

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

January 04, 2023 at 5:45 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: 12-06-2022

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) Petition: **COA 23-02**, presented by **Michelle Ward as owner** -applying for a Certificate of Appropriateness for **Parcel 12759-000**, located in the view shed Lake Isabella Historical district as provisioned in LDR article 10
- [iii.](#) Petition: **COA 23-03**, presented by **David Reich as Owner and/or Chad Stewart, Joni Stewart, or Lacey Graham as Agent** -applying for a Certificate of Appropriateness for **Parcel 13734-000**, located in the view shed Lake Isabella Historical district as provisioned in LDR article 10

CONSENT AGENDA

- [iv.](#) **COA 22-29**, submitted by **Michael Pasternak, contractor** for **Krystle Fowler, owner**, requesting a Certificate of Appropriateness in a residential single-family district (RSF3) zoning district as established in section 4.5.1 of the Land Development Regulations and located within the View Shed of 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 13804-002**

- v. COA 23-01**, submitted by **Barry Joye, contractor** for **First Baptist Church of Lake City, owner**, requesting a Certificate of Appropriateness in a commercial-central business district (C-CBD) zoning district as established in section 4.14.1 of the Land Development Regulations and located within the View Shed of the Lake City Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City **Parcel 12696-000**

WORKSHOP None

ADJOURNMENT

YouTube Channel Information

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 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: 12-06-2022

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 12/06/2022

Roll Call:

Mrs. McKellum- Present

Mr. Nelson- Present

Mr. Cooper- Not Present

Mr. McMahon- Present

Mr. Carter- Present

Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 11/01/2022 Meeting.

Motion By: Mr. Carter

Seconded By: Mr. McKellum

Comments or Revisions: None

Old Business: None

New Business:

Petition # COA22-28 Presented By: John Sanchez-Bianchi

As owner or agent and gives address of: 219 SE Hernando Ave

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Angelo introduced petition COA22-28. Robert stated that the project was to replace the existing roof on the addition with new material and to replace the windows in the addition. John stated that they are looking to repair damage from a tree that fell on the Florida room. John stated that he would be replacing the existing roofing on the Florida room with rolled fiberglass roofing. Mr. Lydick mentioned that the choice of windows looked like they would be making the house more historic. Mr. Lydick asked if the roof lines were going to be changing any. John stated that they would not. Mr. McMahon asked when the house was built. John stated that it was built in 1920. Mr. Lydick asked if the product was a rolled material. John confirmed. Mr. Lydick asked if anyone else wanted to speak for or against the petition. No one had any other comments. Mr. Lydick and the board discussed that they would like to see a metal roof but that this material was a material used back in 1920. Mr. Carter motioned to approve/deny petition COA22-28. Mr. Nelson seconded.

Mrs. McKellum: Aye

Mr. Carter: Aye

Mr. Cooper: Absent

Mr. Lydick: Aye

Mr. McMahon: Aye

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Petition # COA22-30 Presented By: Robert Ogles as Agent

As owner or agent and gives address of: 219 SE Hernando Ave

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Angelo introduced petition COA22-30. Robert stated that the project was to replace the existing shingle roof with a metal roof. Robert Ogles stated that they will be using a metal roof with a copper color. Mr. Ogles stated that the house in front of this ones has the same copper roof. Mr. Lydick asked if the color would be the copper color that is on the Tri-County hand out. Mr. Lydick asked if there were in metal roofing under the shingle roof. Mr. Lydick asked if anyone else want to speak for or against the petition. No one had any more comments. Board discussed that they liked to see that the house would be brought back to a more historic look. Mr. Carter motioned to approve/deny petition COA22-28. Mrs. McKellum seconded.

Mrs. McKellum: Aye **Mr. Cooper:** Absent **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

Consent Agenda Items:

Discussion to approve consent agenda items COA22-26 and COA22-27. Mr. Angelo presented the consent agenda. Robert stated that COA22-26 located at 444 SE Monroe St was to replacing the existing shingle roof with new shingles the same color. Robert stated that COA22-27 was to replace the existing ultra-rib metal roof with new ultra-rib metal roof.

Motion to Approve/Deny By: Mr. Carter

Motion Seconded By: Mr. McMahon

Mrs. McKellum: Aye **Mr. Cooper:** Absent **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

Workshop:

Discussion:

Mr. Lydick discussed in depth the differences between maintenance, minor, and major project. He discussed the different tools to use to help review a project. He stated that when reviewing the petitions that the board needed to make sure the projects follow the Design Guidelines. He also discussed the documents that the Secretary of Interiors has for reviewing petition. Mr. Lydick discussed that most major projects will always come before the board while minor projects may or may not come before the board depending on whether the City staff approves the petition or decides if it needs to be reviewed by the board.

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Discussion:

Mr. Lydick and the board discussed how insurance companies are making it harder for people to keep a house historic. Mr. Lydick and Mr. Carter discussed the replacing of historic metal tiles with either galvalume or replacement metal tiles and how they cost about three times as much. Mr. Lydick mentioned that maybe we could have a insurance representative come in and discuss.

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. McMahon

Time: 6:47pm

Motion Seconded By: Mrs. McKellum

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. Petition: COA 23-02, presented by **Michelle Ward as owner** -applying for a Certificate of Appropriateness for **Parcel 12759-000**, located in the view shed Lake Isabella Historical district as provisioned in LDR article 10



CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

FOR OFFICIAL USE ONLY

Date Received: 11/30/22
Case #: COA23-02

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner ☐ Contractor ☐ Architect ☐ Other _____

Applicant: James McCormack

Contact: _____

Address: 236 SW Columbia Ave.
Lake City, Florida 32025

Phone: 386-754-2222 ex 1716

Cell: 386-623-5428

Email: jmccormack@sv4cs.org

Property Owner: Suwannee Valley Community
Coordinated Child Care, Inc.

Contact: Michele Ward

Address: 236 SW Columbia Ave
Lake City, FL 32025

Phone: 386-754-2222 ex 106

Cell: _____

Email: mward@sv4cs.org

PROPERTY INFORMATION

Site Location/Address: 183 SW Tucker St

Current Use: NONE

Year Built: 1925

Proposed Use: Parking lot

Projected Cost of Work: \$15,000 - 20,000

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Demolition of the existing structure and construction of a parking lot for
Agency vehicles and staff parking.

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Michele Ward
APPLICANT/AGENT SIGNATURE

Michele Ward, Executive Director
APPLICANT/AGENT NAME and TITLE

11/29/2022
DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	<u>12759-000</u>		
Future Land Use:	<u>Residential Medium</u>	Zoning District:	<u>RO</u>
Review (circle one):	Ordinary Maintenance	Minor Work	<u>Major Work</u>
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulation Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Michele Ward (owner name), owner of property parcel

number 00-00-00-12759-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Michele Ward	1. Michele Ward
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

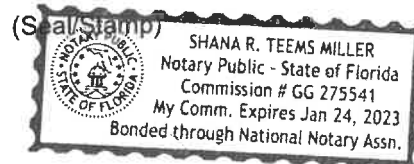
Owner Signature (Notarized) Michele Ward Date 11/29/2022

NOTARY INFORMATION:

