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.

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.

REPLACE WINDOWS

(18 count)

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.

N/A

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.

N/A

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.

John W. O'Neal

7/9/24

Applicant (Signature)

Date

John W. O'Neal

Applicant (Print)

Please submit this application And all required supporting Materials via email to: <u>growthmanagement@lcfia.com</u> 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 ____ - ____		<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@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 SPMV PROPERTIES LLC
(print name of property owner(s))

hereby authorize: JOHN O'NEAL
(print name of agent)

to represent me/us in processing an application for: WINDOW 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.

[Signature]
(Signature of owner)

(Signature of owner)

Marc A Vann
(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 9th day of July, 20 24, by

Marc Vann

[Signature]
Notary Public

Karen O. Griffis
Printed Name

1/29/2027
My Commission Expires

- Personally Known OR
- Produced Identification

ID Produced: _____





NFRC Report

Sales Order # 2457794
 PO Number: 12963
 Job Name: Brown Vann/State Exchange Bld.
 Job Address:

www.pgtwindows.com

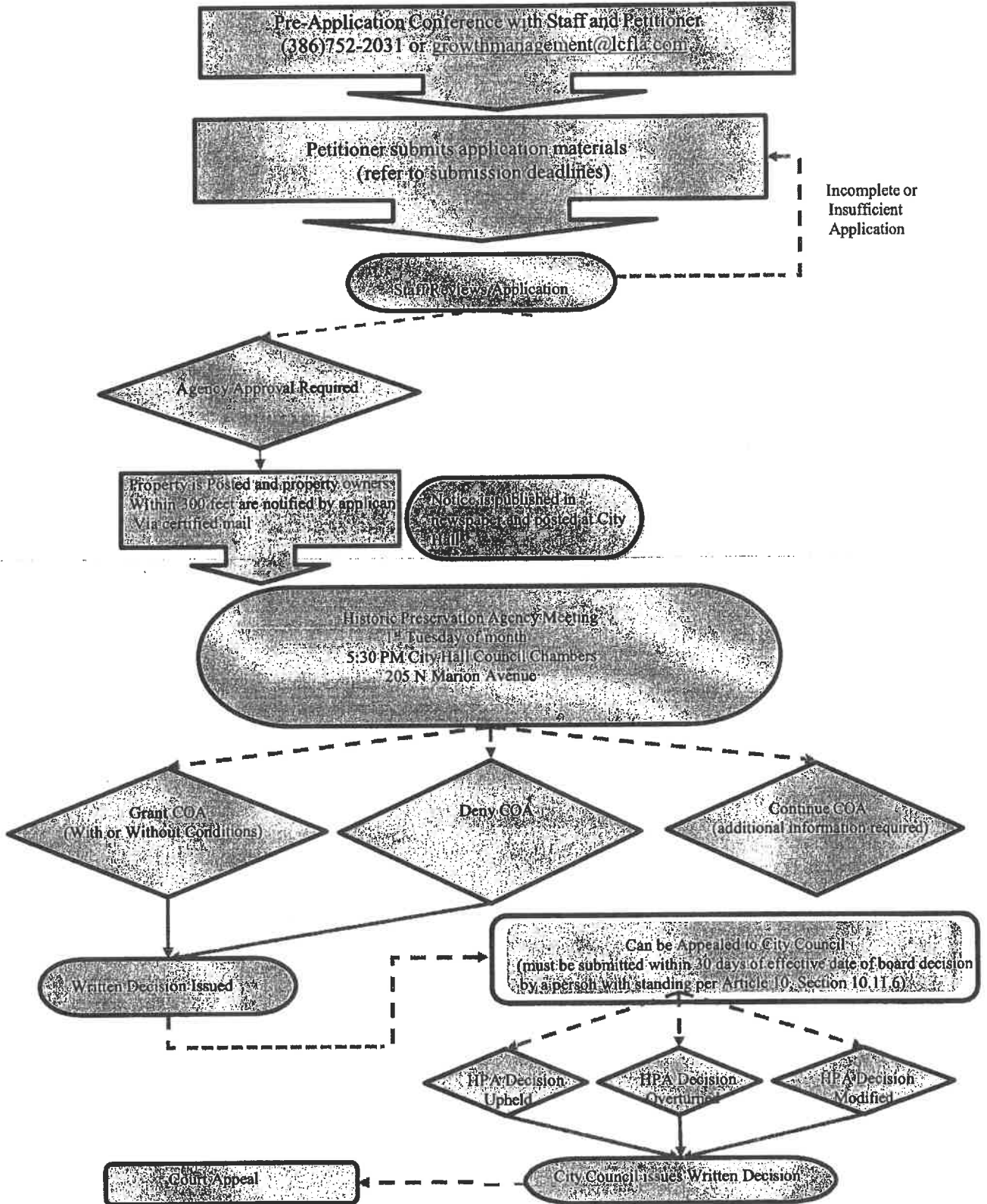
Line #	Item Description	Quantity	Location
0001 (1.00)	<p>SH5400 VINYL SINGLE HUNG 5400 45.25X54.625X.,STD,EQUAL,W,EQUAL,IG,CL,ES Max,9/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL</p> <p>Certification Type: MIAMI Frame Type: EQUAL Window Style: STD Size Ref: ACTUAL Height: 54 5/8 Rough Masonry: 47 X 55 5/8 Egress Opening: 41 X 22 11/16 (6.451 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 4A2D LITES (3V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOOD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: A.HU54.55.1 Acc Glass Breakage: N Vent Ht: 26.9555 PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2000 VTCOG: 0.6400</p>	<p>Ordered: 18.00</p>	<p>NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 45 1/4 Actual Size: 45 1/4 X 54 5/8 Wood Frame Opening: 45 1/2 X 54 7/8 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 4A2D LITES (3V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: BS - Box Screen Decralite: N CAR#: 23-0707.13 NegativeDesignPressure: 63.7000 EnergyStar: NONE UF: 0.3400 VT: 0.4300 CPD: PGT-K-208-02104-00020</p>

