



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

**FOR OFFICIAL USE ONLY**

Date Received: 7/11/22

Case #: COA22-12

**APPLICANT INFORMATION**

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

Applicant: Lowes Home Centers - Peter Anthony Cafaro III

Property Owner: Mary Anderson

Contact: Permits Plus

Contact: \_\_\_\_\_

Address: PO BOX 781993 Orlando FL 32878

Address: 216 SE Camp St Lake City 32025

Phone: (352) 300-3360

Phone: (386) 984-0971

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

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

Email: Permits@PermitsPlusFL.com

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

**PROPERTY INFORMATION**

Site Location/Address: 216 SE Camp St

Current Use: SFR

Proposed Use: \_\_\_\_\_

Year Built: 1902

Projected Cost of Work: \$ 3907.00

**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).

Remove and Replace 87' of 6' vinyl fence

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

[Signature]  
APPLICANT/AGENT SIGNATURE

Permit Agent for Lowes

APPLICANT/AGENT NAME and TITLE

6/20/2022

DATE

**FOR OFFICIAL USE ONLY**

Parcel ID Number:	<u>13802-000</u>		
Future Land Use:	<u>Residential Medium</u>	Zoning District:	<u>RSP-3</u>
Review (circle one):	Ordinary Maintenance	Minor Work	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 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.

## Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/19/2022

Retrieve Tax Record

2021 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: &lt;&lt; 00-00-00-13802-000 (42354) &gt;&gt;

## Owner &amp; Property Info

&lt;&lt; Result: 2 of 2

Owner	ANDERSON MARY J 216 SE CAMP ST LAKE CITY, FL 32025		
Site	216 SE CAMP St, LAKE CITY		
Description*	S DIV: LOT 4 BLOCK E CHALKERS S/D. 793-1816, 809-942, 810-1887, PB 827-992, 841-1724, 940-2477, 991-2424, WD 1038-2186, WD 1192-1750, FJ 1232-1677, CT 1356-1893, WD 1364-2529, QC 1384-2256, WD 1454-2123,		
Area	0.22 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$7,200	Mkt Land	\$7,200
Ag Land	\$0	Ag Land	\$0
Building	\$104,170	Building	\$146,940
XFOB	\$2,442	XFOB	\$5,192
Just	\$113,812	Just	\$159,332
Class	\$0	Class	\$0
Appraised	\$113,812	Appraised	\$159,332
SOH Cap [?]	\$20,996	SOH Cap [?]	\$0
Assessed	\$92,816	Assessed	\$159,332
Exempt	HX HB \$50,000	Exempt	HX HB WX \$50,500
Total Taxable	county:\$42,816 city:\$42,816 other:\$0 school:\$67,816	Total Taxable	county:\$108,832 city:\$108,832 other:\$0 school:\$133,832

Aerial Viewer Pictometry Google Maps



## Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/9/2021	\$179,900	1454/2123	WD	I	Q	01
5/17/2019	\$100	1384/2256	QC	I	U	11
7/16/2018	\$68,000	1364/2529	WD	I	U	12
3/27/2018	\$100	1356/1893	CT	I	U	18
4/14/2010	\$145,000	1192/1750	WD	I	Q	01
2/23/2005	\$107,000	1038/2186	WD	I	Q	
8/15/2003	\$83,400	0991/2424	WD	I	Q	
4/25/2003	\$45,000	0981/2137	WD	I	U	02 (Multi-Parcel Sale) - show
11/16/2001	\$37,500	0940/2493	WD	I	Q	99

