



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 752-2031
growthmanagement@lcfla.com

COA 24-11

HISTORIC PRESERVATION AGENCY (HPA)
 Certificate of Appropriateness (COA) Application

USE THIS FORM TO Apply for approval for projects located within historic districts. Projects may require either a Agency-level review or a Staff-level review.

Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA) Staff Review		
Certificate of Appropriateness (COA) HPA Review - Single Family Structure or its Accessory Structure		
Certificate of Appropriateness (COA) HPA Review - All Other Structures		
After-the-Fact Certificate of Appropriateness (COA) if work begun prior to issuance of a COA		

PROJECT TYPE

New Construction
 Addition
 Demolition
 Fence
 Paint
 Repair
 Relocation
 Re-Roof/Roof-Over
 SignShed
 Garage
 Classification of Work (see LDR 10.11.3)
 Routine Maintenance
 Minor Work
 Major Work

APPROVAL TYPE:
 See *Certificate of Appropriateness Matrix*

Staff Approval
 Board Approval: Conceptual or Final

PROPERTY INFORMATION: *Property information can be found at the Columbia County Property Appraiser's Website*

Historic District: Lake Isabella Historical Residential District
 Downtown Historical District

Site Address: 1160 SE SAINT JOHNS ST
 Parcel ID #(s): 12773-000 (41307)

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included
Carol O'Driscoll	Owner(s) Name	Tyler Turner	Applicant Name
	Company (if applicable)	TMT Roofing LLC	Company (if applicable)
1160 SE SAINT JOHNS ST	Street Address	295 NW Common Ln Ste 15-315	Street Address
Lake City, FL 32025	City State Zip	Lake City, FL 32055	City State Zip
410-253-7947	Telephone Number	352-888-4076	Telephone Number
clod42@aol.com	E-Mail Address	tmtroofingllc@gmail.com	E-Mail Address

BASIS FOR REVIEW
 All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

Historic Preservation Agency Meetings are held the 1st Tuesday of the month at 5:30PM in the City Council Chambers (205 N Marion Ave.)

Application Deadline (12:30PM)	Dec 01 2022	Jan 03 2023	Feb 01 2023	Mar 01 2023	Apr 01 2023	May 01 2023	Jun 01 2023	Jul 01 2023	Aug 01 2023	Sep 01 2023	Oct 01 2023	Nov 01 2023
Meeting Date	Jan 04 2023	Feb 07 2023	Mar 07 2023	Apr 04 2023	May 02 2023	Jun 06 2023	Jul 05 2023	Aug 01 2023	Sep 06 2023	Oct 03 2023	Nov 07 2023	Dec 05 2023

**IMPORTANT
NOTES**

**PRE-APPLICATION
MEETING**

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 10 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).

**CONCEPTUAL
APPROVALS**

Conceptual approvals are provided by the HPA as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Agency during the conceptual design process. The HPA will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPA to seek final approval of their projects.

**APPLICATION
REQUIREMENTS**

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/notarized and submitted as part of the application;
- For window replacement, a *Window Survey* must be completed.

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.
Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Metal Re-roof
An estimated 36 roofing squares
Tm, Roofing LLC, Roofing Contractor, would tear off existing roof to replace all decking on home. Install new 29 gauge Ash Gray tough Rib metal.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Capital Metal Supply	29 Gauge Tough Rib Panels	Ash Gray
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

DID YOU REMEMBER

Review the Historic District Application Checklist (Article 10 LDR) to ensure you are including all required materials. If all requirements are not submitted, it will delay your approval.

Review the applicable Guidelines (Article 10 LDR)

A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)

Please see the City of Lake City Land Development Regulations for detailed information.

Historic Preservation Districts maps are located on the city web site (www.lcfla.org)

Historic Preservation Agency can be found in the LDR Article 10.

Variances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site (www.lcfla.org)

APPEALS

Agency Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the HPA, as outlined in Article 11, Section 11.1.4

Administrative Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the Administrator, as outlined in Article 10, Section 10.11.5.

DEMOLITIONS (if applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, city, or neighborhood, and feasibility of reproducing such a building, structure, or object.

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

RELOCATIONS (if applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historical context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Article 4 of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the Administrator or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the Board of Adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:


The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Agency review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Agency meeting.
5. I/We understand that the Historic Preservation Agency meetings are conducted in a quasi-judicial hearing and as such, ex parte communications are prohibited (Communication about your project with a Historic Preservation Agency member).
6. I/We understand that the approval of this application by the Historic Preservation Agency or staff in no way constitutes approval of a Building Permit for construction from the City of Lake City Growth Management.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPA before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project.
8. I/We understand that any decision of the HPA may be appealed to the City Council. A person with standing, as described in LDR Article 10, Section 10.11.6, may file a petition to appeal and shall be presented within thirty (30) days after the decision of the HPA; otherwise the decision of the HPA will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.



