

# HISTORIC PRESERVATION AGENCY

## CITY OF LAKE CITY

December 06, 2022 at 5:45 PM

Venue: City Hall

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## 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- 11-01-2022

### OLD BUSINESS-None

### NEW BUSINESS

- [ii.](#) **Petition: COA 22-28**, presented by **John Sanchez-Bianchi as Owner** - applying for a Certificate of Appropriateness for **Parcel 12774-000**, located in the view shed Lake Isabella Historical district as provisioned in LDR article 10
- [iii.](#) **Petition: COA 22-30**, presented by **Jason Lang as Owner** and/or **Robert Ogles as Agent** - applying for a Certificate of Appropriateness for **Parcel 12760-000**, located in the view shed Lake Isabella Historical district as provisioned in LDR article 10

### CONSENT AGENDA

- [iv.](#) **COA 22-26**, submitted by Lewis Walker, contractor for Jimmy Wood, 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 Columbia County Parcel 13316-001, as lying within the City of Lake City, Florida City Limits.

- v. COA22-27**, submitted by Lewis Walker, contractor for Jimmy Wood, 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 Columbia County Parcel 13703-000, as lying within the City of Lake City, Florida City Limits.

## **WORKSHOP**

- vi. Discussion-** Presented by Christopher Lydick

What are the differences between maintenance projects, Land Development Regulations 10.11.4, minor project, Land Development Regulations 10.11.5, and major projects, Land Development Regulations 10.11.6. What helps to determine which to follow.

- vii. Discussion-** Presented by Christopher Lydick

Discussion around roof replacements and the recent concerns with insurance companies not wanting to cover historic roofs. What are some best practices to follow when reviewing a petition and be fair and consistent.

## **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- 11-01-2022**

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

**Date:** 11/01/2022

**Roll Call:**

Mrs. McKellum- Present  
Mr. Nelson- Not Present  
Mr. Cooper- Present  
Mr. McMahon- Present

Mr. Carter- Present  
Mr. Lydick- Present

**Approval of Past Minutes-**Approve the minutes of the 08/02/2022 Meeting.

**Motion By:** Mr. Cooper

**Seconded By:** Mr. Carter

**Comments or Revisions:** Mr. McMahon stated that the meeting minutes for 08/02/2022 had as not present.

**Old Business:** None

**New Business:** None

**Consent Agenda Items:**

Discussion to approve consent agenda items COA22-17, COA22-19, COA22-20, COA22-21, COA22-22, COA22-23, COA22-24, and COA 22-25. Mr. Angelo presented the consent agenda. Mr. Lydick asked Mr. Angelo about COA22-24 and why that was a consent agenda. He suggested that any time a project involves removing of material that may be historic, that should come to the board. They understand that there may have been rotten material but they would have liked to ask that.

**Motion to Approve/Deny By:** Mr. Carter

**Motion Seconded By:** Mr. McMahon

**Mrs. McKellum:** Aye      **Mr. Cooper:** Aye      **Mr. McMahon:** Aye

**Mr. Carter:** Aye      **Mr. Lydick:** Aye

**Workshop:**

**Discussion:**

Mr. Lydick discussed readopting the rules from the previous year and to continue working on creating a set of rules and document explaining them that was started by Ms. Georgalis. Motion the approve the readopting of the previous year's rules by Mr. McMahon and seconded by Mr. Carter.

**Mrs. McKellum:** Aye      **Mr. Cooper:** Aye      **Mr. McMahon:** Aye

**Mr. Carter:** Aye      **Mr. Lydick:** Aye

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

**Discussion:**

Mr. Lydick asked the board if they had any workshops that they would like to see this year. The board asked to have a more in-depth discussion on roofing material and what is acceptable with the insurance companies. Mr. Lydick asked if we could possibly get an insurance company to come in and speak to the board. Mr. Lydick asked board to communicate thru Mr. Angelo, the Vice Chair, and the Chair if they had any workshops they would like to see.

**Mr. Lydick closed the meeting.**

**Motion to Adjourn by:** Mr. Cooper

**Time:** 5:53pm

**Motion Seconded By:** Mrs. McKellum

\_\_\_\_\_  
**Mr. Lydick, Board Chairperson**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Robert Angelo, Secretary**

\_\_\_\_\_  
**Date Approved**

**File Attachments for Item:**

**ii. Petition: COA 22-28**, presented by **John Sanchez-Bianchi as Owner** - applying for a Certificate of Appropriateness for **Parcel 12774-000**, located in the view shed Lake Isabella Historical district as provisioned in LDR article 10

FOR OFFICIAL USE ONLY

Date Received: 11/14/22  
 Case #: COA 22-28



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

**APPLICANT INFORMATION**

Applicant is (check one and sign below):  Owner  Contractor  Architect  Other \_\_\_\_\_

Applicant: John Sanchez-Bianchi  
 Contact: \_\_\_\_\_  
 Address: 219 S.E. Hernando Ave  
Lake City, FL 32025  
 Phone: 561.283.5203  
 Cell: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner: John Sanchez-Bianchi  
 Contact: \_\_\_\_\_  
 Address: 219 SE Hernando Ave  
LAKE CITY, FL 32025  
 Phone: 561.283.5203  
 Cell: \_\_\_\_\_  
 Email: Sanchezbianchi@HOTMAIL.COM

**PROPERTY INFORMATION**

Site Location/Address: 219 SE Hernando Ave  
 Current Use: RESIDENTIAL PRIMARY  
 Year Built: 1920

Proposed Use: RESIDENTIAL PRIMARY  
 Projected Cost of Work: \$ 3000

**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).

See Attachment Supplemental Sheet.

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

John Sanchez Bianchi | 11/14/2022  
 APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:	<u>12774-000</u>	Zoning District:	<u>RO</u>
Future Land Use:	<u>Residential Medium</u>	Minor Work	Major Work
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

## Certificate of Appropriateness Attachment

### ***Detailed Summary of Proposed Work:***

- Replacement of damaged roof with new roof.
- Replacement of four (4) damaged window w/ energy efficient product.
- Replacement/Reinforcement of wood framing for roof/windows.

### Front Façade of Proposed Project





# City of Lake City

## DEPARTMENT OF GROWTH MANAGEMENT

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 719-5746

FAX: (386) 758-5426

### HOMEOWNER AFFIDAVIT FLORIDA STATUTE CHAPTER 489.103(7)

#### DISCLOSURE STATEMENT

Each individual statement shall be checked off as read by the applicant

- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
- I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
- I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
- I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
- I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

○ I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

○ I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

○ I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

○ I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at 850-487-1395 or Internet website address <http://www.myflorida.com/dbpr/pro/cilb/index.html> for more information about licensed contractors.