PO Number:

Print Date 7/9/2024

Page 1 of 1

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-12682-000 (41221) >>

2024 Working Values

updated: 7/18/2024

Owner & Property Info

Result: 1 of 1

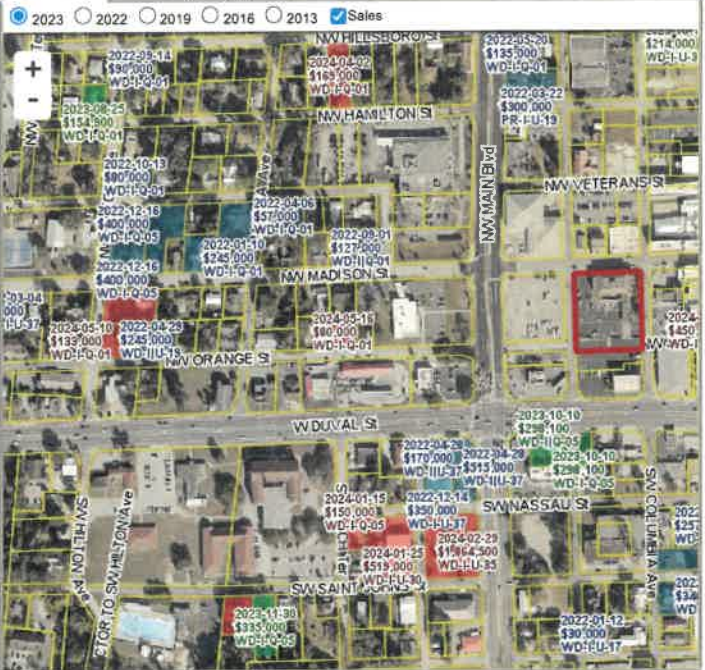
Owner	SPMV PROPERTIES LLC 164 SW MADISON ST LAKE CITY, FL 32055		
Site	164 NW MADISON ST, LAKE CITY		
Description*	C DIV: ALL BLOCK 18. & ALL THAT PORTION OF ORANGE ST CLOSED AND VACATED BY CITY ORD NO 91-700 BEING LOCATED BETWEEN BLOCK 18 & BLOCK 27 AS DESC IN ORB 1153-2376. WD 1029-380, WD 1083-307, WD 1153-2373, WD 1357-581, WD 1492-1516.		
Area	1.012 AC	S/T/R	32-3S-17
Use Code**	STORE/OFFICE (1117)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$165,375	Mkt Land	\$165,375
Ag Land	\$0	Ag Land	\$0
Building	\$689,629	Building	\$752,335
XFOB	\$46,100	XFOB	\$46,100
Just	\$901,104	Just	\$963,810
Class	\$0	Class	\$0
Appraised	\$901,104	Appraised	\$963,810
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$901,104	Assessed	\$963,810
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$901,104 city:\$901,104 other:\$0 school:\$901,104	Total Taxable	county:\$963,810 city:\$963,810 other:\$0 school:\$963,810

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/22/2023	\$100	1492 / 1516	WD	I	U	11
3/29/2018	\$950,000	1357 / 581	WD	I	Q	05 (Multi-Parcel Sale) - show
7/1/2008	\$100	1153 / 2376	WD	V	U	01
7/1/2008	\$1,512,500	1153 / 2373	WD	I	U	03
3/1/2006	\$950,000	1083 / 307	WD	I	Q	
4/7/2005	\$914,700	1042 / 2129	WD	I	U	01
10/26/2004	\$912,700	1029 / 380	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE RETL (3500)	1966	20898	29051	\$752,335