 Applicant (Signature)

3/18/2024

 Date

Tyler Turner

 Applicant (Print)

Please submit this application And all required supporting Materials via email to: growthmanagement@lcfia.com Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.	TO BE COMPLETED BY CITY ADMINISTRATOR	Date Received <u>3/27/24</u>	Received By: <u>Robert Ansel</u>
	COA <u>24-11</u>		<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness
	Zoning: <u>RSF-3</u>		
	Contributing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Pre-Conference	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Thursday



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205 North Marion Avenue
Lake City, Florida 32055
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OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE Carol O'Driscoll
(print name of property owner(s))

hereby authorize: TMT Roofing LLC, Tyler Turner & Alyssa Miller
(print name of agent)

to represent me/us in processing an application for: Roofing Permit
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Carol O'Driscoll
(Signature of owner)

(Signature of owner)

CAROL O'DRISCOLL
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF Columbia }

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization,
this 27th day of MARCH, 2024, by

Carol O'Driscoll

Alyssa Miller
Notary Public

Alyssa Miller
Printed Name

9/14/2026
My Commission Expires

Personally Known OR
 Produced Identification

ID Produced: _____



Insurance Email: amanda.jewell-direct@kin.com



TMT Roofing LLC Roofing Contract Agreement

Customer Carol O'Driscoll

Date: 03/13/2024

Property Location 160 SE SAINT JOHNS ST

Time 4:00 PM

City Lake City

Zip 32025

Roof Specifications: Roof Type Meta Shingle Color ~~Galvalume~~ Ash Gray Am ^{cod}

Roof material specs & warranties Price includes all labor and material for complete metal roof

Remove existing metal roof

Install new 29 Gauge galvalume tuff rib panels

Workmanship Warranty 5yrs & Manufacturer Warranty ~~2~~ 40 year

TMT Roofing LLC Lic# CCC1330410 agrees to complete roofing project at location for the price specified on contract. General Standards upheld are as follows:

Materials ordering and delivery

Permits

Job Site Cleanup

Magnetize Jobsite upon completion

Project timeline is standard 4-5 working days unless limited by weather.

Any work that occurs additional charges will **NOT** be performed unless property owner consents to any changes in contract price

Workmanship warranty is 5 years from completion date, warranty is void if:

other persons have in any way edited roof after completion: natural distaster: due to manufacture warranty failure

Project commencement date is within 4 days of 04/22/2024 this may change due to weather and if changed property owner will be notified promptly.

50% of contract price is required once contract has been accepted, the remaining 50% will be due upon completion of project* (unless financed). Payments can be made by cash, check, credit/debit card, cashiers check.

If payment is other than cash, appropriate identification may be required and recorded before processing payment.

Contractor will provide paper work vital for permitting and will need paperwork returned promptly to remain on schedule. Contract is contingent on 50% to start project and final balance once project has been completed.

Additional Comments or amendments

Install new plywood decking- Approx 115 plywood sheets Install new decking seam tape. Install new synthetic underlayment

For further details refer to invoice 1104

Agreed Contract Price ~~22,500.00~~ \$30,500.00 *AM*
CS

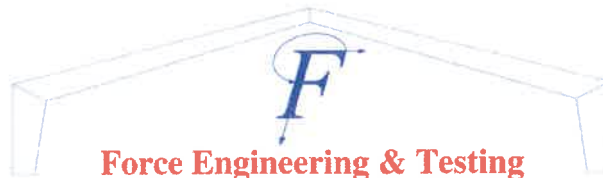
Signatures of authorized representative of TMT Roofing and property agreeing to the terms above

Contractor Tyler Turner

Date 03/13/2024

Property Owner Carol O'Donoghue

Date 3/13/2024



Force Engineering & Testing

19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

Product Evaluation Report
CAPITAL METAL SUPPLY, INC.