○ I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: 219 SE AERNANDO AVE  
LAKE CITY, Florida 32025

○ I agree to notify the Lake City Building Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm

is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

**I (we) do hereby certify that to the best of my (our) knowledge and belief, that all of the above statements and information, and the statements contained in any papers or plans submitted herewith, are true and correct. I authorize the Growth Management Department to enter and inspect the site and premises which is the subject of this application.**

**Additionally, I (we) do hereby certify that I (we) understand that a violation of Florida Statute 489.129, particularly performing any act which assists a person or entity in engaging in the prohibited uncertified and unregistered practice of contracting, and knowingly combining or conspiring with an uncertified or unregistered person by allowing his or her certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of chapter 489, will result in complaints being filed with the Florida Department of Business and Professional Regulation by this city.**

John Sanchez Branch  
Signature of Title Holder or Applicant

11/14/2022  
Date

STATE OF FLORIDA  
COUNTY OF Colusa, A

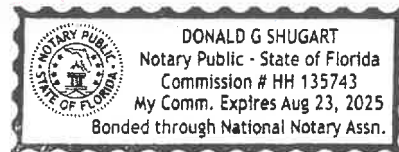
The foregoing instrument was acknowledged before me this 14 day of Nov, 2022, by appeared by means of physical presence or online notarization

Donald G Shugart  
Signature of Notary

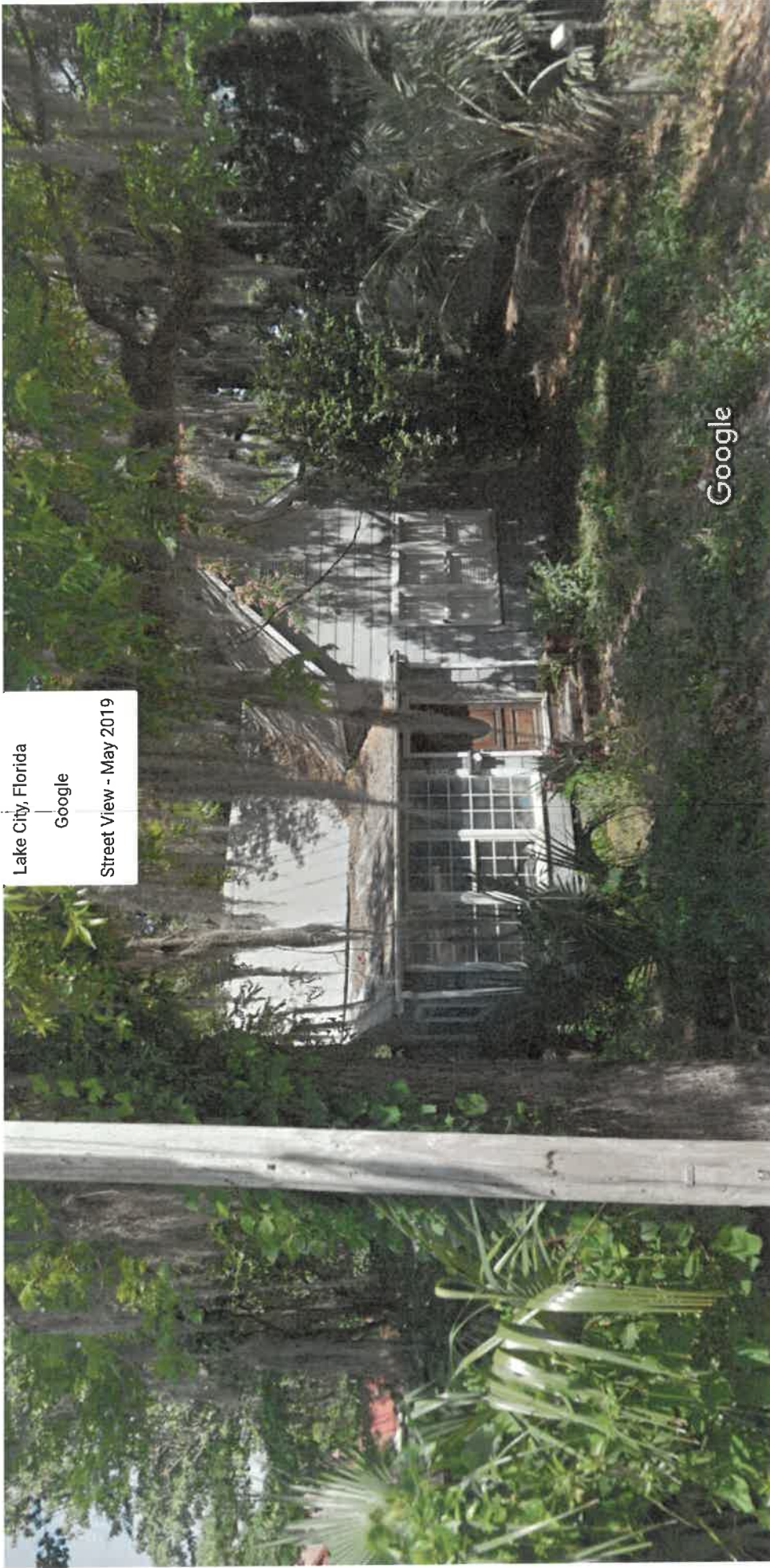
(NOTARY SEAL or STAMP)