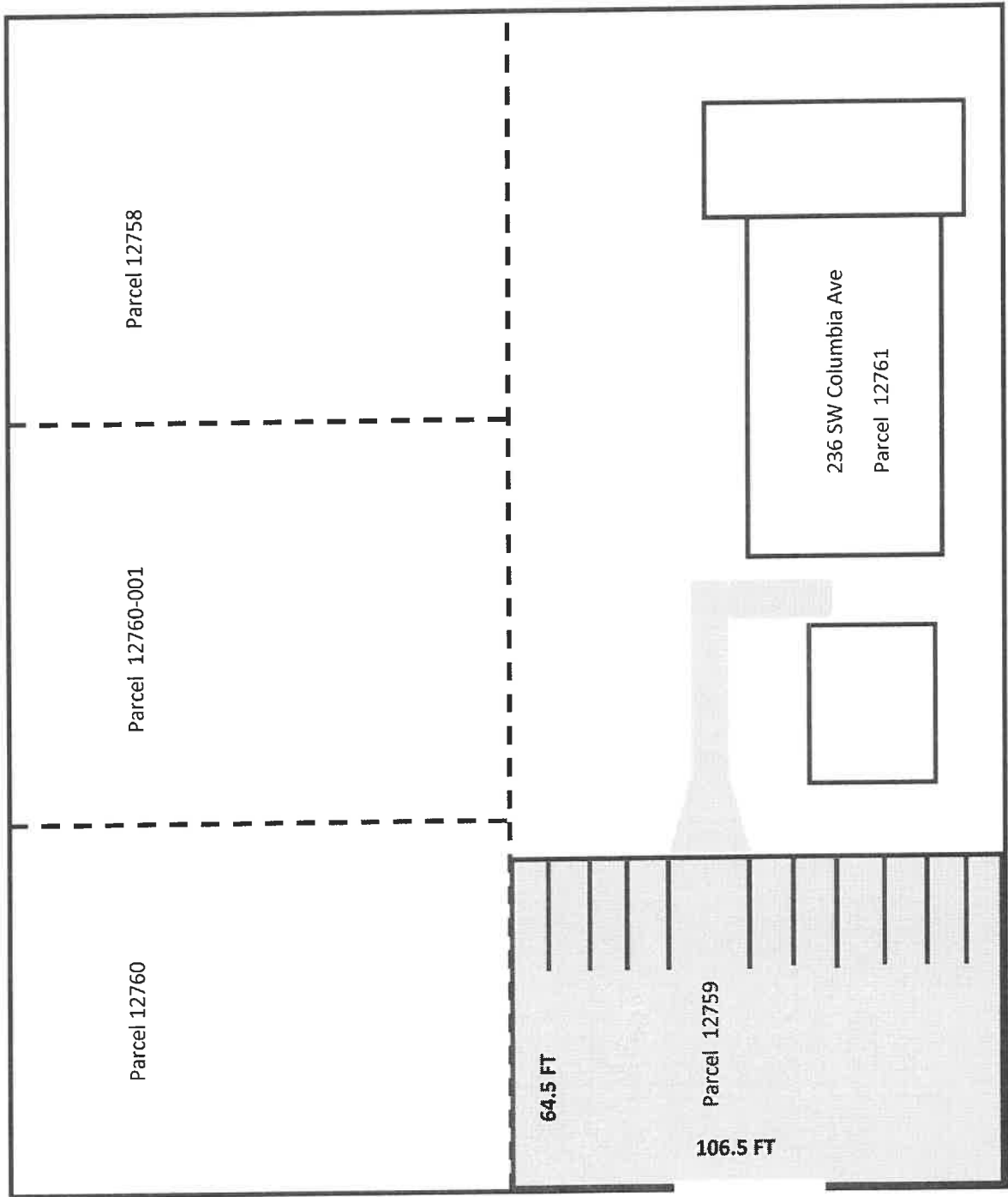
STATE OF: FL COUNTY OF: Colander

The above person, whose name is Michele Ward, personally appeared before me and is known by me or has produced identification (type of I.D.) n/a on this 29th day of November, 2022.

NOTARY'S SIGNATURE Shana R. Teems Miller



Proposed parking lot with side walk connecting to 236 SW Columbia Ave.



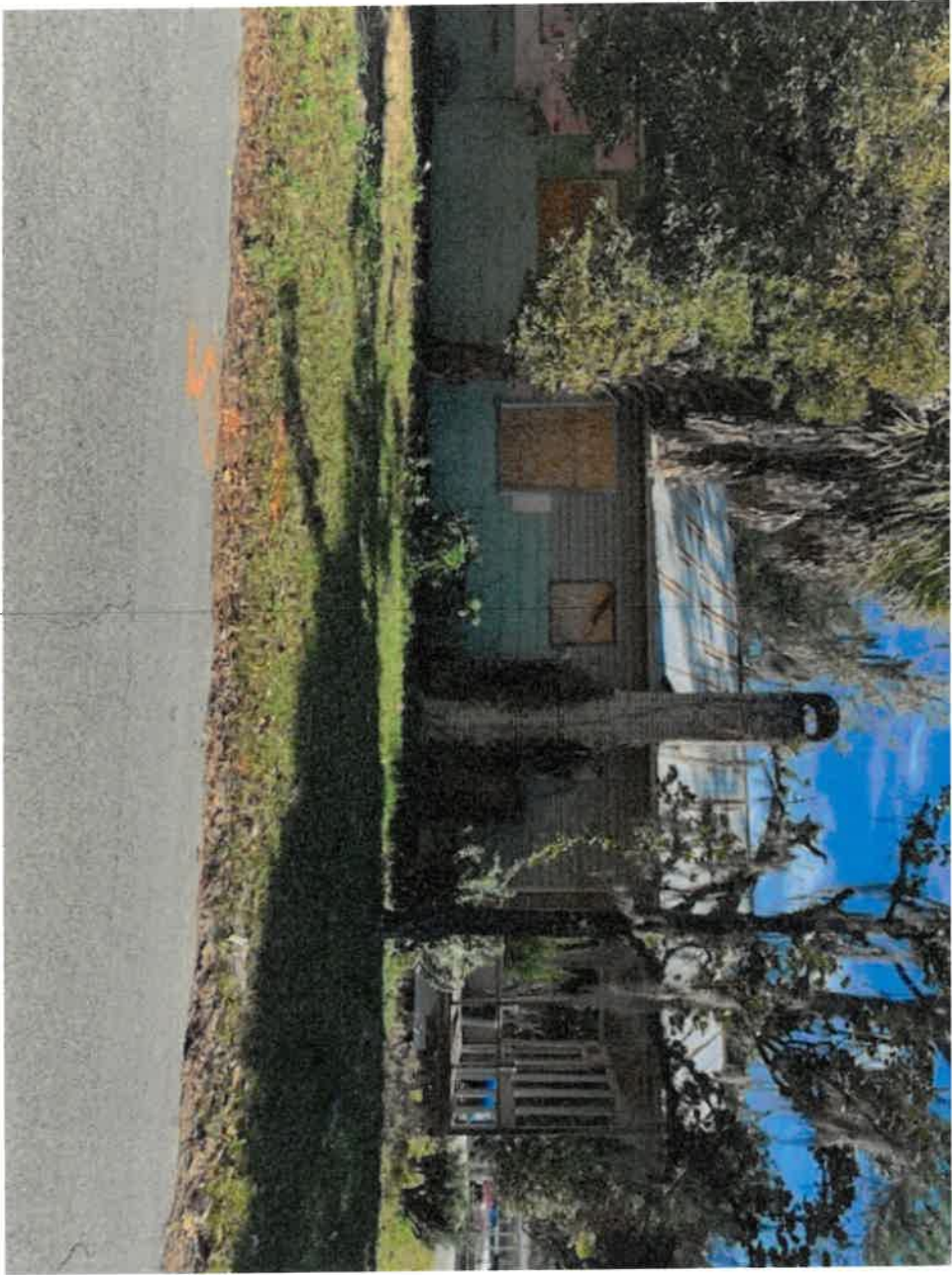
Alachua Ave.

Tucker St.