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$4,800.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$11,300.00	1.00	0 x 0
0100	ELEV.PASS	1966	\$30,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1117	STORE/OFFICE (MKT)	44,100.000 SF (1.012 AC)	1.0000/1.0000 1.0000/ /	\$4 /SF	\$165,375

Search Result: 1 of 1

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

by:GrizzlyLogic.com

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

Google

Image capture: May 2023 © 2024 Google





Lake City, Florida

Google Street View

May 2023

See more dates

Google

Image capture: May 2023 © 2024 Google



Help us improve Google Maps



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
Mar 2022 See more dates

Image capture: Mar 2022 © 2024 Google



Help us 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

Mar 2022 See more dates

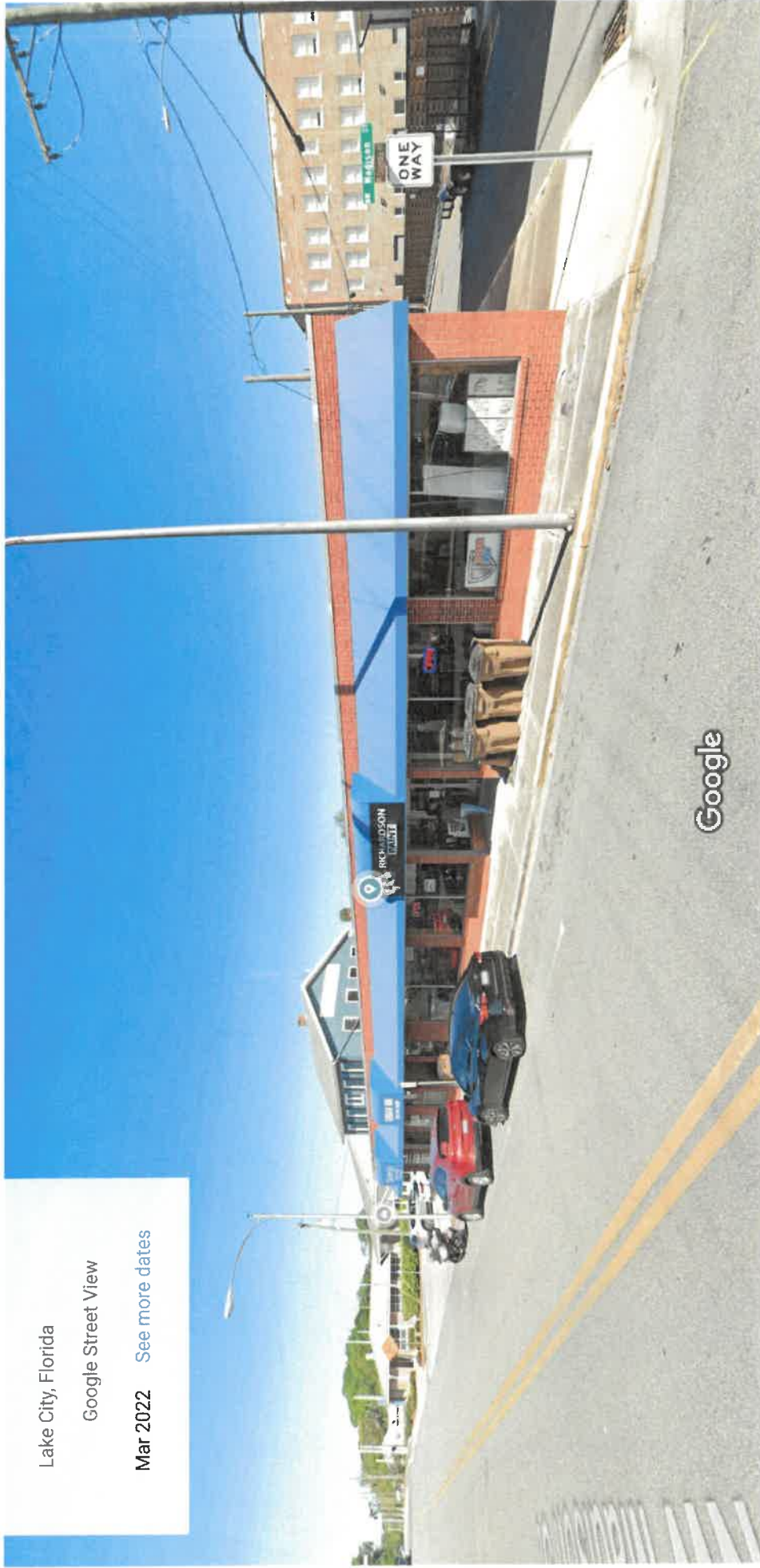


Image capture: Mar 2022 © 2024 Google





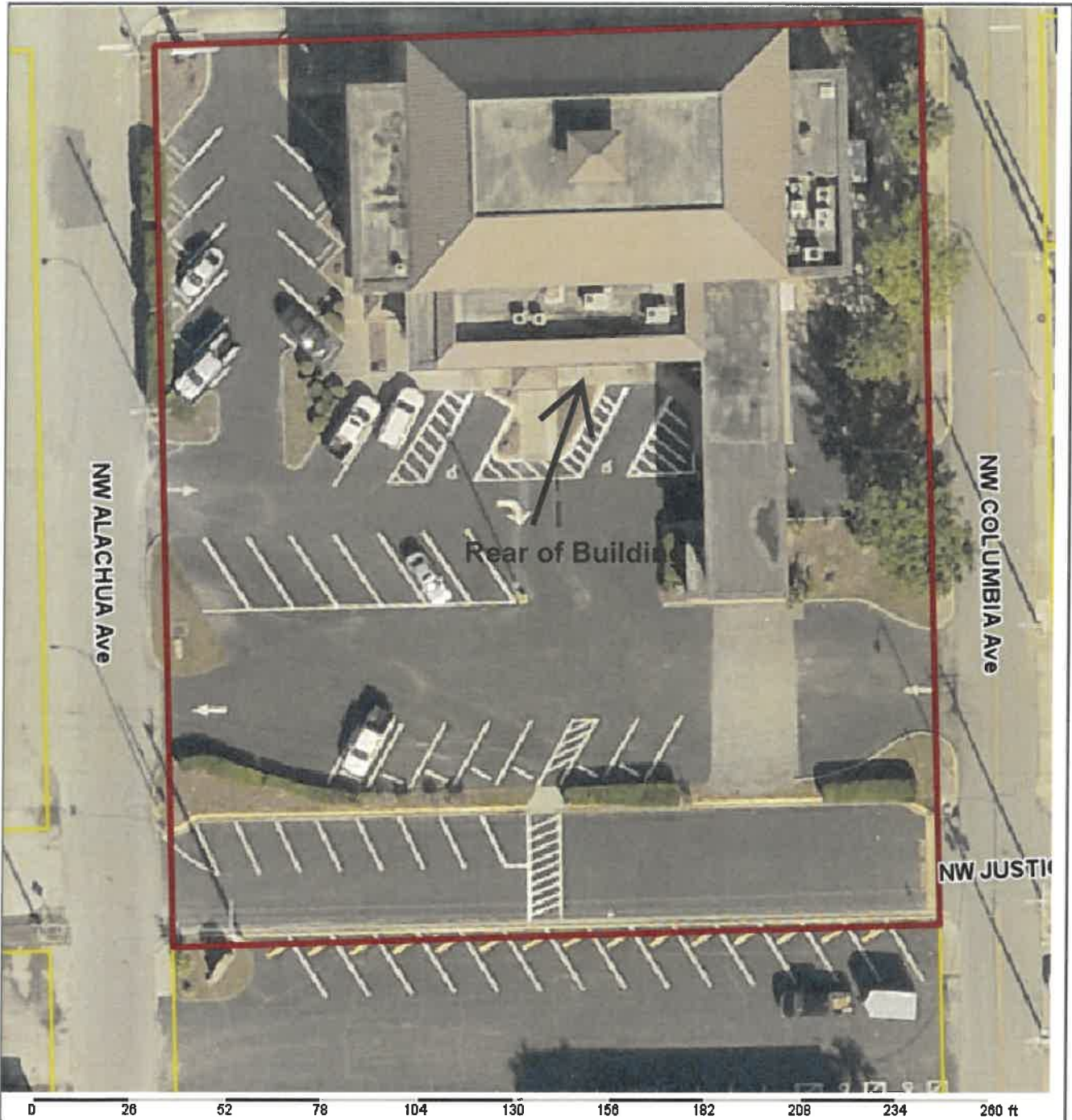
Lake City, Florida

Google Street View

Mar 2022 See more dates

Image capture: Mar 2022 © 2024 Google





Columbia County Property Appraiser

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

PARCEL: 00-00-00-12682-000 (41221) | STORE/OFFICE (1117) | 1.012 AC

C DIV: ALL BLOCK 18, & ALL THAT PORTION OF ORANGE ST CLOSED AND VACATED BY CITY ORD NO 91-700 BEING LOCATED BETWEEN BLOCK 18 & BLOCK 27 AS DESC IN ORB