DONALD G SHUGART  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced FLDL



# Google Maps 219 SE Hernando Ave



Lake City, Florida  
 Google  
 Street View - May 2019

Image capture: May 2019 © 2022 Google

← 219 SE Hernando Ave

All Street View & 360°

# Google Maps 208 SE Hernando Ave

Lake City, Florida  
Google  
Street View - May 2019

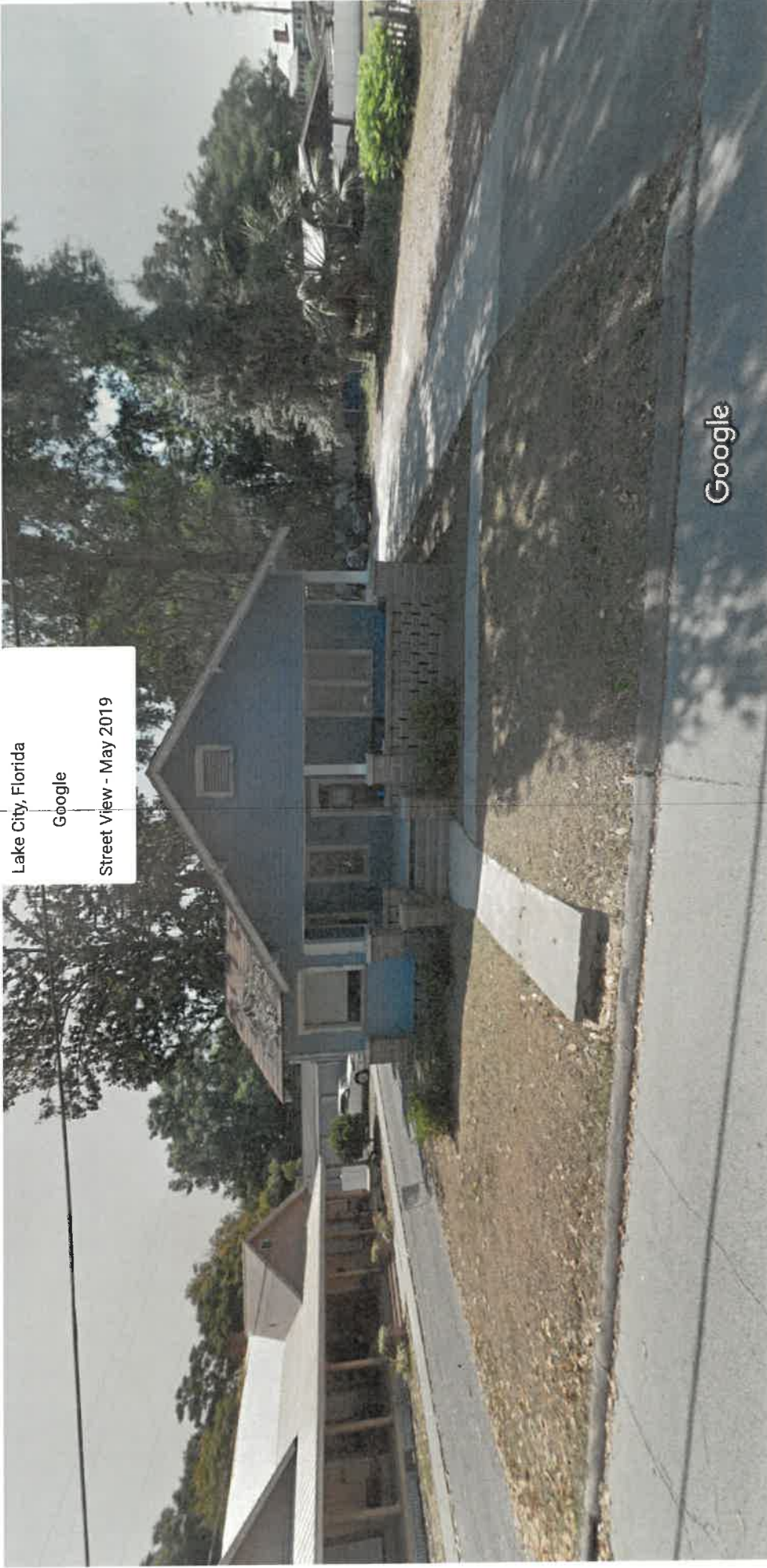


Image capture: May 2019 © 2022 Google

← 219 SE Hernando Ave

All Street View & 360°

# Google Maps 224 SE Hernando Ave



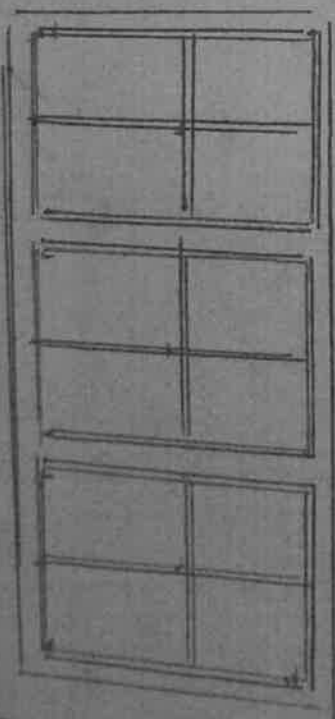
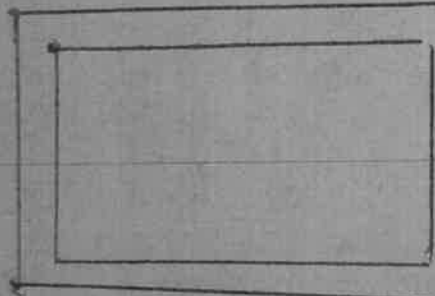
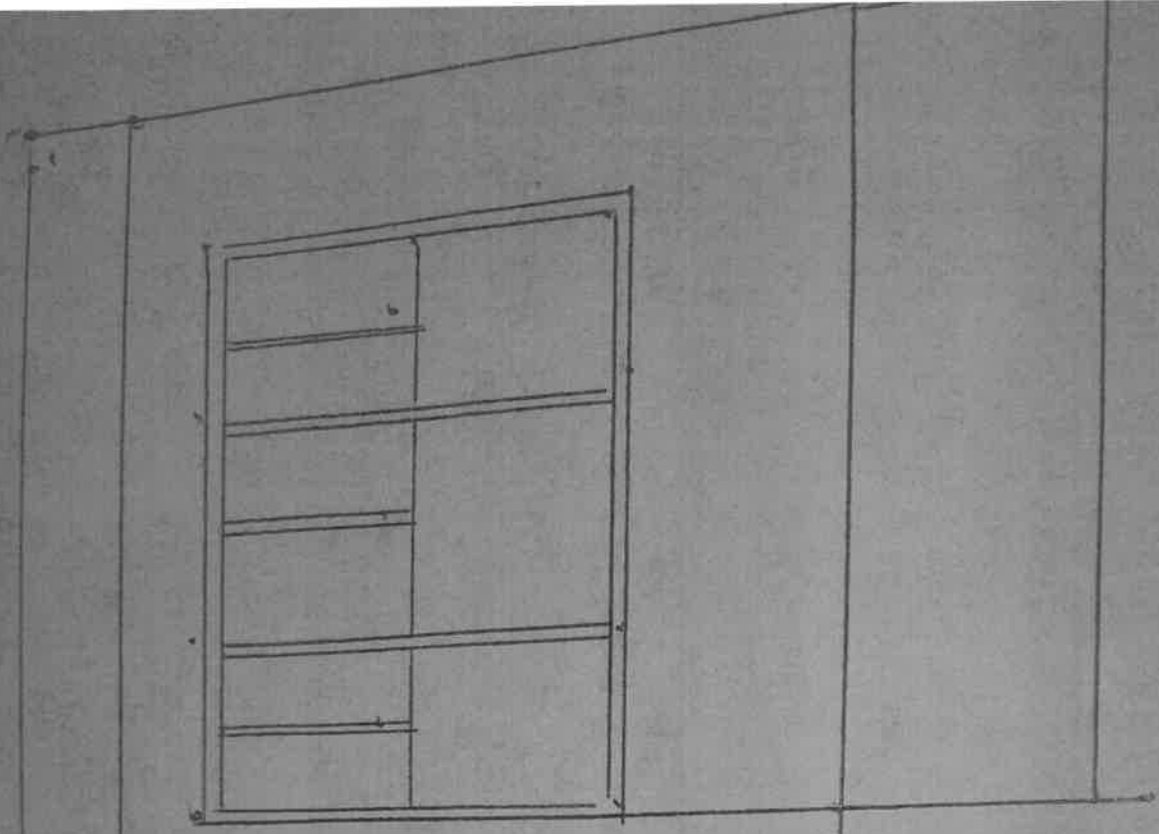
Lake City, Florida  
 Google  
 Street View - May 2019

Google

Image capture: May 2019 © 2022 Google

← 219 SE Hernando Ave

All Street View & 360°



AMERICAN CRAFTSMAN  
23" H X 35" W  
Single Hung White by McWindow  
(3)

## Angelo, Robert

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**From:** john sanchez bianchi <sanchezbianchi@hotmail.com>  
**Sent:** Thursday, November 17, 2022 3:25 PM  
**To:** Growth Management  
**Subject:** Robert Angelo / 219 S.E. Hernando Ave  
**Attachments:** 20221117\_151334~2.jpg