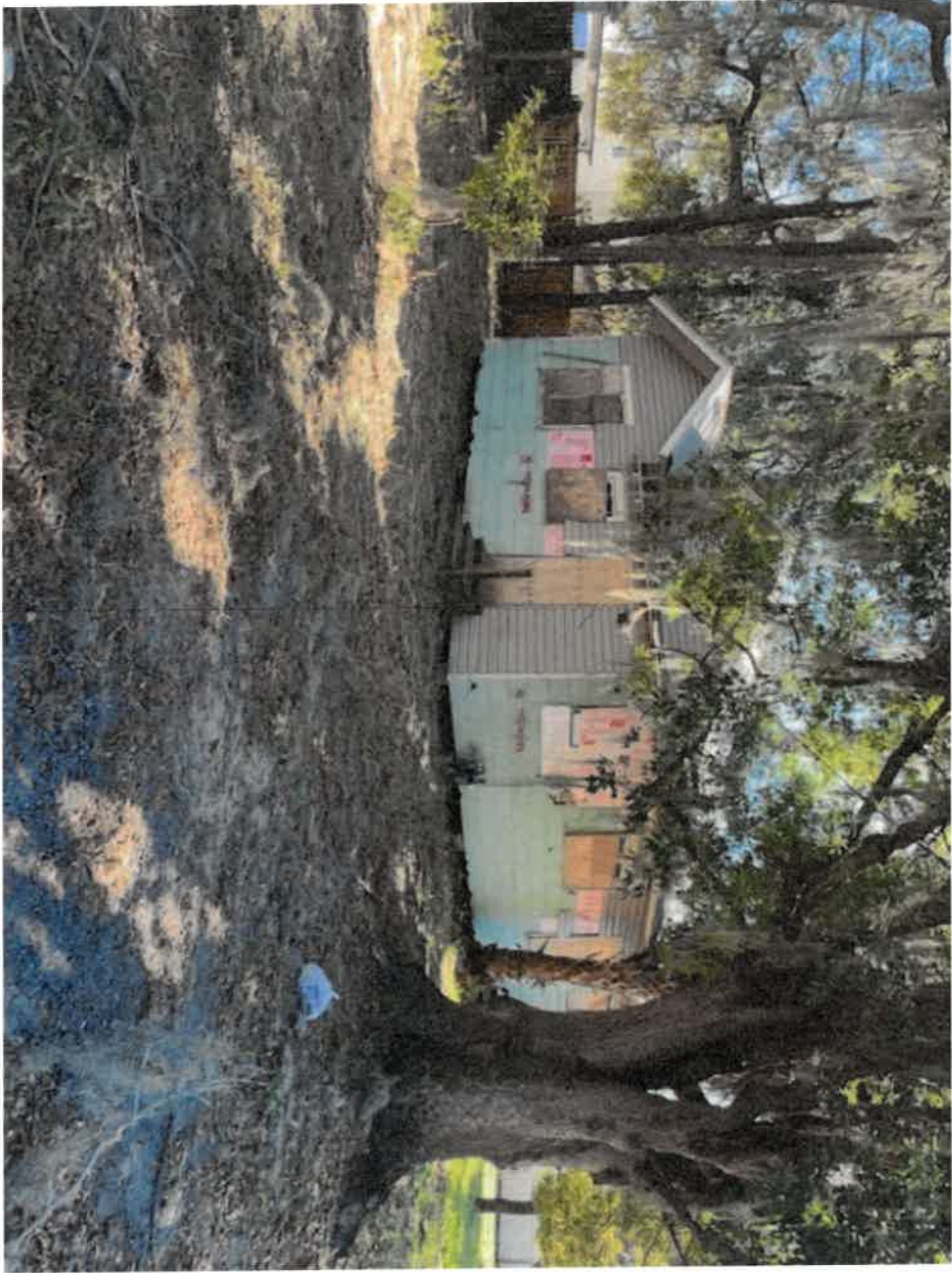


Outside of House

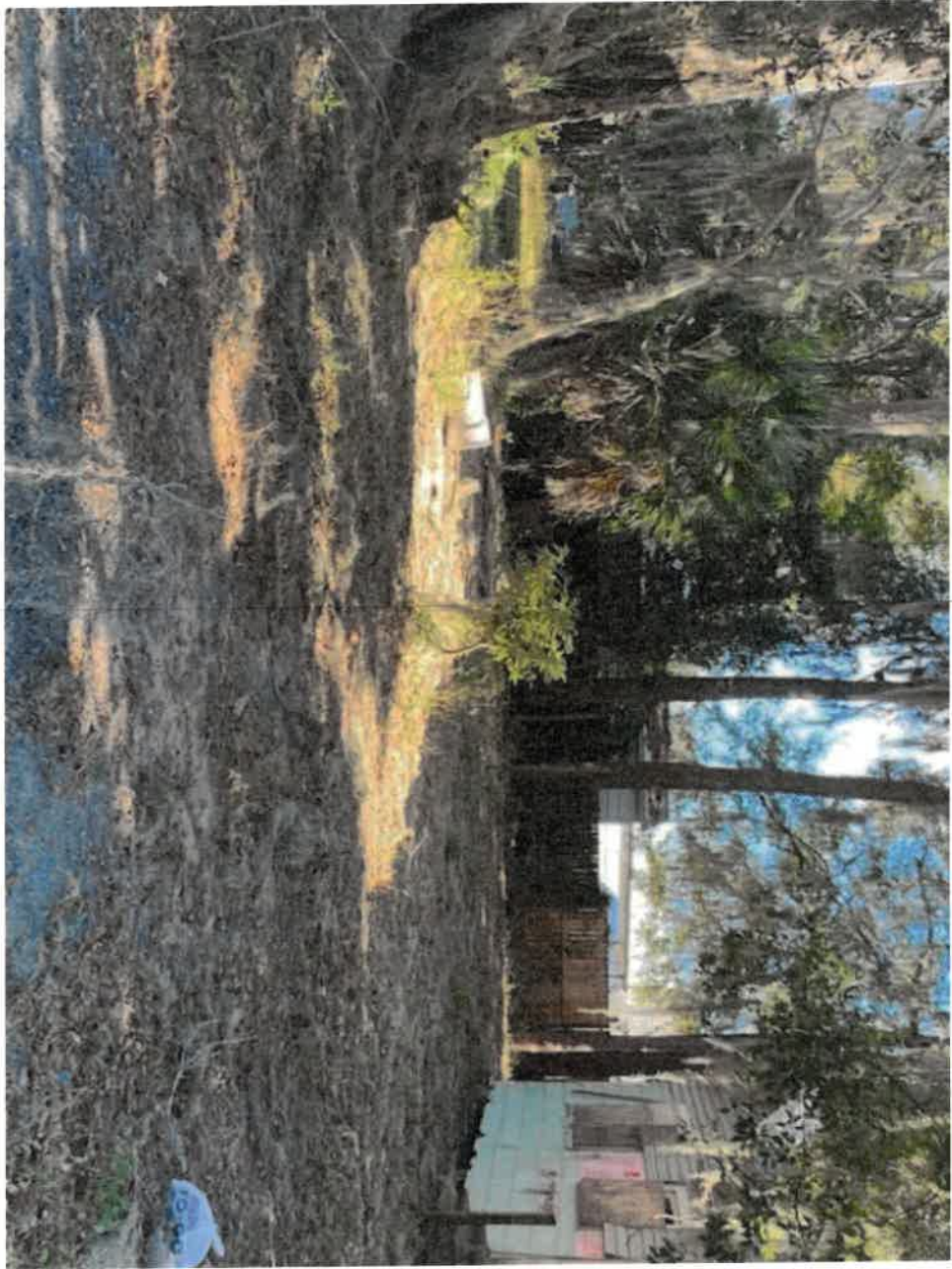


















Inside of House





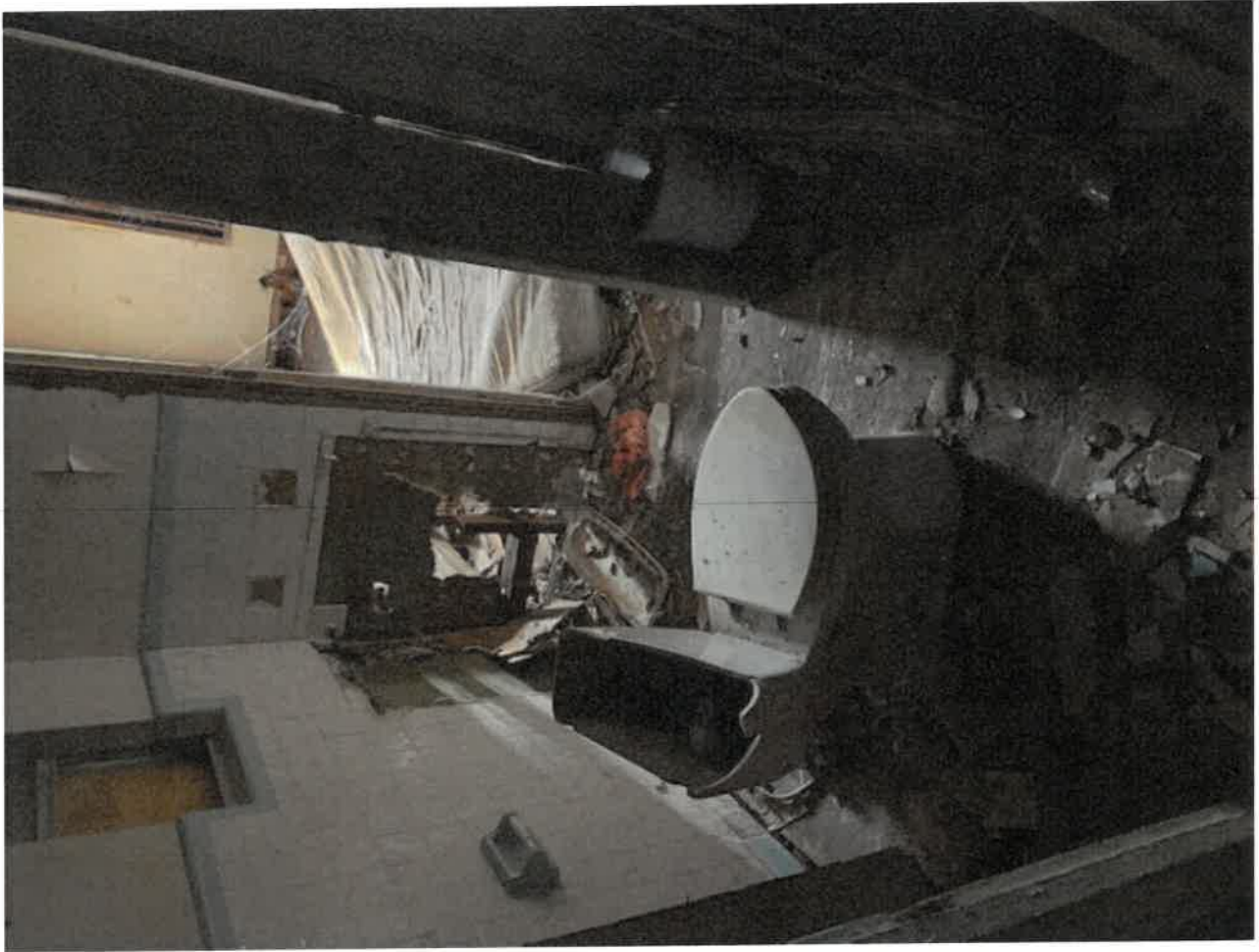


















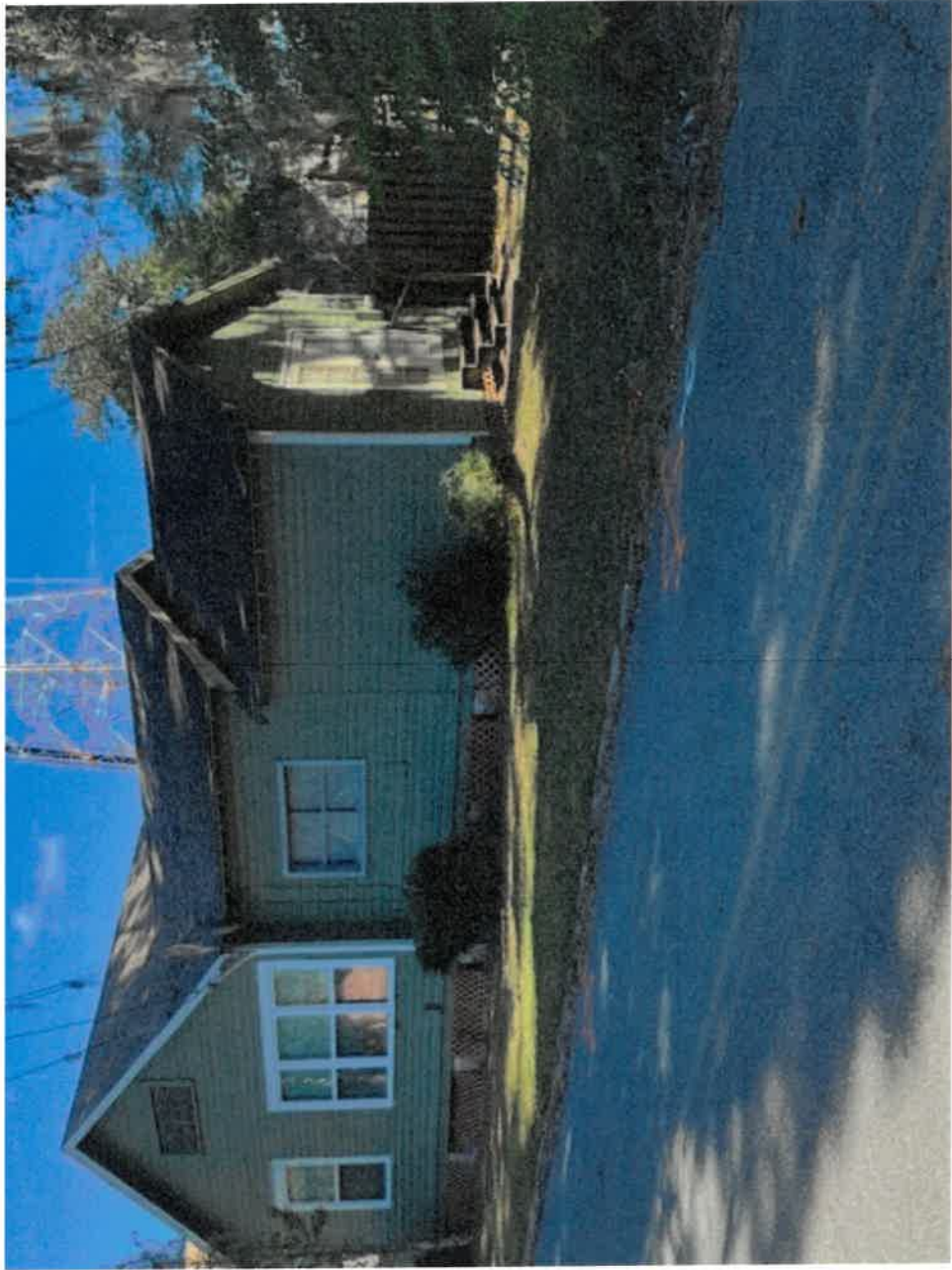


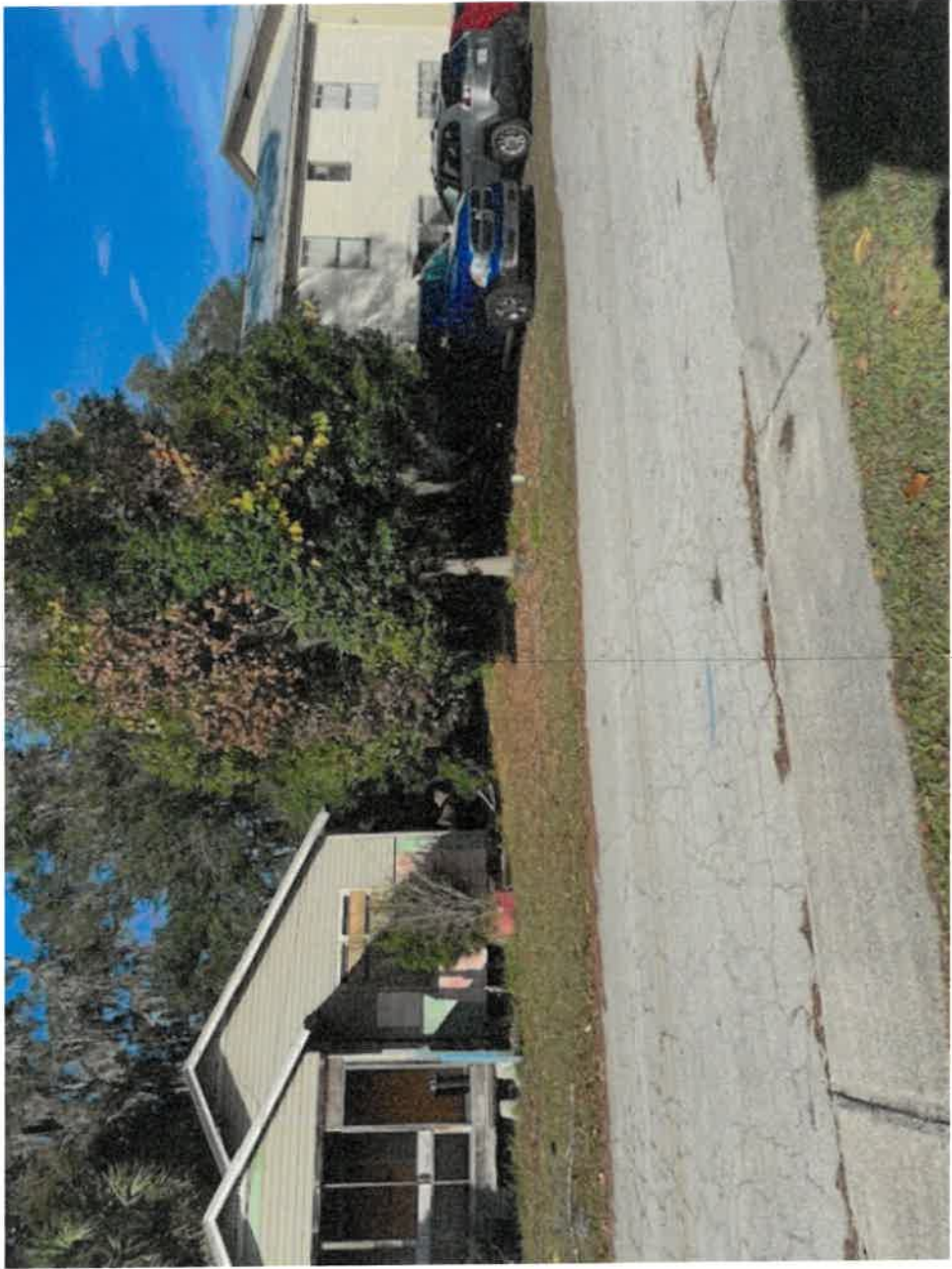


Neighboring Properties

















File Attachments for Item:

iii. **Petition: COA 23-03**, presented by **David Reich as Owner and/or Chad Stewart, Joni Stewart, or Lacey Graham as Agent** -applying for a Certificate of Appropriateness for **Parcel 13734-000**, located in the view shed Lake Isabella Historical district as provisioned in LDR article 10



**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

FOR OFFICIAL USE ONLY

Date Received: 12/20/2022
Case #: COA23-03

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner ☐ Contractor ☐ Architect ☒ Other Realtor

Applicant: DAVID & CARMEN REICH FAMILY TRUST

Contact: Chad & Joni Stewart, Realtors

Address: 426 SW Commerce DR STE 130
Lake City, FL 32025

Phone: 386-867-1782

Cell: 904-798-0155

Email: chad@chadstewart.com, joni@jonistewart.com

Property Owner: DAVID & CARMEN REICH FAMILY TRUST

Contact: David Reich

Address: 1833 Henley St
St Cloud, FL 34771

Phone: 386-697-9689

Cell: reichd@ymail.com

Email: reichd@ymail.com

PROPERTY INFORMATION

Site Location/Address: 311 SE Baya Dr, Lake City FL

Current Use: Dilapidated Shed/Carport

Year Built: Unknown

Proposed Use: Tear Down

Projected Cost of Work: \$ 250

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

There is an old tin shed, that is in danger of falling down, and has many exposed sharp broken edges and nails. This is considered a insurance or liability hazard for new insurance purposes, so owner is requesting ability to remove shed and turn it back into yard/overflow parking space. (NO changes to the primary structure on the property, this is ONLY for the old tin shed)