Min. 29 Ga. Capital Rib Roof Panel over 1x4 Wood Purlins over 7/16" OSB

Florida Product Approval # 17992.1 R4

Florida Building Code 2023
Per Rule 61G20-3
Method: 1 -D

Category: Roofing
Subcategory: Metal Roofing
Compliance Method: 61G20-3.005(1)(d)
NON HVHZ

Product Manufacturer:

Capital Metal Supply
3845 S. US HWY 441
Lake City, Florida 32025


Capital Metal Supply
629 SE Industrial Circle
Lake City, Florida 32025

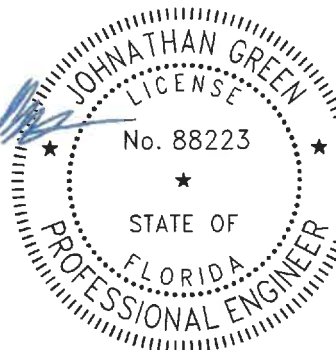
Engineer Evaluator:

Johnathan Green, P.E. #88223
Florida Evaluation ANE ID: 12901

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Installation Detail: Page 5


AUG 31 2023



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHNATHAN GREEN ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FL# 17992.1 R4



- Compliance Statement:** The product as described in this report has demonstrated compliance with the Florida Building Code 2023, Sections 1504.3.2, 1504.7.
- Product Description:** Capital Rib Roof Panel, Min. 29 Ga. Steel, 36" Wide, through fastened roof panel over 1x4 wood purlins over minimum 7/16" OSB decking. Non-structural Application.
- Panel Material/Standards:** Material: Min. 29 Ga. Steel, ASTM A792 or ASTM A653 G90 conforming to Florida Building Code 2023 Section 1507.4.3. Paint finish optional.
Yield Strength: Min. 80.0 ksi
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2023, Section 1507.4.3.
- Panel Dimension(s):** Thickness: 0.0140" Min.
Width: 36" Maximum Coverage
Rib Height: 3/4" major rib at 9" O.C.
Panel Rollformer: MRS Metal Rollforming Systems
- Panel Fastener:** #10-15 x 1-1/2" ZAC Head dual thread with sealing washing or approved equal 3/4" minimum penetration through plywood
Corrosion Resistance: Per Florida Building Code 2023, Section 1507.4.4.
- Substrate Description:** Min. 1x4 No. 2 SYP wood purlin over (1) layer of asphalt composition shingles (optional) over (1) layer of 30# felt paper over minimum 7/16" OSB (or 15/32" APA Rated Plywood) over Southern Yellow Pine wood rafters at 24" O.C. Panel System Type 1: 1x4 wood purlins attached to OSB with (1) 8d ring shank nail at 4" O.C. Panel System Type 2: 1x4 wood purlins attached to OSB with (1) 8d ring shank nail at 4" O.C and (2) 9x3" deck screws at 24" O.C. into wood rafters. OSB must be inspected and able to withstand the wind loading induced by the wood purlins. Substrate must be designed in accordance w/ Florida Building Code.

Allowable Design Uplift Pressures:

Table "A"

Panel System	Type 1	Type 2
Maximum Total Uplift Design Pressure:	41.7 psf	123.5 psf
Fastener Pattern:	9"-9"-9"-9"	6"-3"-5"-3"-6"-3"-6"
1x4 Wood Purlin Spacing:	24" O.C.	24" O.C.
1x4 Wood Purlin Nail Spacing:	(1) at 4" O.C.	(1) at 4" O.C.
1x4 Wood Purlin Screw Spacing:	NA	(2) at 24" O.C.

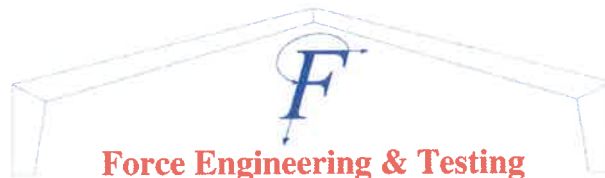
*Design Pressure includes a Safety Factor = 2.0.