Hi Robert, here is a sketch And spec sheet of where the replacemen. Will go, thank you please confirm that you received them and let me know if you need anything else

### Product Details

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#### Specifications

Dimensions: H 35.25, W 23.375, D 3.5

#### Dimensions

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<b>Grid Width (in.)</b>	3/4	<b>Jamb Depth (in.)</b>	2.69
<b>Product Depth (in.)</b>	3.5	<b>Product Height (in.)</b>	35.25
<b>Product Width (in.)</b>	23.375	<b>Rough Opening Height (In.)</b>	35.75
<b>Rough Opening Width (In.)</b>	23.875	<b>Width (in.) x Height (in.)</b>	23.375 x 35.25

#### Details

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<b>Exterior Color/ Finish</b>	White	<b>Exterior Color/Finish Family</b>	White
<b>Features</b>	Tilt-In Cleaning	<b>Frame Material</b>	Vinyl



<b>Frame Type</b>	Standard Frame	<b>Glass Type</b>	Low-E Glass
<b>Glazing Type</b>	Double-Pane	<b>Grid Pattern</b>	Colonial
<b>Grille Type</b>	Grille Between Glass	<b>Hardware Color/Finish Family</b>	White
<b>Included</b>	Grid,Hardware,Screen	<b>Interior Color/Finish Family</b>	White
<b>Lock Type</b>	Standard Lock	<b>Number of Grids</b>	3 Wide 2 High
<b>Number of Locks</b>	1	<b>Product Weight (lb.)</b>	24
<b>Solar Heat Gain Coefficient</b>	.21	<b>U-Factor</b>	.29
<b>Window Type</b>	Other	<b>Window Use Type</b>	New

*Sent from my T-Mobile 4G LTE device*



**File Attachments for Item:**

**iii. Petition: COA 22-30**, presented by **Jason Lang as Owner** and/or **Robert Ogles as Agent** - applying for a Certificate of Appropriateness for **Parcel 12760-000**, 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: 11/21/22  
Case #: COA 22-30

**APPLICANT INFORMATION**

Applicant is (check one and sign below):  Owner  Contractor  Architect  Other \_\_\_\_\_

Applicant: Robert Ogles  
Contact: 386-590-4611  
Address: 505 Gold Kist Blvd  
Live Oak Fl 32064  
Phone: 386 590-4611  
Cell: 386-364-4838  
Email: Ogles Roofing@gmail.com

Property Owner: Jason Lang  
Contact: 904-371-1574  
Address: 111 Cypress dr E Palatka Fl  
32131  
Phone: N/A  
Cell: N/A  
Email: N/A

**PROPERTY INFORMATION**

Site Location/Address: 180 SW Saint Johns St Lake City  
Current Use: Residential Proposed Use: Rental  
Year Built: 1930 Projected Cost of Work: \$ 10,000<sup>00</sup>

**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).

Will install New metal Roof over the existing shingle roof.

Insurance Company is requiring new roof.

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

[Signature] | Robert Ogles Contractor | 11-21-2022  
APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

**FOR OFFICIAL USE ONLY**

Parcel ID Number:	<u>12760-000</u>		
Future Land Use:	<u>Residential Medium</u>	Zoning District:	<u>RC</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