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

[Signature]
APPLICANT/AGENT SIGNATURE

David Reich
APPLICANT/AGENT NAME and TITLE

12-20-2022
DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	00-00-00-13734-000		
Future Land Use:	<u>Residential Medium</u>	Zoning District:	RO
Review (circle one):	Ordinary Maintenance	Minor Work	<u>Major Work</u>
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

City of Lake City, Land Development Regulations

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7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
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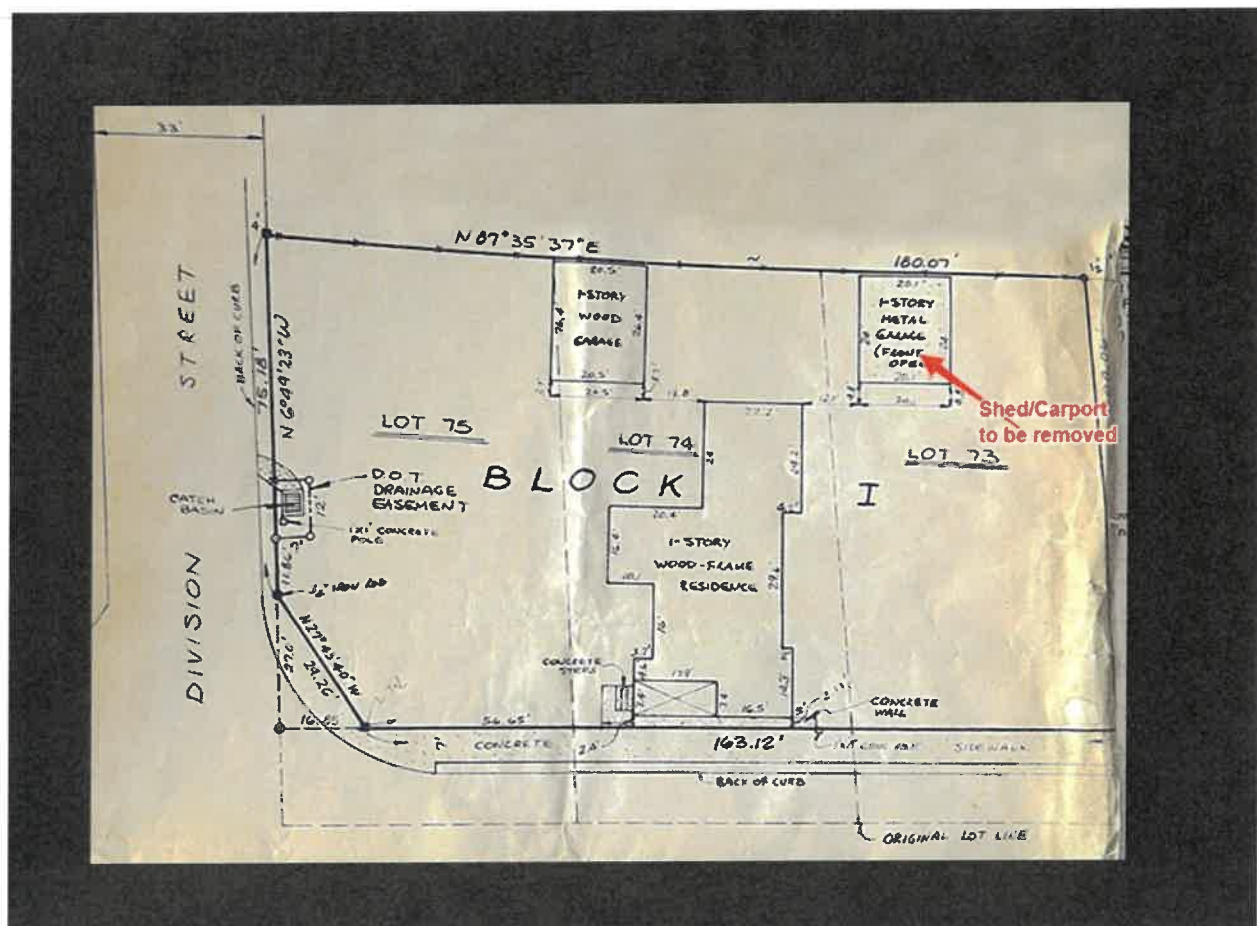
1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

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the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.











GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, DAVID & CARMEN REICH FAMILY TRUST (owner name), owner of property parcel

number 00-00-00-13734-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Chad Stewart, Realtor	1. <small>DocuSigned by:</small>
2. Joni Stewart, Realtor	2. <small>DocuSigned by:</small>
3. Lacey Graham, Buyer	3. <small>DocuSigned by:</small>
4.	4. <small>427A2C0FF27B4E5...</small>
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

Owner Signature (Notarized)

12-20-2022
Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is David Reich,
personally appeared before me and is known by me or has produced identification
(type of I.D.) FLDL on this 20 day of December, 20 22

NOTARY'S SIGNATURE

(Seal/Stamp)



Google Maps 311 FL-10A



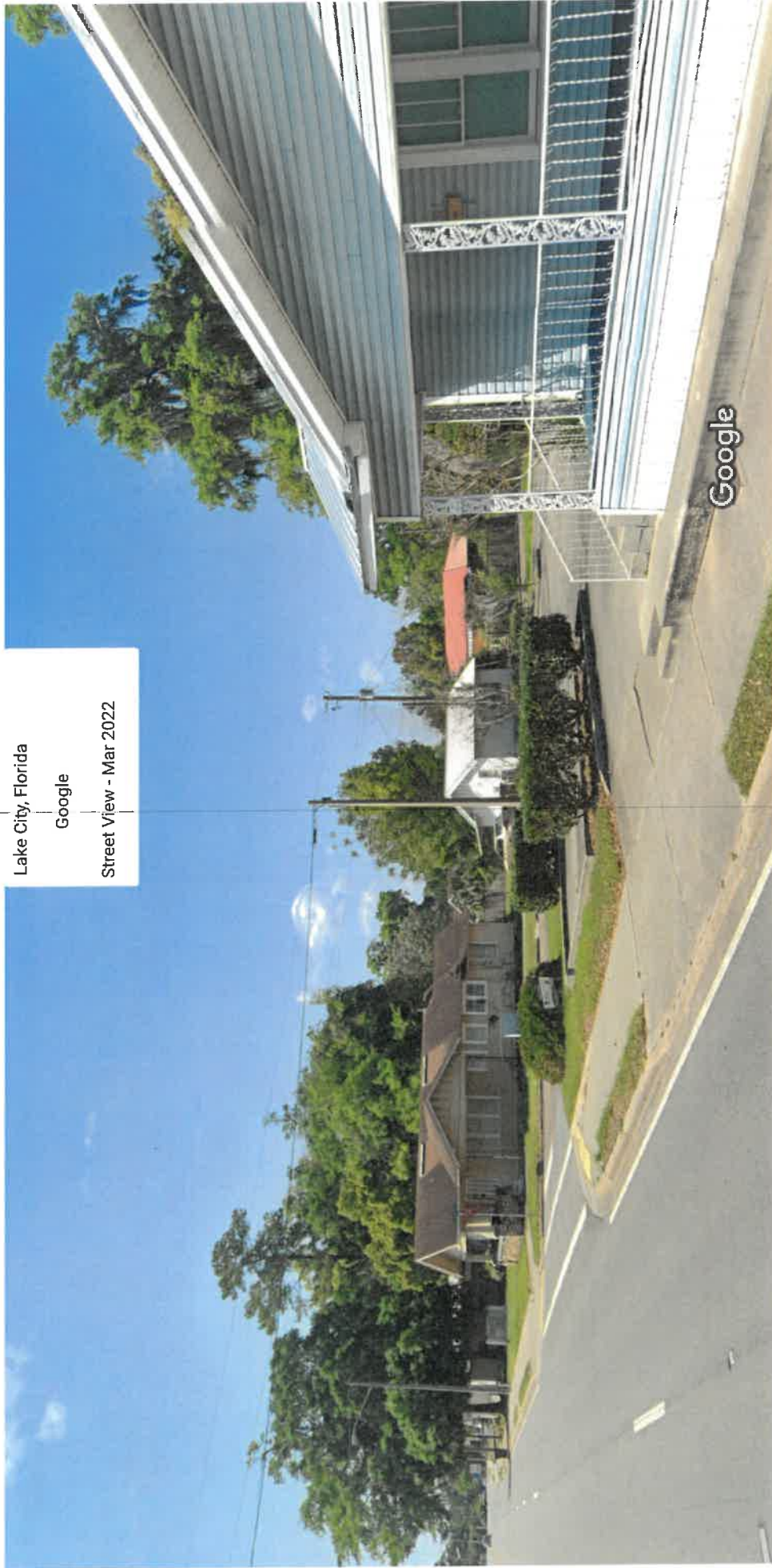
Lake City, Florida
Google
Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