SPMV PROPERTIES LLC

Owner: 164 SW MADISON ST
LAKE CITY, FL 32055

Site: 164 NW MADISON ST, LAKE CITY

Sales 5/22/2023 \$100 I(U)
3/29/2018 \$950,000 I(Q)
Info 7/1/2008 \$100 V(U)

2024 Working Values

Mkt Lnd	\$165,375	Appraised	\$963,810
Ag Lnd	\$0	Assessed	\$963,810
Bldg	\$752,335	Exempt	\$0
XFOB	\$46,100	county:	\$963,810
Just	\$963,810	city:	\$963,810
		other:	\$0
		school:	\$963,810

NOTES:

Columbia County, FL



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GrizzlyLogic.com

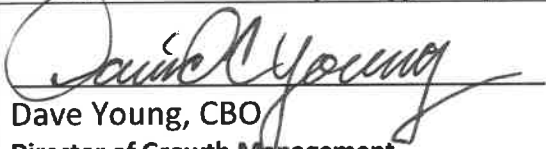
File Attachments for Item:

v. COA 24-18, submitted by, Christopher and Dawn Lydick, as owner, requesting a Certificate of Appropriateness in a Residential Single Family 3 (RSF-3) zoning district as established in section 4.5 of the Land Development Regulations and located within the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13799-000, located at 268 SE Camp St.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 7/25/24	COA 24-18
Address: 268SE Camp St, Lake City, FL	
Parcel Number: 13799-000	
Owner: Christopher & Dawn Lydick	
Address of Owner: 268 SE Camp St, Lake City, FL	
Description of Structure: Single Family HOme	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176	
 Dave Young, 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:	
repair and/or replace wood fence	
Special Conditions:	

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

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



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

COA 24-18

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

USE THIS FORM TO
 Apply for approval for projects located within historic districts. Projects may require either a Agency-level review or a Staff-level review.
 Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

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

PROJECT TYPE

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

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

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

Historic District: Lake Isabella Historical Residential District
 Downtown Historical District

Site Address: 268 SE Camp Street
 Parcel ID #(s) 00-00-00-13799-000

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>
Christopher & Dawn Lydick		same	Applicant Name
n/a		n/a	Company (if applicable)
268 SE Camp Street		same	Street Address
Lake City FL 32025		same	City State Zip
850-264-3209		same	Telephone Number
christopher.lydick@usda.gov		same	E-Mail Address

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, 2023	Jan 03, 2024	Feb 01, 2024	Mar 01, 2024	Apr 01, 2024	May 01, 2024	Jun 01, 2024	Jul 01, 2024	Aug 01, 2024	Sep 01, 2024	Oct 01, 2024	Nov 01, 2024
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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).

wood fence repair/replace.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	n/a	wood stockade	none(wood)
Driveways/Sidewalks			
Signage			
Other			

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

<p>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.</p> <p>Review the applicable Guidelines (Article 10 LDR)</p> <p>A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)</p> <p>Please see the City of Lake City Land Development Regulations for detailed information.</p> <p>Historic Preservation Districts maps are located on the city web site (www.lcfla.org)</p> <p>Historic Preservation Agency can be found in the LDR Article 10.</p> <p>Variances can be found in the LDR Article 11</p> <p>The Land Development Regulations can be located on the city web site (www.lcfla.org)</p> <p>APPEALS</p> <p>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</p> <p>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.</p>	<p>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.</p> <p>n/a</p> <p>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.</p> <p>n/a</p> <p>RELOCATIONS (if applicable) For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.</p> <p>n/a</p> <p>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.</p> <p>n/a</p>
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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.

Christopher Lydick

7/25/2024

Applicant (Signature)