# Google Maps 180 SW St Johns St



Lake City, Florida  
 Google  
 Street View - Nov 2018

Image capture: Nov 2018 © 2022 Google

← 180 SW St Johns St

All Street View & 360°

# Google Maps 180 SW St Johns St



Lake City, Florida  
 Google  
 Street View - Nov 2018

Image capture: Nov 2018 © 2022 Google

← 180 SW St Johns St

All Street View & 360°

# Google Maps 200 SW St Johns St

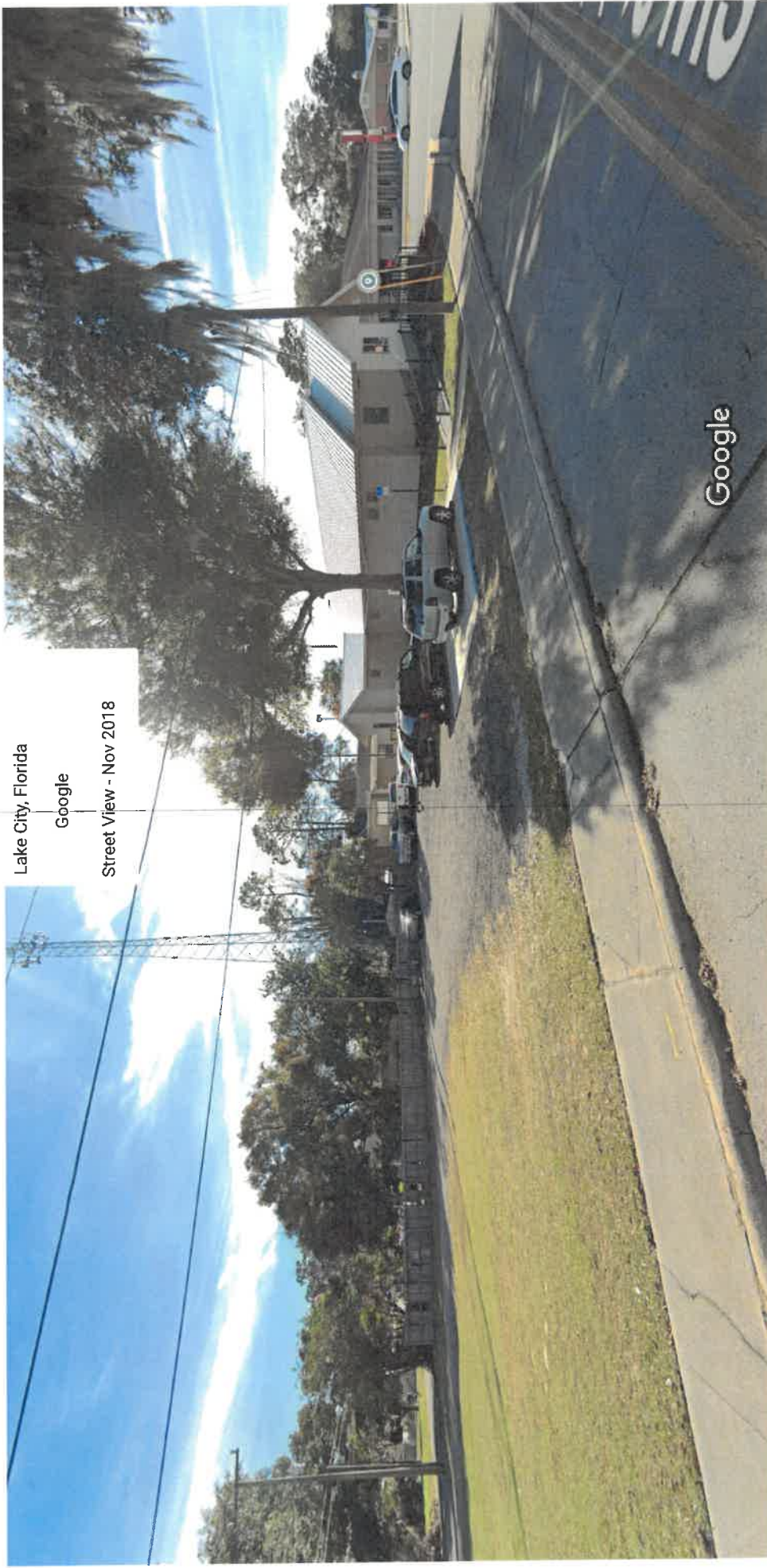


Image capture: Nov 2018 © 2022 Google

← 180 SW St Johns St

All Street View & 360°

# Google Maps 286 US-441

Lake City, Florida

Google

Street View - May 2019

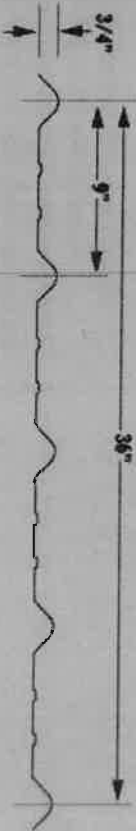
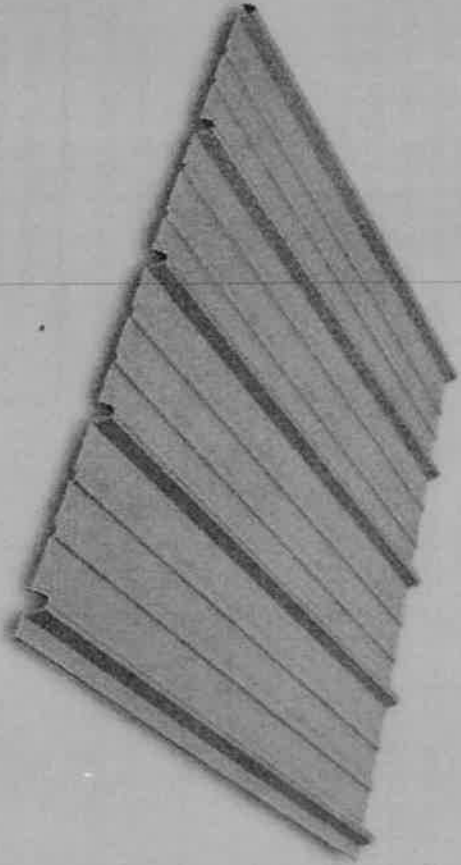


Image capture: May 2019 © 2022 Google



Ultra Rib

<b>Profile:</b>	3/4 in. ribs at 9 in. o.c.; 36 in. coverage
<b>Description:</b>	Non-structural, through fastened roof panel
<b>Material:</b>	Min. 29 ga. ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluoropon® or WeatherXL or A792 AZ55 steel (F <sub>y</sub> = min. 80 ksi); Shall conform with FBC Section 1507.4.3



# EXPOSED FASTENER PANELS 26 & 29 GA



**CORE DEFENDER**  
paint system



## ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system. Our Core Defender paint system offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.



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## 40-Year Paint Warranty

Learn more about our warranties  
on our warranty site:  
[warranty.tricountymetals.com](http://warranty.tricountymetals.com)



Polar White  
SR: .64 E: .86



Ivory  
SR: .66 E: .86



Light Stone  
SR: .56 E: .86



Mocha Tan  
SR: .47 E: .86



Forest Green  
SR: .28 E: .86



Evergreen  
SR: .35 E: .86



Patina Green  
SR: .28 E: .86



Ash Gray  
SR: .46 E: .86



Dark Gray  
SR: .37 E: .86



Charcoal  
SR: .29 E: .86



Clay  
SR: .42 E: .87



Hawaiian Blue  
SR: .31 E: .86



Gallery Blue  
SR: .25 E: .87



Barn Red  
SR: .36 E: .86



Patriot Red  
SR: .31 E: .86



Burgundy  
SR: .29 E: .86



Cocoa Brown  
SR: .35 E: .86



Bronze  
SR: .34 E: .86



Black  
SR: .31 E: .84



Metallic Copper  
SR: .48 E: .85

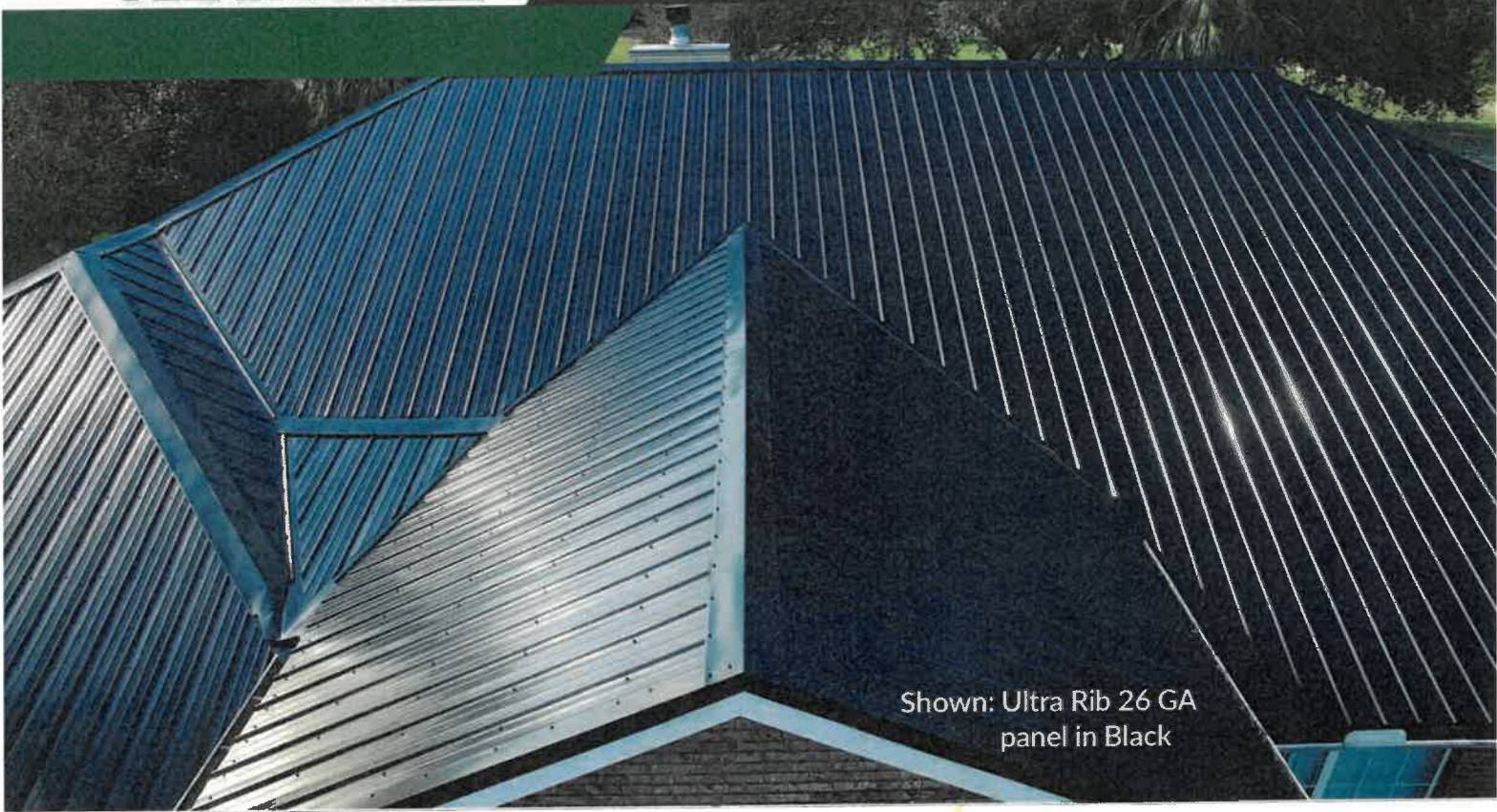


Galvalume  
SR: .67 E: .14

- Actual color may vary from samples shown
- Actual color chips available upon request
- SR = Solar Reflectance, UV cool roof rating
- E = Emissivity, effectiveness in emitting energy as thermal radiation