← 311 SE Baya Dr

All Street View & 360°

Google Maps 311 FL-10A



Lake City, Florida

Google

Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

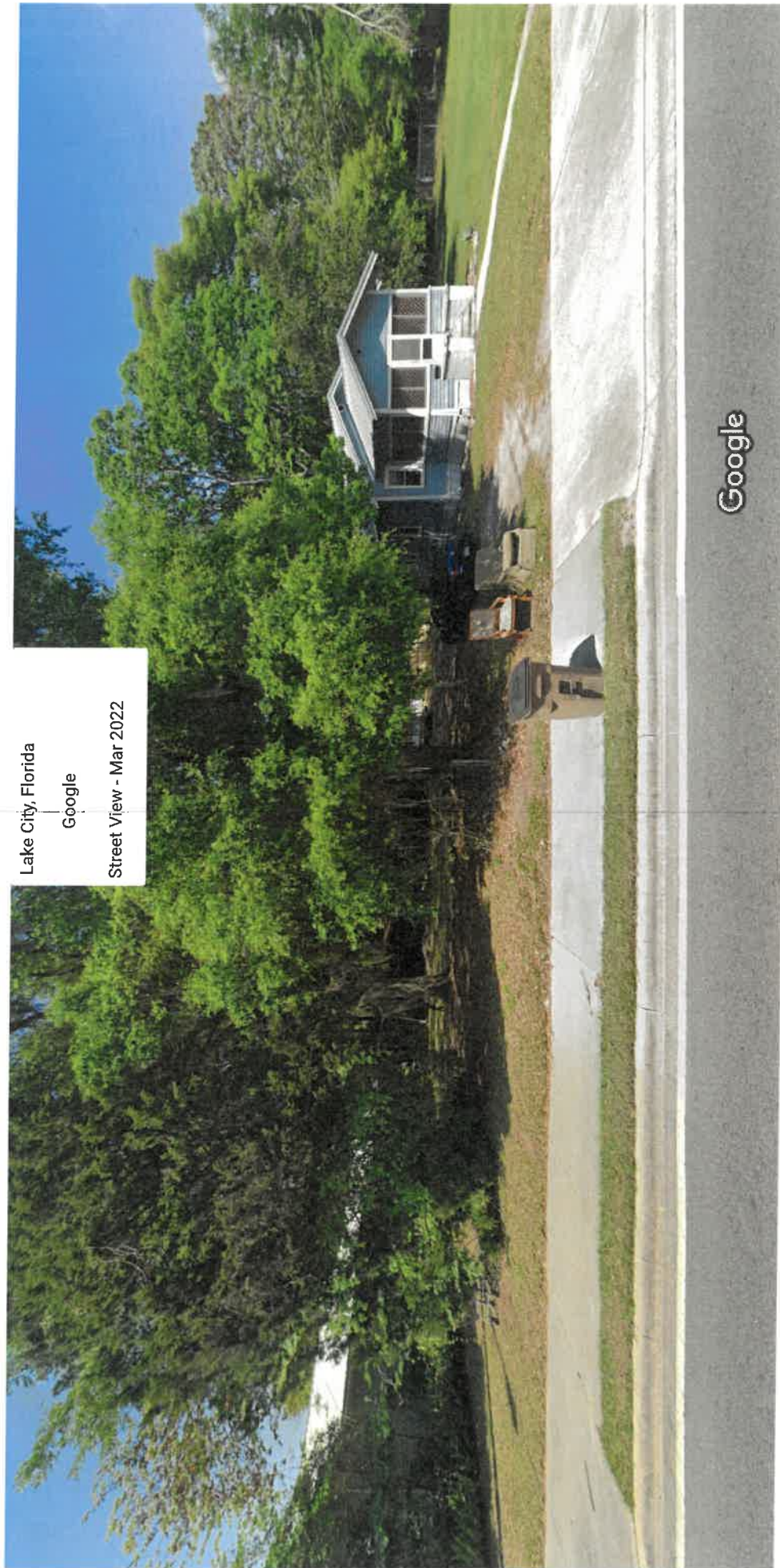


311 SE Baya Dr

All

Street View & 360°

Google Maps 318 FL-10A



Lake City, Florida

Google

Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google



311 SE Baya Dr

All

Street View & 360°

Google Maps 311 FL-10A



Lake City, Florida

Google

Street View - Mar 2022

Google

Image capture: Mar 2022 © 2022 Google



311 SE Baya Dr

All

Street View & 360°

File Attachments for Item:

iv. COA 22-29, submitted by **Michael Pasternak, contractor** for **Krystle Fowler, owner**, requesting a Certificate of Appropriateness in a residential single-family district (RSF3) zoning district as established in section 4.5.1 of the Land Development Regulations and located within the View Shed of 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 13804-002**



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: 11/15/2022	COA22-29
Address: 254 SE Brown St Lake city FL 32025	
Parcel Number: 13804-002	
Owner: Krystle Nicole Fowler	
Address of Owner: 254 SE Brown St Lake City FL 32025	
Description of Structure: Single Family Dwelling	
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	
<hr/>	
Steve Brown Interim Director of Growth Management	
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	
Description of Approved Construction:	
Install solar panels on the non-primary side of the home	
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



**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

FOR OFFICIAL USE ONLY

Date Received: 11/15/22
Case #: CDA22-29

APPLICANT INFORMATION

Applicant is (check one and sign below): ☐ Owner ☒ Contractor ☐ Architect ☐ Other _____

Applicant: MICHAEL C. PASTERNAK

Contact: _____

Address: 7006 STAPOINT CT SUITE B
WINTER PARK, FL 32792

Phone: 407-819-4000

Cell: _____

Email: PERMITTING@ATLANTICKEYENERGY.COM

Property Owner: KRYSTLE NICOLE FOWLER

Contact: _____

Address: 254 SE BROWN ST
LAKE CITY, FL 32025
(386) 315-2181

Phone: _____

Cell: _____

Email: KRYSTLEFOWLER@ATT.NET

PROPERTY INFORMATION

Site Location/Address: 254 SE BROWN ST LAKE CITY, FL 32025

Current Use: RESIDENTIAL

Year Built: 2007

Proposed Use: RESIDENTIAL

Projected Cost of Work: \$ 65702.70

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

11.7KW PV SOLAR PANELS INSTALLATION ROOF MOUNTED

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Michael C. Pasternak
APPLICANT/AGENT SIGNATURE

MICHAEL C. PASTERNAK (CONTRACTOR)
APPLICANT/AGENT NAME and TITLE

11/14/22
DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:	<u>13804-002</u>		
Future Land Use:	<u>Residential Medium</u>	Zoning District:	<u>RSF-3</u>
Review (circle one):	Ordinary Maintenance	<u>Minor Work</u>	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulator Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, KRYSTLE NICOLE FOWLER (owner name), owner of property parcel

number 00-00-00-13804-002 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. MICHAEL C. PASTERNAK	1. <i>Michael Pasternak</i>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

