



CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

FOR OFFICIAL USE ONLY

Date Received: 7/12/22

Case #: COA 22-13

APPLICANT INFORMATION

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

Applicant: Timothy Charron

Contact: _____

Address: 1981 SE CR 245
Lake City, FL 32025

Phone: 407 489 8993

Cell: 407 489 8993

Email: timothycharron@yahoo.com

Property Owner: Timothy Charron

Contact: _____

Address: 1981 SE CR 245
Lake City, FL 32025

Phone: 407-489-8993

Cell: 407-489-8993

Email: timothycharron@yahoo.com

PROPERTY INFORMATION

Site Location/Address: 449 SE Baya Dr. Lake City, FL 32025

Current Use: Medical Office

Year Built: 1956

Proposed Use: Dental Office

Projected Cost of Work: \$ ~~1200.00~~
\$1350.00

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).

Business Sign, free standing sign

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

Timothy Charron
APPLICANT/AGENT SIGNATURE

Timothy Charron VP
APPLICANT/AGENT NAME and TITLE

12 JUL 22
DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	<u>13951-000</u>		
Future Land Use:	<u>Future Land 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.

62.03"

62.12"

100.06"

Tim Charvan







View west on Baya Dr and parking area



View from Southeast McCray Ave.





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

PARCEL: 00-00-00-13751-000 (42305) | PROFESS SVC/BLD (1900) | 0.629 AC
S DIV: LOTS 53 & 63 THRU 66 BLOCK K CANOVA SID EX RD R/W, 444-811 642-788, 656-234, 747-1699, 751-1524, 762-2054, 872-906, 975-2486, WD 1426-2005, 1426-2006, 1426-2007, 1426-2008, 1426-2009, 1426-2010, 1426-2011, 1426-2012, 1426-2013, 1426-2014, 1426-2015, 1426-2016, 1426-2017, 1426-2018, 1426-2019, 1426-2020, 1426-2021, 1426-2022, 1426-2023, 1426-2024, 1426-2025, 1426-2026, 1426-2027, 1426-2028, 1426-2029, 1426-2030, 1426-2031, 1426-2032, 1426-2033, 1426-2034, 1426-2035, 1426-2036, 1426-2037, 1426-2038, 1426-2039, 1426-2040, 1426-2041, 1426-2042, 1426-2043, 1426-2044, 1426-2045, 1426-2046, 1426-2047, 1426-2048, 1426-2049, 1426-2050, 1426-2051, 1426-2052, 1426-2053, 1426-2054, 1426-2055, 1426-2056, 1426-2057, 1426-2058, 1426-2059, 1426-2060, 1426-2061, 1426-2062, 1426-2063, 1426-2064, 1426-2065, 1426-2066, 1426-2067, 1426-2068, 1426-2069, 1426-2070, 1426-2071, 1426-2072, 1426-2073, 1426-2074, 1426-2075, 1426-2076, 1426-2077, 1426-2078, 1426-2079, 1426-2080, 1426-2081, 1426-2082, 1426-2083, 1426-2084, 1426-2085, 1426-2086, 1426-2087, 1426-2088, 1426-2089, 1426-2090, 1426-2091, 1426-2092, 1426-2093, 1426-2094, 1426-2095, 1426-2096, 1426-2097, 1426-2098, 1426-2099, 1426-2100, 1426-2101, 1426-2102, 1426-2103, 1426-2104, 1426-2105, 1426-2106, 1426-2107, 1426-2108, 1426-2109, 1426-2110, 1426-2111, 1426-2112, 1426-2113, 1426-2114, 1426-2115, 1426-2116, 1426-2117, 1426-2118, 1426-2119, 1426-2120, 1426-2121, 1426-2122, 1426-2123, 1426-2124, 1426-2125, 1426-2126, 1426-2127, 1426-2128, 1426-2129, 1426-2130, 1426-2131, 1426-2132, 1426-2133, 1426-2134, 1426-2135, 1426-2136, 1426-2137, 1426-2138, 1426-2139, 1426-2140, 1426-2141, 1426-2142, 1426-2143, 1426-2144, 1426-2145, 1426-2146, 1426-2147, 1426-2148, 1426-2149, 1426-2150, 1426-2151, 1426-2152, 1426-2153, 1426-2154, 1426-2155, 1426-2156, 1426-2157, 1426-2158, 1426-2159, 1426-2160, 1426-2161, 1426-2162, 1426-2163, 1426-2164, 1426-2165, 1426-2166, 1426-2167, 1426-2168, 1426-2169, 1426-2170, 1426-2171, 1426-2172, 1426-2173, 1426-2174, 1426-2175, 1426-2176, 1426-2177, 1426-2178, 1426-2179, 1426-2180, 1426-2181, 1426-2182, 1426-2183, 1426-2184, 1426-2185, 1426-2186, 1426-2187, 1426-2188, 1426-2189, 1426-2190, 1426-2191, 1426-2192, 1426-2193, 1426-2194, 1426-2195, 1426-2196, 1426-2197, 1426-2198, 1426-2199, 1426-2200, 1426-2201, 1426-2202, 1426-2203, 1426-2204, 1426-2205, 1426-2206, 1426-2207, 1426-2208, 1426-2209, 1426-2210, 1426-2211, 1426-2212, 1426-2213, 1426-2214, 1426-2215, 1426-2216, 1426-2217, 1426-2218, 1426-2219, 1426-2220, 1426-2221, 1426-2222, 1426-2223, 1426-2224, 1426-2225, 1426-2226, 1426-2227, 1426-2228, 1426-2229, 1426-2230, 1426-2231, 1426-2232, 1426-2233, 1426-2234, 1426-2235, 1426-2236, 1426-2237, 1426-2238, 1426-2239, 1426-2240, 1426-2241, 1426-2242, 1426-2243, 1426-2244, 1426-2245, 1426-2246, 1426-2247, 1426-2248, 1426-2249, 1426-2250, 1426-2251, 1426-2252, 1426-2253, 1426-2254, 1426-2255, 1426-2256, 1426-2257, 1426-2258, 1426-2259, 1426-2260, 1426-2261, 1426-2262, 1426-2263, 1426-2264, 1426-2265, 1426-2266, 1426-2267, 1426-2268, 1426-2269, 1426-2270, 1426-2271, 1426-2272, 1426-2273, 1426-2274, 1426-2275, 1426-2276, 1426-2277, 1426-2278, 1426-2279, 1426-2280, 1426-2281, 1426-2282, 1426-2283, 1426-2284, 1426-2285, 1426-2286, 1426-2287, 1426-2288, 1426-2289, 1426-2290, 1426-2291, 1426-2292, 1426-2293, 1426-2294, 1426-2295, 1426-2296, 1426-2297, 1426-2298, 1426-2299, 1426-2300, 1426-2301, 1426-2302, 1426-2303, 1426-2304, 1426-2305, 1426-2306, 1426-2307, 1426-2308, 1426-2309, 1426-2310, 1426-2311, 1426-2312, 1426-2313, 1426-2314, 1426-2315, 1426-2316, 1426-2317, 1426-2318, 1426-2319, 1426-2320, 1426-2321, 1426-2322, 1426-2323, 1426-2324, 1426-2325, 1426-2326, 1426-2327, 1426-2328, 1426-2329, 1426-2330, 1426-2331, 1426-2332, 1426-2333, 1426-2334, 1426-2335, 1426-2336, 1426-2337, 1426-2338, 1426-2339, 1426-2340, 1426-2341, 1426-2342, 1426-2343, 1426-2344, 1426-2345, 1426-2346, 1426-2347, 1426-2348, 1426-2349, 1426-2350, 1426-2351, 1426-2352, 1426-2353, 1426-2354, 1426-2355, 1426-2356, 1426-2357, 1426-2358, 1426-2359, 1426-2360, 1426-2361, 1426-