**SHERWIN-WILLIAMS.**  
Coil Coatings

Sherwin-Williams® is a trademark of SWIMC LLC



Shown: Ultra Rib 26 GA panel in Black

## WHY TRI COUNTY METALS?

We offer the very best product, at the best prices, with timely service with pick-up or delivery. Let us help you with your project.

- ✓ Color Choices
- ✓ Trims
- ✓ Product Approvals
- ✓ Accessories
- ✓ CAD Services
- ✓ Solid Warranty

Need Financing? We can help!



**CORE DEFENDER**  
paint system

**Ultra Rib**  
(26 & 29 GA)

**PBR**  
(26 GA only)



Get orders FAST!



LET'S PUT AN ESTIMATE TOGETHER

**877-766-3309**




**File Attachments for Item:**

**iv. COA 22-26**, submitted by Lewis Walker, contractor for Jimmy Wood, 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 Columbia County Parcel 13316-001, as lying within the City of Lake City, Florida City Limits.



# CERTIFICATE OF APPROPRIATENESS

## MINOR OR MAINTENANCE ONLY

Date: <b>11/08/2022</b>	<b>COA22-26</b>
Address: <b>444 SE Monroe St</b>	
Parcel Number: <b>13316-001</b>	
Owner: <b>Jimmy Wood</b>	
Address of Owner: <b>444 SE Monroe St Lake City, FL 32055</b>	
Description of Structure: <b>Single family brick home</b>	
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: <b>2020 (7<sup>th</sup>) Edition of the Florida Building Codes, 2020 (7<sup>th</sup>) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation</b>	
Description of Approved Construction:	
<b>Replace existing shingles with new shingles</b>	
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: 11/8/22  
Case #: COA22-26

**APPLICANT INFORMATION**

Applicant is (check one and sign below):  Owner  Contractor  Architect  Other \_\_\_\_\_

Applicant: Lewis Walker

Property Owner: Jimmy Wood

Contact: Julianne Lam

Contact: Jimmy Wood

Address: 1118 S Marion Avenue  
Lake City, FL 32025

Address: 444 SE Monroe Street  
Lake City, FL 32055

Phone: 866-959-7663

Phone: 954-559-0872

Cell: 386-965-9250

Cell: \_\_\_\_\_

Email: permitting@lewiswalkerroofing.com

Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Site Location/Address: 444 SE Monroe St, Lake City, FL 32055

Current Use: Residential

Proposed Use: Residential rental

Year Built: 1995

Projected Cost of Work: \$ 8200.00

**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).

Shingle re-roof

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

[Signature] | Lewis Walker | 11/8/22  
APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:	<u>13316-001</u>	Zoning District:	<u>R5F3</u>
Future Land Use:	<u>Residential Medium</u>	Review (circle one):	<u>Minor Work</u> Major Work
National Register of Historic Places Designation?	Yes	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

I, Jimmy Wood (owner name), owner of property parcel

number 00-00-00-13316-001 (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. Dylan Blair	1.
2. Jake Trawick	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.

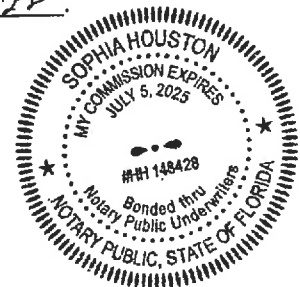
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Owner Signature (Notarized) [Signature] Date 11/8/22

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Jimmy Wood, personally appeared before me and is known by me or has produced identification (type of I.D.) id on this 8 day of November, 2022.

NOTARY'S SIGNATURE [Signature] (Seal/Stamp)



## 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.

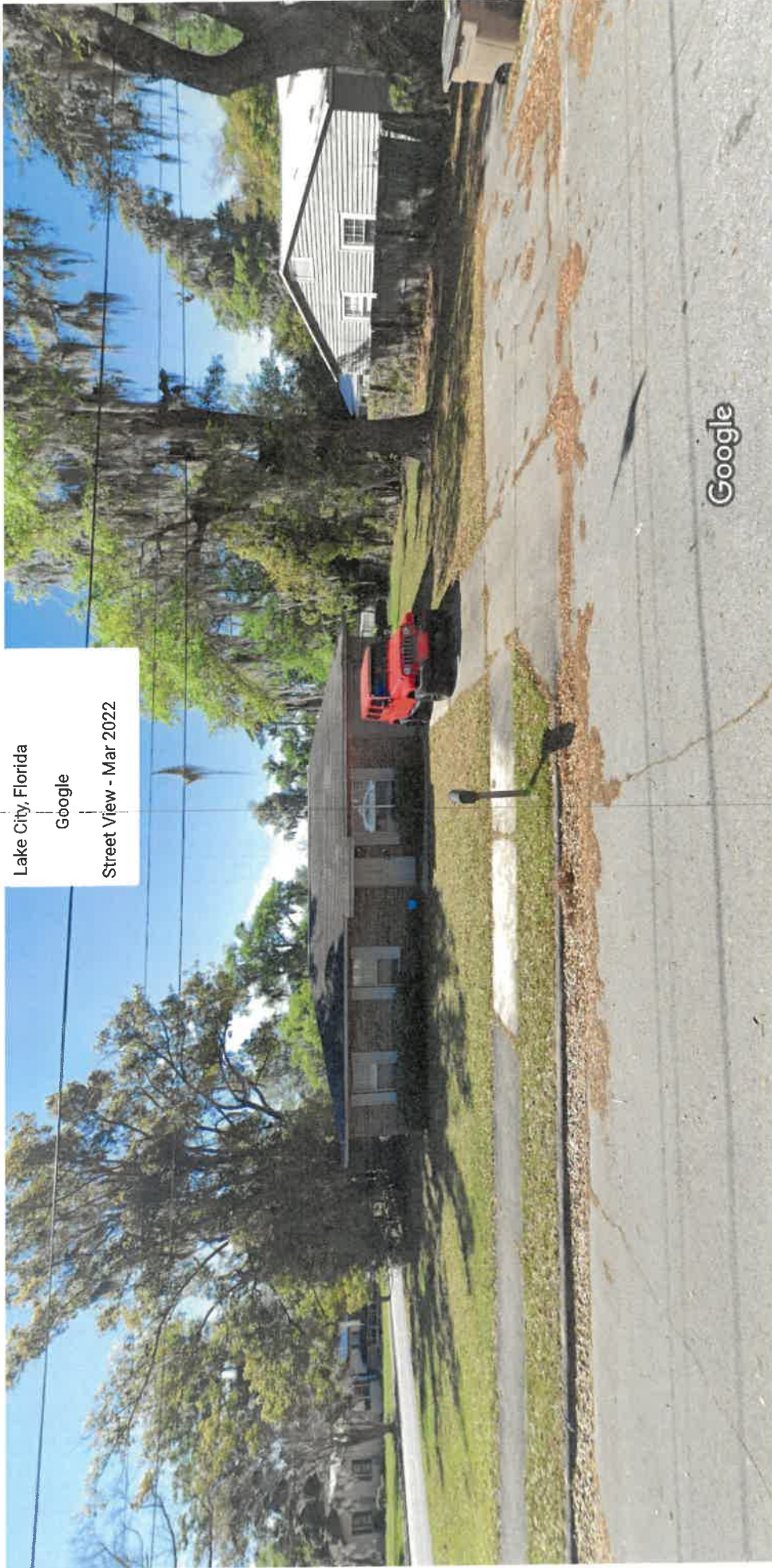
No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study 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.