Owner Signature (Notarized) *Kristle Fowler* Date 11/21/22

NOTARY INFORMATION:
STATE OF: FLORIDA COUNTY OF: ORANGE

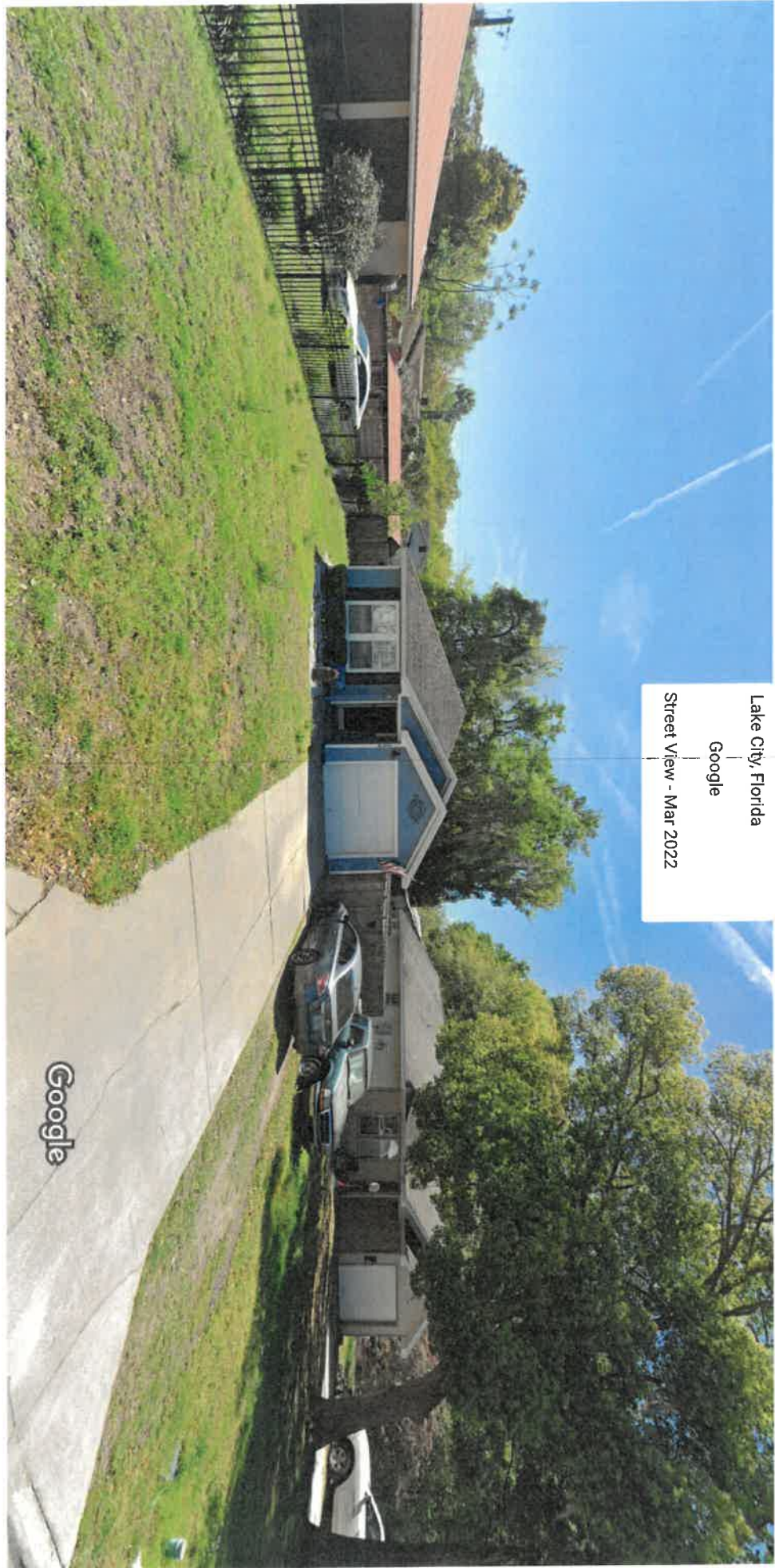
The above person, whose name is KRYSTLE FOWLER, personally appeared before me and is known by me or has produced identification (type of I.D.) FL DL on this 28 day of NOVEMBER, 20 22.

NOTARY'S SIGNATURE *Keisha McKenzie*

(Seal/Stamp)



Google Maps 254 SE Brown St



Lake City, Florida
Google
Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

← 254 SE Brown St

All Street View & 360°

Google Maps 254 SE Brown St



← 254 SE Brown St

All

Street View & 360°

Image capture: Mar 2022 © 2022 Google



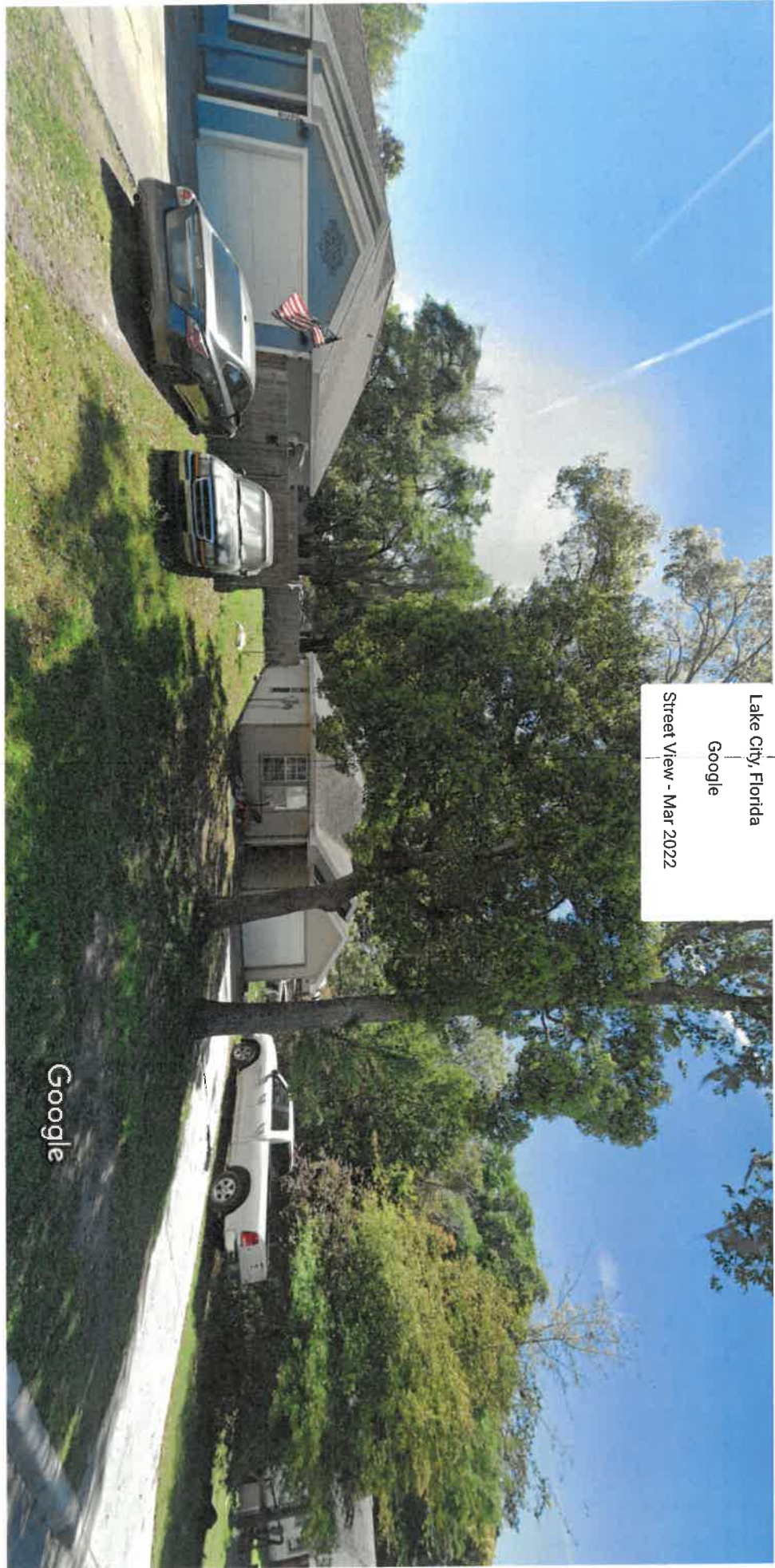
Image capture: Mar 2022 © 2022 Google

← 254 SE Brown St

All

Street View & 360°

Google Maps 247 SE Brown St



Lake City, Florida
Google
Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

← 254 SE Brown St

All

Street View & 360°


File Attachments for Item:

v. COA 23-01, submitted by **Barry Joye, contractor** for **First Baptist Church of Lake City, owner**, requesting a Certificate of Appropriateness in a commercial- central business district (C-CBD) zoning district as established in section 4.14.1 of the Land Development Regulations and located within the View Shed of the Lake City Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City **Parcel 12696-000**



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: 11/28/22	COA 23-01
Address: 182 NE Justice St	
Parcel Number: 12696-000	
Owner: First Baptist Church of Lake City	
Address of Owner: 182 NE Justice St	
Description of Structure: Two story brick building	
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	
 Steve Brown Interim Director of Growth Management	
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	
Description of Approved Construction:	
Replace existing shingle roof with new shingles.	
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



**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

FOR OFFICIAL USE ONLY

Date Received: 11/28/22

Case #: COA 23-01

APPLICANT INFORMATION

Applicant is (check one and sign below): ☐ Owner ☒ Contractor ☐ Architect ☐ Other _____

Applicant: Energy Roofing Property Owner: _____
Contact: Barry Joye Contact: _____
Address: 10153 W Hwy. 90 Address: _____
LAKE City, FL 32055
Phone: 855-766-3852 Phone: _____
Cell: _____ Cell: _____
Email: barry.j@energyroofingco.com Email: _____

PROPERTY INFORMATION

Site Location/Address: 182 NE Justice Street LAKE City
Current Use: Church Proposed Use: _____
Year Built: 1945 Projected Cost of Work: \$ 65,118.00

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Attached

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

[Signature]
APPLICANT/AGENT SIGNATURE

MGRM
APPLICANT/AGENT NAME and TITLE

11/28/22
DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	<u>12696-000</u>	Zoning District:	<u>C-COD</u>
Future Land Use:	<u>Commercial</u>	Minor Work	Major Work
Review (circle one):	<u>Ordinary Maintenance</u>		
National Register of Historic Places Designation?	<u>Yes</u>	No, but eligible	No, not eligible



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

First Baptist Church of Lake City (owner name), owner of property parcel

number 00-00-00-12696-000(41233) (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Tommy Johnson</u>	1. <u>Tommy Johnson</u>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

Owner Signature (Notarized) _____ Date 11/28/22

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Tommy Johnson, personally appeared before me and is known by me or has produced identification (type of I.D.) FL DL on this 28 day of November 2022.