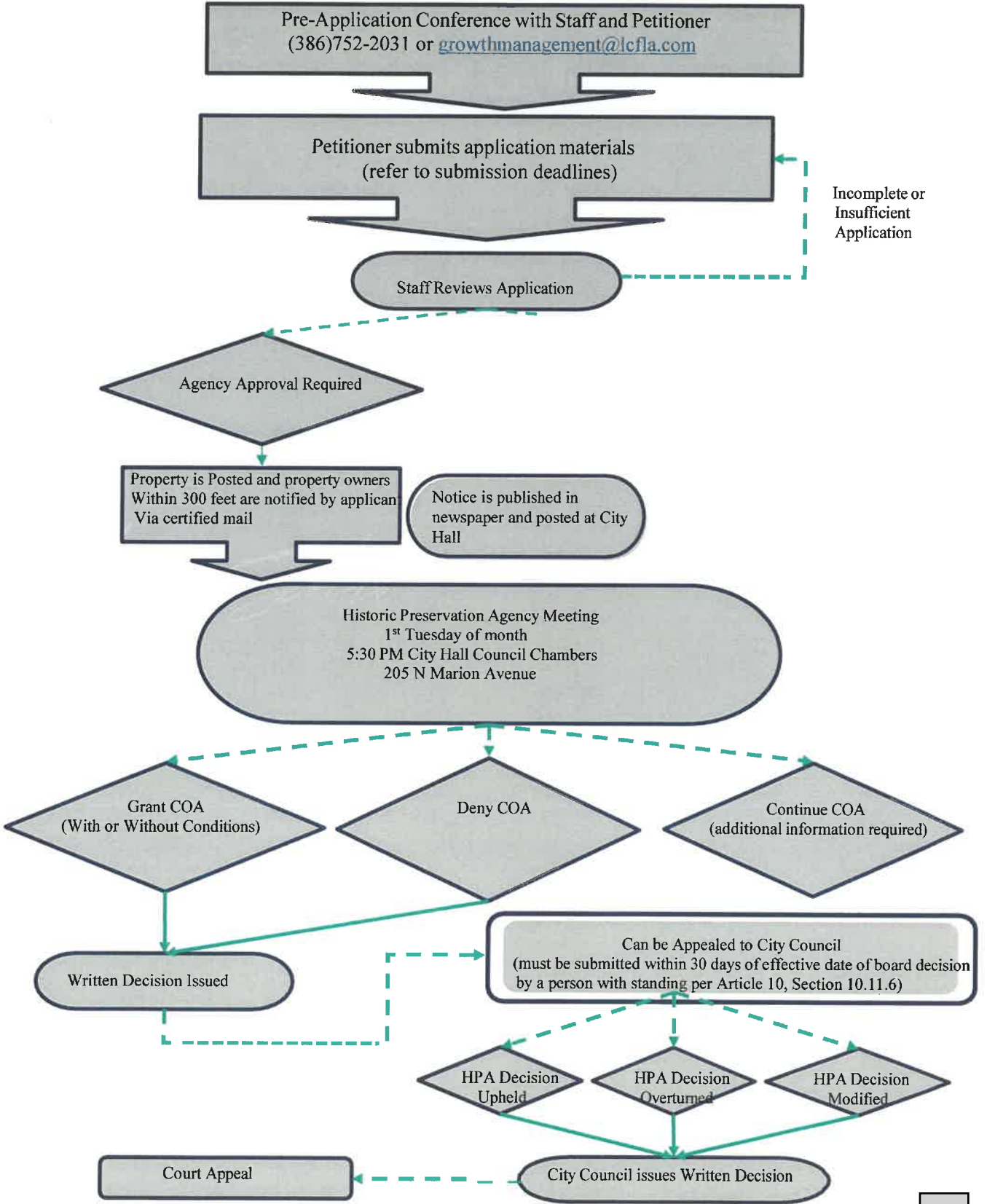
Date

Christopher Lydick

Applicant (Print)

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

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



PARCEL DETAILS

- External Map Links
 - Pictometry 3D Oblique Aerials
 - GoogleEarth KML export
 - GoogleMaps by Address
 - Bing Maps 2D Aerial
 - Polygon
 - Bird's eye

Owner Info
 00-00-00-13799-000 (42351)
 Property Record Card

JOHNSON DAWN
 268 SE CAMP ST
 LAKE CITY, FL 32025
 Site: 268 SE CAMP ST, LAKE CITY
 User: SINGLE FAMILY (0100) | 0.738 AC
 (Legal: 32-35-17 LS DIV; LOTS 1, 8 & 9 BLOCK E CHALKERS
 SID. 807-2400, DC 914-2262, 914-2263, CT 1166-1239, OC
 1160-1733, WD 1160-1734).

2024 Working Values

Mkt Lnd	\$16,890	Appraised	\$338,271
Ag Lnd	\$0	Assessed	\$189,640
Bldg	\$310,041	Exempt	\$50,000
XFOB	\$11,340	Total	county: \$139,640
Just	\$338,271	Taxable	city: \$139,640
Class	\$0		other: \$0
			school: \$164,640

Sales

9/11/2009	\$180,000	1180 / 1734	QC	I/Q
9/11/2009	\$100	1180 / 1733	QC	I/U
2/18/2009	\$100	1168 / 1239	QC	I/U
11/22/2000	\$110,000	914 / 2263	WD	I/Q
6/30/1995	\$0	807 / 2400	QC	I/U

Building Characteristics

Desc	Year Bt	Heated SF	Actual SF	Value
Sketch	SINGLE FAM (0100)	1906	4348	4706
				\$310,041