Google Maps 444 SE Monroe St



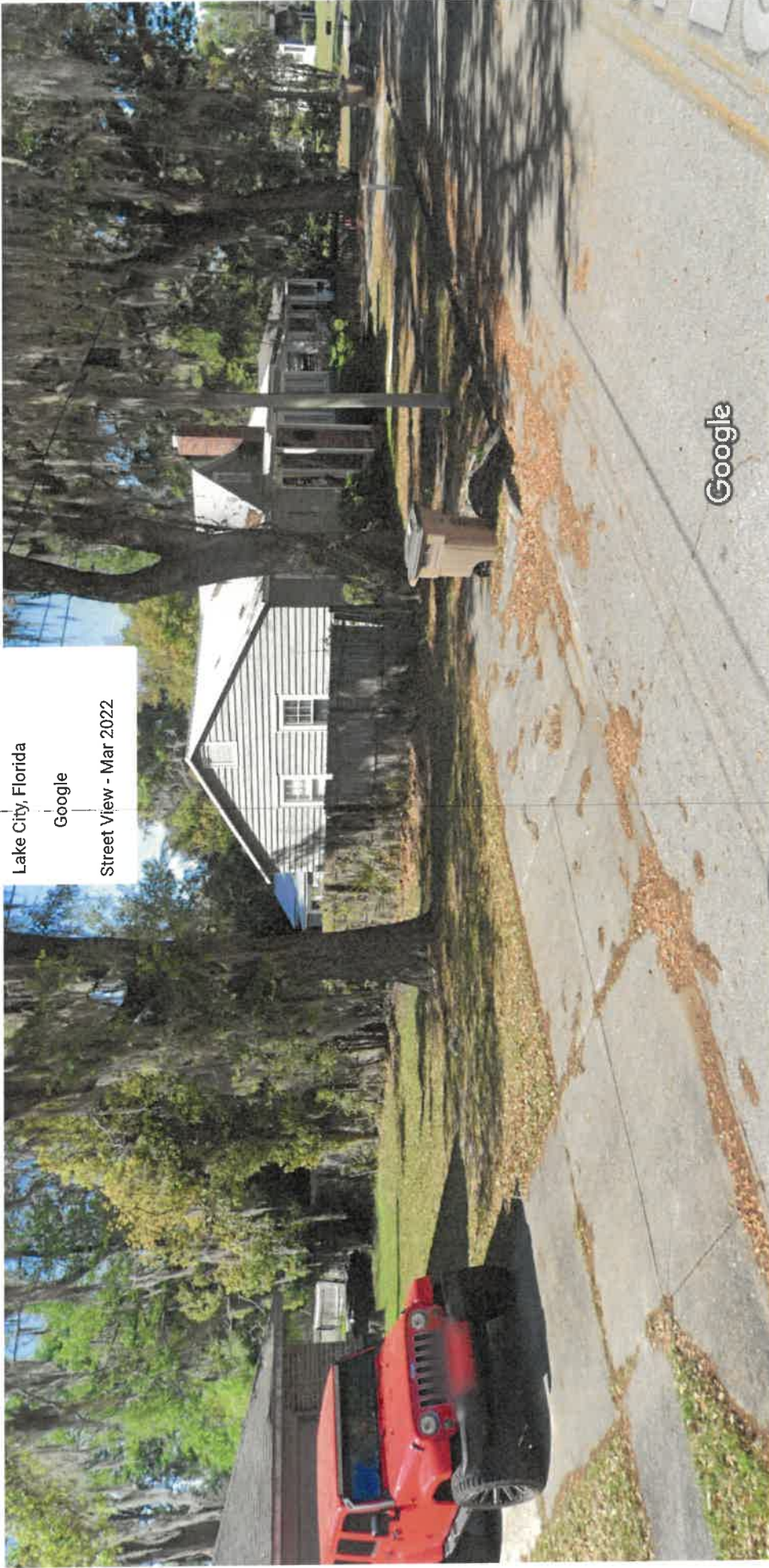
Lake City, Florida  
 Google  
 Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

← 444 SE Monroe St

All Street View & 360°

# Google Maps 444 SE Monroe St



Lake City, Florida  
 Google  
 Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

← 444 SE Monroe St

All Street View & 360°

# Google Maps 449 SE Monroe St



Lake City, Florida  
 Google  
 Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

← 444 SE Monroe St

All Street View & 360°




**File Attachments for Item:**

**v. COA22-27**, submitted by Lewis Walker, contractor for Jimmy Wood, 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 Columbia County Parcel 13703-000, as lying within the City of Lake City, Florida City Limits.



## CERTIFICATE OF APPROPRIATENESS

### MINOR OR MAINTENANCE ONLY

Date: <b>11/10/2022</b>	<b>COA22-27</b>
Address: <b>433 SE Camp St</b>	
Parcel Number: <b>13703-000</b>	
Owner: <b>Dan Zalewski</b>	
Address of Owner: <b>433 SE Camp St</b>	
Description of Structure: <b>Single Family Home</b>	
<b>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</b>	
 Steve Brown Interim Director of Growth Management	
<b>Code Edition: 2020 (7<sup>th</sup>) Edition of the Florida Building Codes, 2020 (7<sup>th</sup>) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation</b>	
Description of Approved Construction:	
<b>Replacing existing metal roof with new metal roof.</b>	
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: 11/20/2022  
Case #: COA 22-27

**APPLICANT INFORMATION**

Applicant is (check one and sign below):  Owner  Contractor  Architect  Other \_\_\_\_\_

Applicant: Lewis Walker  
Contact: Julianne Lam  
Address: 1118 S Marion Ave  
Lake City, FL 32025  
Phone: 866-959-7663  
Cell: 386-365-4071  
Email: permitting@lewiswalkerroofing.com

Property Owner: Dan Zalewski  
Contact: Dan Zalewski  
Address: 402 SW Stewart, LP  
Lake City, FL 32024  
Phone: 774-280-689  
Cell: \_\_\_\_\_

**PROPERTY INFORMATION**

Site Location/Address: 433 SE Camp St, Lake City, FL 32055  
Current Use: Residential Proposed Use: Residential  
Year Built: 1925 Projected Cost of Work: \$ 12,215.00

**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).

Metal Re-Roof - Original materials is also metal.