Leslie Ann Connor
NOTARY'S SIGNATURE

(Seal/Stamp)



SHINGLE SYSTEM PROPOSAL

LAKE CITY :: 10153 West US Hwy 90, Lake City, FL 32055

GAINESVILLE :: 507 NW 60th St - Suite C, Gainesville, FL 32607

Office 855.766.3852 :: www.ENERGYROOFINGCO.com

PRESENTED TO:

First Baptist Church
182 NE Justice St
Lake City, FL 32055

JOB ADDRESS:

SAME

Important Note Concerning This Project

10/11/2022

There have been multiple material price increases this year and expected to continue. The price below is good for 30 days or upon notice of next price increase.

YOUR ERC CONSULTANT:

Chad Vercher :: chad.v@energyroofingco.com :: mobile 386.623.6283

We will perform the following to meet or exceed local codes and manufacturer specifications:

- > Obtain all applicable permits and schedule all inspections with the appropriate Building Department
- > Remove single layer of eave drip, felt paper, pipe boots, shingles
- > Inspect decking for any deteriorating areas; Rotten wood to be replaced at additional charge
- > Re-nail decking to meet current code as needed
- > Existing gutter system to be retained, best-as-possible
- > Reuse & reseal existing metal wall flashings (when possible)
- > Remove existing off ridge vents and deck over openings
- > Provide & install new factory painted galvanized eaves drip
- > Provide & install GAF WeatherWatch self-adhered leak barrier in valleys and around penetrations
- > Provide & install 26g galvanized coil metal in valleys
- > Provide & install TWO LAYERS of GAF FeltBuster synthetic underlayment (Code Requires as of Jan 1, 2021)
- > Provide & install GAF Pro-Start starter shingles at eaves
- > Provide & install GAF Cobra 3 shingle over ridge vents
- > Provide & install Bullet Boot pipe flashings and exhaust vent flashings
- > Provide & install GAF Timberline HDZ architectural shingles with INFINITE WINDSPEED PROTECTION
- > Provide & install GAF Seal-A-Ridge hip and ridge cap
- > Provide & install GAF Liberty 2-Ply system on low slope (12yr Warranty)
- > Clean and properly dispose of all job related debris
- > Provide Wind Mitigation Report from My Safe Home - Provided upon receipt of final payment
- > Provide upgraded e360 Report to show all exterior measurements and full 3D modeling of your home

WARRANTY INCLUDED:



MATERIALS:

GAF GOLDEN PLEDGE WARRANTY - 50yr Non-Prorated, Transferable, Infinite Windspeed

WORKMANSHIP:

25yr WORKMANSHIP WARRANTY covered by GAF

OUR PRICE FOR SCOPE OF WORK LISTED ABOVE IS:

\$65,118

AMOUNT IS FOR PAYMENT BY CASH OR CHECK

Additional Options for Your Consideration

GUTTER OPTIONS:

__ Install New Gutter System ADD _____
> Includes new 6" K-Style .032 Aluminum Factory Painted Gutters,
existing downspouts to be reused.

GUTTER COLOR: _____ DS COLOR: _____

SHINGLE OPTIONS:

__ GAF Royal Sov 3-Tab Economy** DED -\$5,125

**Includes System Plus Warranty in lieu of Golden Pledge

UNDERLAYMENT OPTIONS:

__ GAF WeatherWatch Self-Adhered ADD \$4,858

OTHER OPTIONS:

__ GAF TimberTex Hip & Ridge ADD \$772

__ GAF System Plus Warranty DED -\$1,424

NOTE: The 3-Tab Economy system omits the WeatherWatch in valleys and at penetrations; windspeed warranty reduced to 60mph. All designer options include TimberTex H&R.

TOTAL PRICE WITH ALL OPTIONS SELECTED:

65,118.00

228

PAYMENT TERMS:

30% Deposit Upon Acceptance; Balance Due Upon Substantial Completion

TERMS & CONDITIONS:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner to meet or exceed standard practices. Any alteration or deviation from the above involving extra cost will be executed only upon specific orders, with the exception of any additional tear-off or hidden damage that must be repaired to complete work, which will become an extra charge over an above the contract price. This proposal is subject to acceptance within 30 days and is void thereafter at the option of Energy Roofing Technologies, LLC.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This contract is subject to all terms and conditions listed or attached.

Owner or Authorized Agent Signature:

Don Johnson

Date:

11-2-22

ERC Authorized Signature:

[Signature]

Date:

11-2-22

Google Maps 101 US-90



← 182 NE Justice St

All Street View & 360°

Google Maps 103 NE Hernando Ave



Image capture: Mar 2022 © 2022 Google

← 182 NE Justice St

All Street View & 360°

Google Maps 42 NE Hernando Ave

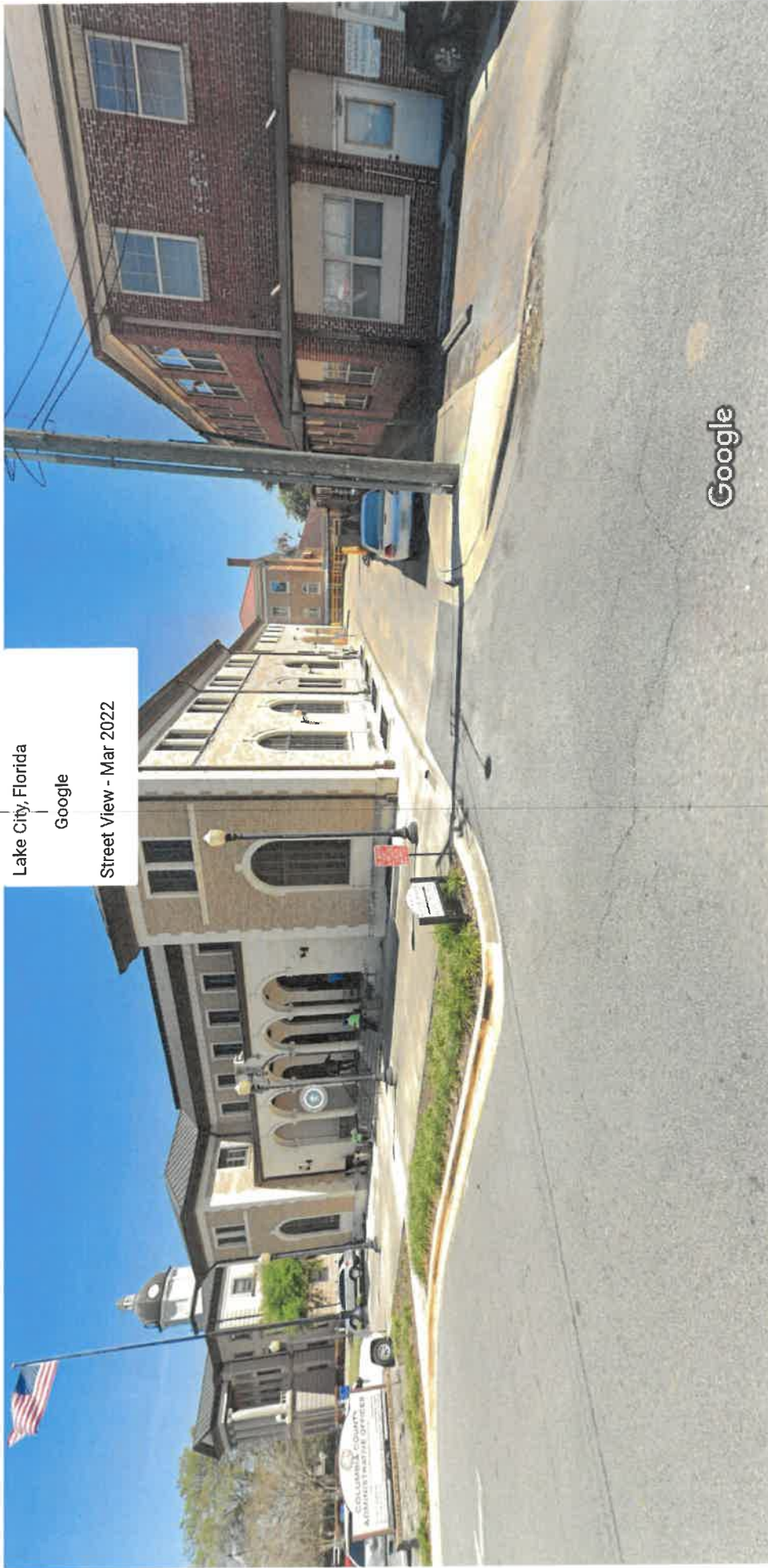


Image capture: Mar 2022 © 2022 Google

← 182 NE Justice St

All Street View & 360°

Barkwood

AF

Timberline[®] HDZ[™]

High Definition[®] Lifetime Shingles



See LayerLock[™] Technology on back

eZone[™]
g Area ▶





