

Special Call Historic Preservation Agency Meeting

October 17, 2023

Certificate of Appropriateness for Mr. Rocky Ford's two Residential Designed Manufactured Homes

Chairperson Christopher Lydick made an announcement at the beginning of this special call meeting that the HPA was only to hear testimony concerning how the façade of these two Residential Design Manufactured Homes are to be designed to blend in with this area of the Lake Isabella Residential Historic District's viewshed.

99% of the testimony presented had nothing to do with the look of the façade but had to do with "mobile homes" being allowed into this area which will only drive down property values.

- Residential Design Manufactured Homes are permitted to be placed in any of the three Residential, Single Family zone districts (RSF-1, RSF-2, RSF-3) per the Land Development Regulations, Section 4.5.2 (1) and is not subject to the review of the Planning & Zoning Board, Board of Adjustment, or the Historic Preservation Agency.
- Residential Design Manufactured Homes meet the definition of Dwelling, Single Family and Dwelling, Residential Design Manufactured Home as defined within the Land Development Regulations Article Two, Section 2.1 and is not subject to the review of the Planning & Zoning Board, Board of Adjustment, or the Historic Preservation Agency.
- Site requirements for these lots are in full compliance with the Land Development Regulations, 4.2.6 Minimum Lot Requirements, 4.5.7 Minimum Yard Requirements (set backs from property lines), 4.5.8 Maximum Height Requirements, 4.5.9 Maximum Lot Coverage by All Buildings, and 4.5.11 Minimum Off-street Parking Requirements and is not subject to the review of the Planning & Zoning Board, Board of Adjustment, or the Historic Preservation Agency.
- Per the Land Development Regulations, Chapter 13, Section 13.11, a Dwelling, Single Family does not require a site plan review by the Planning and Zoning Board, The Board of Adjustment, or the Historic Preservation Agency (see each individual zoning district). This site plan review would occur at building permit application submittal for approval of building permit issuance and is not subject to the review of the Planning & Zoning Board, Board of Adjustment, or the Historic Preservation Agency.
- SW Dade Street is a City owned street that is unimproved. A person placing a Dwelling, Single Family on their lot is not required to pave any City owned street and is not subject to the review of the Planning & Zoning Board, Board of Adjustment, or the Historic Preservation Agency.
- Water and sewer availability have been verified by the Lake City Public Utilities Department and is not part of the review for a Certificate of Appropriateness and is not subject to the review of the Planning & Zoning Board, Board of Adjustment, or the Historic Preservation Agency.
- This property is not located within a FEMA Flood Zone and the flow of storm water will be reviewed at time of Building permit review and is not subject to the review of the Planning & Zoning Board, Board of Adjustment, or the Historic Preservation Agency.
- The City nor Growth Management is in "cahoots" with Mr. Ford due to him being a Columbia County Commissioner nor can any decisions by Growth Management be described as

“something stinks in Denmark” and is not subject to the review of the Historic Preservation Agency.

- At the September 03, 2023 Historic Preservation Agency Meeting, the agency approved with conditions Mr. Ford’s request. The conditions that the HPA placed were that Growth Management, Mr. Angelo and Mr. Young, would ensure that the design of the façade with Mr. Ford’s agreement would be consistent with the area design. GM determined that the houses around Mr. Ford’s property were built in the 1950’s – 1960’s design era (Columbia County Property Appraiser web site).
- Mr. Ford brought dirt in to build the pads to set the Residential Designed Manufactured Homes and bought the two Residential Design Manufactured Homes after he was informed by Growth Management that his façade plans would comply with the “looks” of the area.
- It was after the GM approval that Growth Management determined that the Planning & Zoning Board, Board of Adjustment, and Historic Preservation Agency was improperly posted (the only item was Mr. Ford’s application for a Certificate of Appropriateness). After consulting with the City Attorney, it was determined that this meeting would have to be rescheduled and the HPA rehear the application.
- The Planning & Zoning Board, Board of Adjustment, and the Historic Preservation Agency attorney needs to attend all scheduled meetings of these boards and agency to direct the members of the boards and agency as to their tasks and to answer any legal questions or concerns that the board and agency members may have during the course of the meeting.