Owner: CHARRON TIMOTHY W

449 SE BAY DR

LAKE CITY, FL 32025

Site: 449 SE BAYA Dr, LAKE CITY

Sales	12/18/2020	\$25
	4/14/2001	\$6

Info	10/1/1991	7/1/1991
	\$0	\$7

This information... was derived from data which

ownership of property or market value. No wa

Appraiser's office.

bia.floridapa.com/gis/gisPrint/

2022 Working Values

\$59,506 **Appraised**

\$0 Assessed

152,054	Exempt
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\$9,961

221,521 Taxable

Investigative Officer solely for the purpose of this investigation.

accuracy of the data herein, it's

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 7/7/2022

Parcel: << 00-00-00-13751-000 (42305) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	CHARRON MARIA C CHARRON TIMOTHY W 449 SE BAYA DR LAKE CITY, FL 32025		
Site	449 SE BAYA Dr, LAKE CITY		
Description*	S DIV: LOTS 53 & 63 THRU 66 BLOCK K CANOVA S/D EX RD R/W. 444-61, 642-788, 656-234, 747- 1699, 751-1524, 762-2054, 872-906, 975-2486, WD 1426-2005,		
Area	0.629 AC	S/T/R	32-3S-17
Use Code**	PROFESS SVC/BLD (1900)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$59,197	Mkt Land	\$59,506
Ag Land	\$0	Ag Land	\$0
Building	\$154,960	Building	\$152,054
XFOB	\$9,961	XFOB	\$9,961
Just	\$224,118	Just	\$221,521
Class	\$0	Class	\$0
Appraised	\$224,118	Appraised	\$221,521
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$224,118	Assessed	\$221,521
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$224,118 city:\$224,118 other:\$0 school:\$224,118	Total Taxable	county:\$221,521 city:\$221,521 other:\$0 school:\$221,521

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/18/2020	\$250,000	1426/2005	WD	I	Q	01
10/1/1991	\$67,000	0751/1524	WD	I	Q	
7/1/1991	\$72,500	0747/1699	WD	I	U	35

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE MED (5200)	1958	4203	4332	\$152,054

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

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1996	\$741.00	494.00	0 x 0
0169	FENCE/WOOD	2011	\$2,500.00	1.00	0 x 0
0166	CONC,PAVMT	2014	\$6,420.00	4280.00	107 x 40
0070	CARPORT UF	2011	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1910	MEDIC OFF (MKT)	10,223.000 SF (0.234 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$25,558
1001	MISC COMMERCIAL (MKT)	11,106.000 SF (0.254 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$27,765
0700	MISC RES (MKT)	6,183.000 SF (0.141 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,183