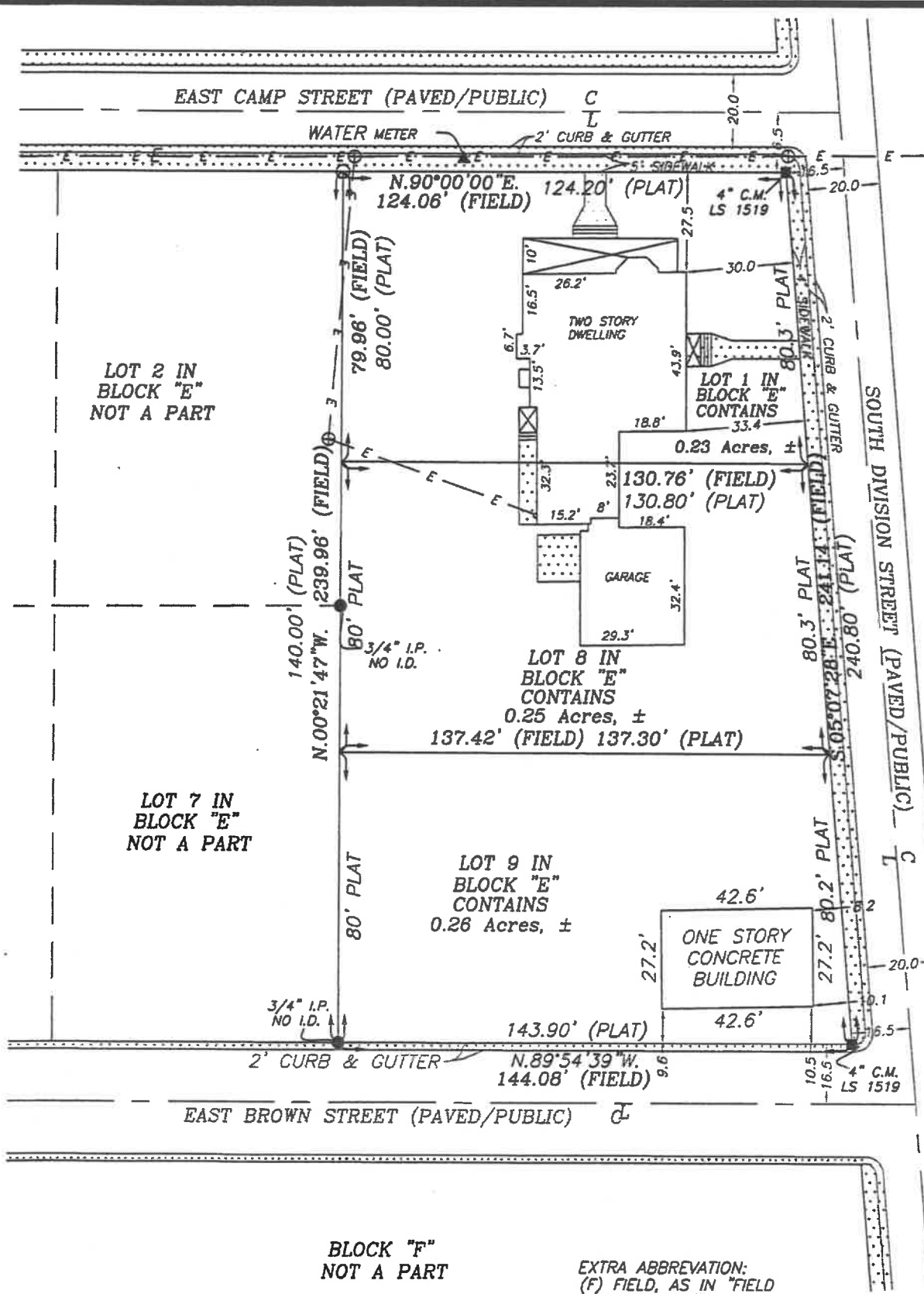
Extra Features & Out Buildings

Code	Desc	Year Bt	Value	Units	Dims
0011	BARN, BLKAE	0	\$1,500.00	1.00	27 x 40
0281	FRCH, UOP	2011	\$400.00	1.00	6 x 0
0030	BARN, MT	2011	\$3,640.00	960.00	32 x 30
0180	FENCE, WOOD	2018	\$3000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	EF Rate	Value
0100	SFR	10,724,000	1,000001,0000		\$1 /SFR\$5,630
	(MKT)	SF (0.246 AC)	1,000007,000000		\$1 /SFR\$5,630
0100	SFR	10,724,000	1,000001,0000		\$1 /SFR\$5,630
	(MKT)	SF (0.246 AC)	1,000007,000000		\$1 /SFR\$5,630
0100	SFR	10,724,000	1,000001,0000		\$1 /SFR\$5,630
	(MKT)	SF (0.246 AC)	1,000007,000000		\$1 /SFR\$5,630





LOT 2 IN
BLOCK "E"
NOT A PART

LOT 7 IN
BLOCK "E"
NOT A PART

BLOCK "F"
NOT A PART

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT".
(D) DEED, AS IN "DEED DIMENSION".
(P) PLAT, AS IN "PLAT DIMENSION".
(R) RECORD, AS IN "RECORD DIMENSION".