## Building Characteristics

Jand2









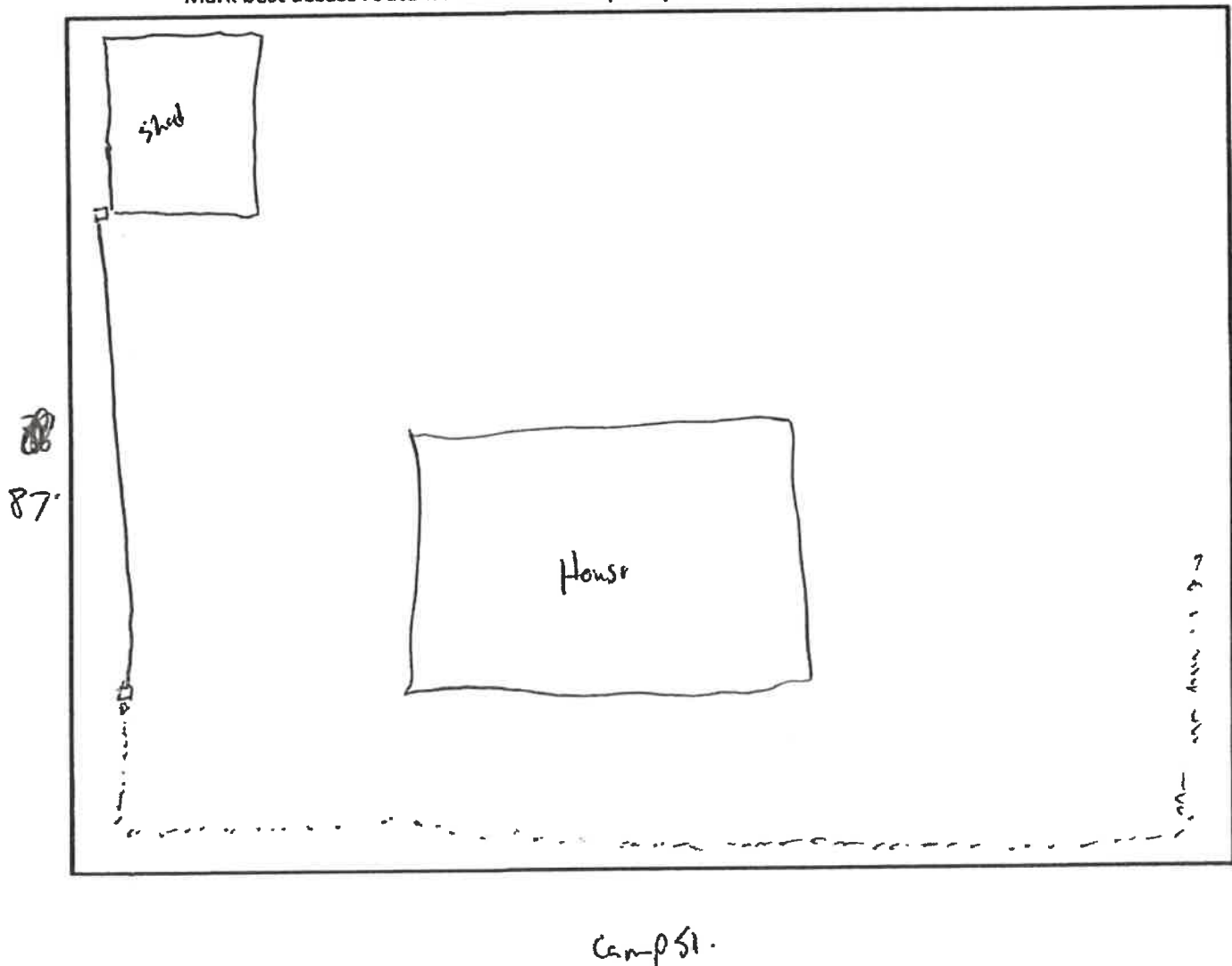
80' 6x6 white  
w/Removal

## PSE Drawing Worksheet - Fencing (Complete and Fax to Installer)

Customer:	Mary Anterson	Store:	0179
Phone (home):	<del>216</del> 98	Phone (cell):	386-984-0971
Phone (other):			
Install Address:	216 SE Camp St., Lake City, FL 32025		

### Directions:

1. Walk the fence line after discussing property boundaries with the customer – indicate any obstructions as you measure
2. Imagine what the fence looks like from a "bird's eye" view
3. Sketch the fence with these details:
  - Mark where the fence abuts, attaches to or is built around any structure or obstacle
  - Mark where gates will be located as well as gate type (drive or walk gate)
  - Mark best access route from material drop-off point to construction area