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

[Signature] | Lewis Walker | 11-10-22  
APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:	<u>13703-000</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

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

AGENT AUTHORIZATION FORM

I, Dan Zalewski (owner name), owner of property parcel

number 00-00-00-13703-000 (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. <u>Dylan Blair</u>	1.
2. <u>Jake Trawick</u>	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.

Daniel Zalewski 11-10-22  
 Owner Signature (Notarized) Date

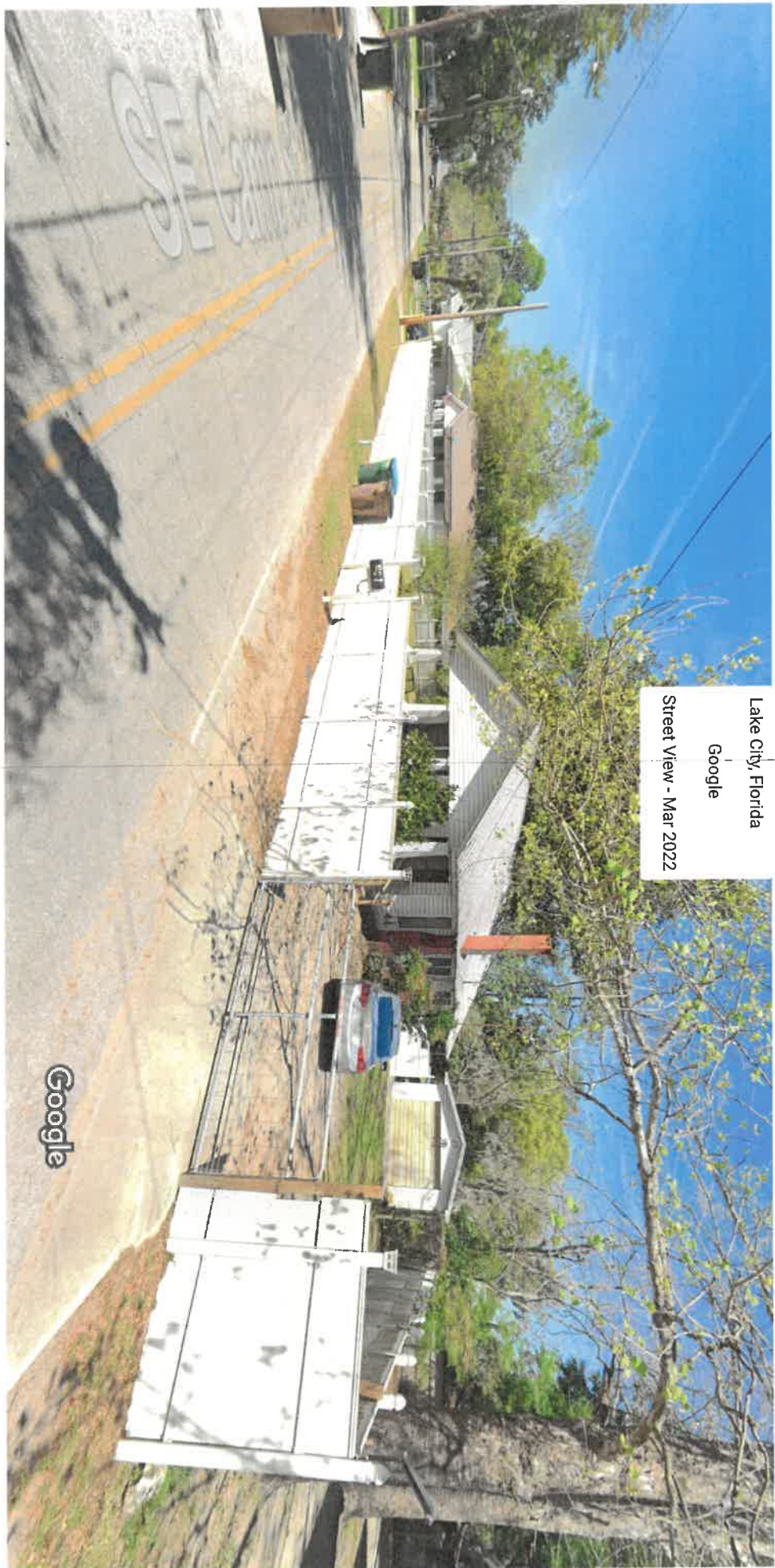
NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Daniel Zalewski, personally appeared before me and is known by me or has produced identification (type of I.D.) DL on this 10 day of November, 2022.

Sophia Houston  
 NOTARY'S SIGNATURE (Seal/Stamp)



Google Maps 440 SE Camp St



Lake City, Florida  
 Google  
 Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

← 433 SE Camp St

All

Street View & 360°

Google Maps 440 SE Camp St



Lake City, Florida  
 Google  
 Street View - Mar 2022

Image capture: Mar 2022 @ 2022 Google

← 433 SE Camp St

All Street View & 360°

Google Maps 450 SE Camp St



Lake City, Florida  
 Google  
 Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

← 433 SE Camp St

All Street View & 360°



## Angelo, Robert

---

**From:** Amy Skowron <permitting@lewiswalkerroofing.com>  
**Sent:** Thursday, November 10, 2022 10:18 AM  
**To:** Angelo, Robert; Jones, Ann  
**Subject:** RE: Dan Zalewski

It'll be galvalume

---

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Thursday, November 10, 2022 10:16 AM  
**To:** Amy Skowron <permitting@lewiswalkerroofing.com>; Jones, Ann <JonesA@lcfla.com>  
**Subject:** RE: Dan Zalewski

What color metal are you going with.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto: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:** Amy Skowron <permitting@lewiswalkerroofing.com>  
**Sent:** Thursday, November 10, 2022 10:05 AM  
**To:** Angelo, Robert <AngeloR@lcfla.com>; Jones, Ann <JonesA@lcfla.com>  
**Subject:** Dan Zalewski  
**Importance:** High

Good morning,

Attached below is the application for appropriateness for Dan Zalewski.

Thank you,

Julianne Lam

**Julianne Lam**

*Residential project coordinator*

*Lewis Walker Roofing, INC.*

(C): (386)-965-9250

(O): (866)-959-7663

(E): [jlittle@lewiswalkerroofing.com](mailto:jlittle@lewiswalkerroofing.com)



## **Disclaimer**

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This email has been scanned for viruses and malware, and may have been automatically archived. We have implemented **HAVEN™**, from **Corvid Cyberdefense** which protects our networks, data, email and endpoints with leading edge threat prevention controls and **24x7x365** threat detection and monitoring. To find out more [Click Here](#).