SIGNED: *[Signature]*
MARK D. DUREN, LS 4708




A name you can trust

Congratulations! With over 15,000 five-star reviews and a stellar 94% satisfaction rating, we are the most highly rated and reviewed fence company in the country.

We are excited to help you build your new fence! Please find your fence package options below, and simply click on the package to select it.

Dawn Lydick

268 SE Camp St
Lake City, FL 32025



\$91 per month

Lydick Residence ✓ Signed

6'H Board on Board

Natural

Features & Benefits

- Superior Wood Specification
- Pressure Treated Posts and Rails
- Hot Dipped Galvanized Ring-Shank Nails
- Superior Construction Built from Scratch On-Site

Specifications

- **Post:** 4" x 4"
- **Rail:** 2" x 4"
- **Picket:** 1" x 6"

Warranty

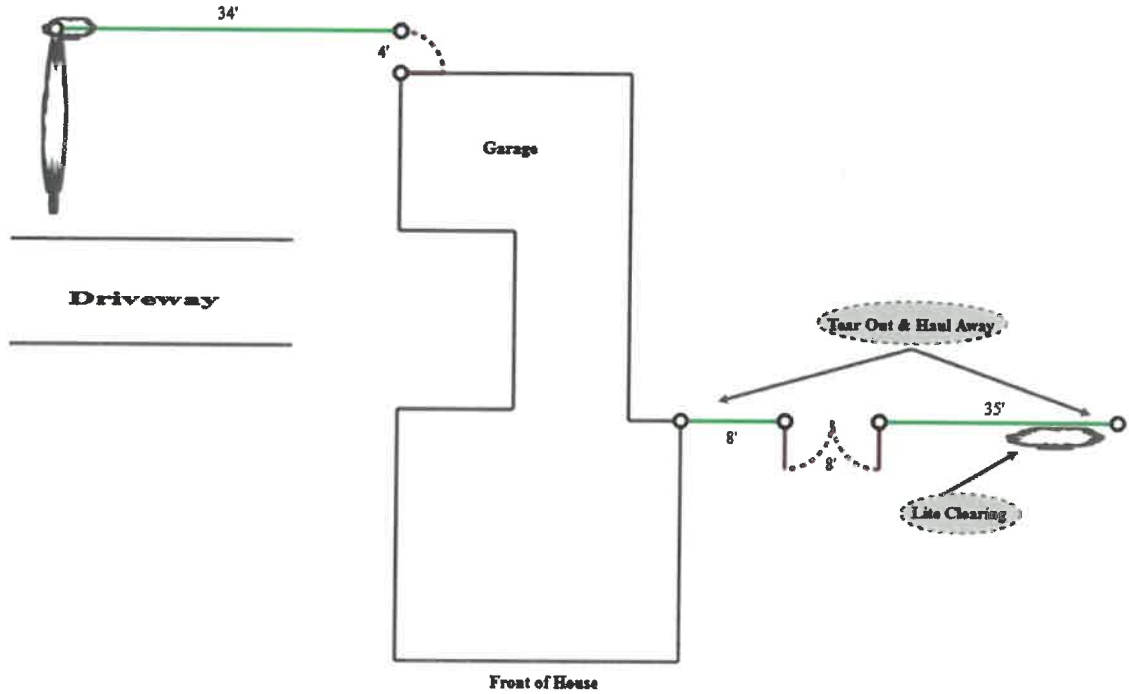
- Minimum 15-year warranty against termite damage and rot (up to Lifetime in some areas)
- 3 Year Workmanship Warranty

Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

Lydick Residence - 77 LF

6'H Board on Board



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

(1) 4ft SS Standard Gate, Standard Latch. (1) 8ft DD Standard Gate, Standard Latch

Job Notes

SF&R is not responsible for the location or damage to private utilities or irrigation lines. It is the responsibility of the homeowner to locate and clearly flag these utilities prior to installation.

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.



Judith Volger

15,403
Certified
Reviews
★★★★★ 4.7

MSRP	\$4,083.71
Discount	-\$286.00
Your Price: Lydick Residence	\$3,797.71

[View Contract](#)

[Contact Sales](#)