Google Maps 216 SE Camp St



Image capture: Mar 2022 © 2022 Google



216 SE Camp St

All

Street View & 360°

Google Maps 201 SE Camp St



Image capture: Mar 2022 © 2022 Google



216 SE Camp St

All

Street View & 360°



Google Maps 201 SE Camp St



Image capture: Mar 2022 © 2022 Google



216 SE Camp St

All

Street View & 360°

Google Maps 216 SE Camp St



Image capture: Mar 2022 © 2022 Google



216 SE Camp St

All

Street View & 360°

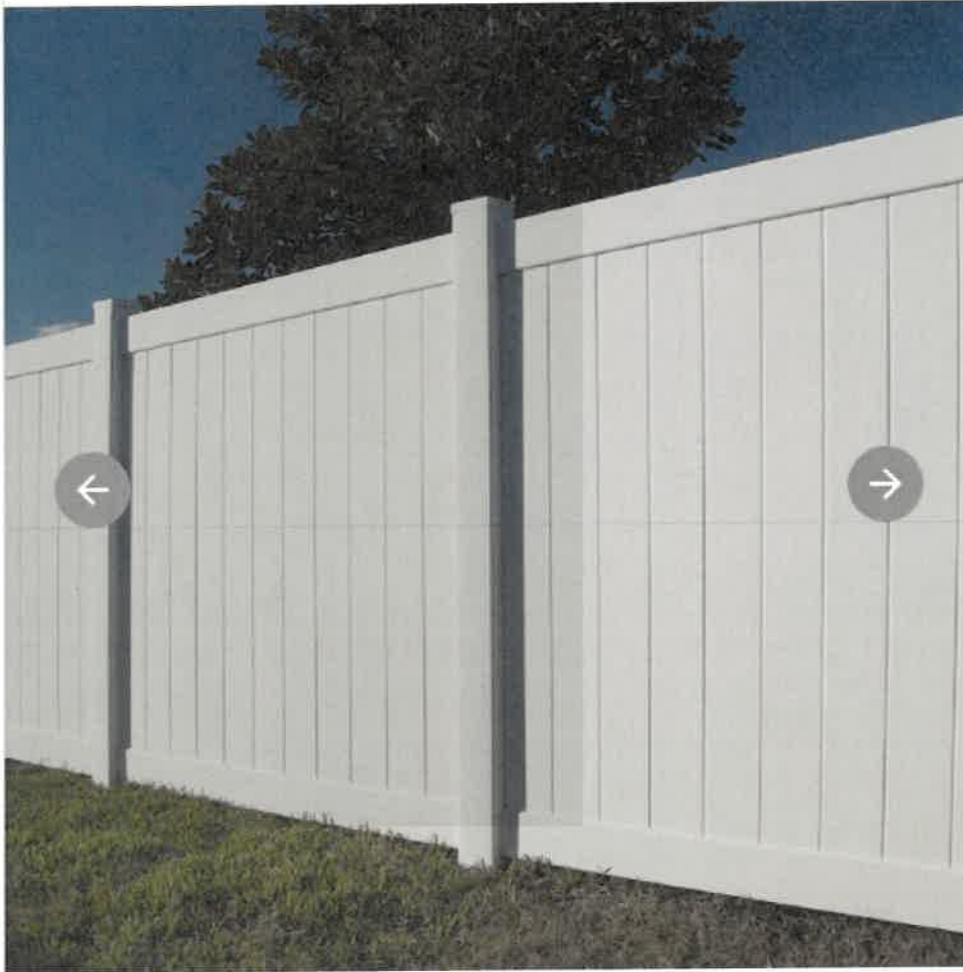


## Angelo, Robert

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**From:** Permits <permits@permitsplusfl.com>  
**Sent:** Monday, July 11, 2022 12:38 PM  
**To:** Angelo, Robert; Jones, Ann  
**Subject:** Re: Historic application 216 SE Camp St - Anderson

Here is the proposed fence picture requested!



*\*Preferred Method of Contact is Email\**

**Permits Plus, LLC**