Code Compliance:	The product described herein has demonstrated compliance with The Florida Building Code 2023, Section 1504.3.2, 1504.7.
Evaluation Report Scope:	The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2023, as relates to Rule 61G20-3.
Performance Standards:	The product described herein has demonstrated compliance with: <ul style="list-style-type: none">▪ UL 580-06 - Test for Uplift Resistance of Roof Assemblies▪ UL 1897-2015 - Uplift Test for Roof Covering Systems▪ FM 4471-92 - Foot Traffic Resistance Test
Reference Data:	<ol style="list-style-type: none">1. UL 580-06 / 1897-04 Uplift Test Force Engineering & Testing, Inc. (FBC Organization # TST-5328) Report No. 587-0169T-15A, B2. FM 4471-10, Section 4.4 Foot Traffic Resistance Test Force Engineering & Testing, Inc. (FBC Organization # TST-5328) Report No. 587-0169T-15C3. Certificate of Independence By Johnathan Green, P.E. (No. 88223) @ Force Engineering & Testing (FBC Organization # ANE ID: 12901)
Test Standard Equivalency:	<ol style="list-style-type: none">1. The UL 1897-04 test standard is equivalent to the UL 1897-2015 test standard.2. The FM 4471-10, Foot Traffic Resistance test standard is equivalent to the FM 4471-92, Foot Traffic Resistance test standard.
Quality Assurance Entity:	The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.
Minimum Slope Range:	Minimum Slope shall comply with Florida Building Code 2023, including Section 1507.4.2 and in accordance with Manufacturers recommendations. For slopes less than 3:12, lap sealant must be used in the panel side laps.



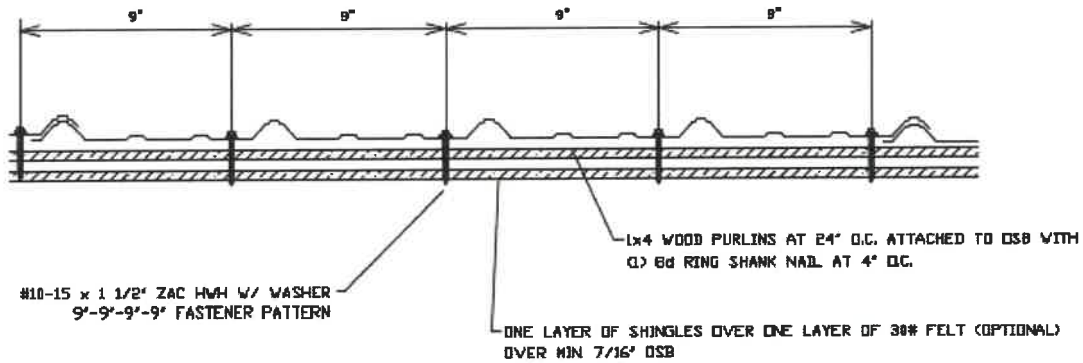
- Installation:** Install per manufacturer's recommended details.
- Underlayment:** Per Florida Building Code 2023, Section 1507.1 and manufacturer's installation guidelines.
- Roof Panel Fire Classification:** Fire classification is not part of this acceptance.
- Shear Diaphragm:** Shear diaphragm values are outside the scope of this report.
- Design Procedure:** Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2023 for roof cladding wind loads. These component wind loads for roof cladding are compared to the allowable pressure listed above. The design professional shall select the appropriate erection details to reference in his drawings for proper fastener attachment to his structure and analyze the panel fasteners for pullout and pullover. Support framing must be in compliance with Florida Building Code 2023 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.



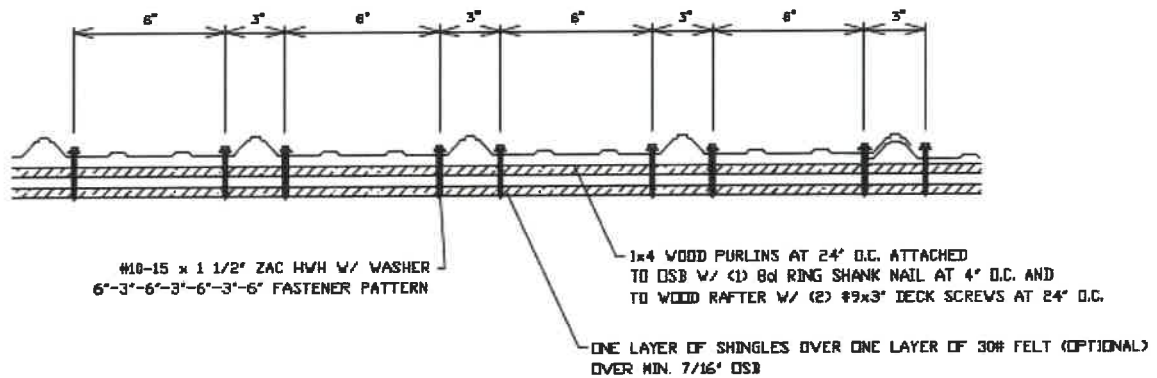
Force Engineering & Testing

19530 Ramblewood Drive
 Humble, Texas 77338
 Phone: (281) 540-6603 FAX: (281) 540-9966
 Website: www.forceengineeringtesting.com

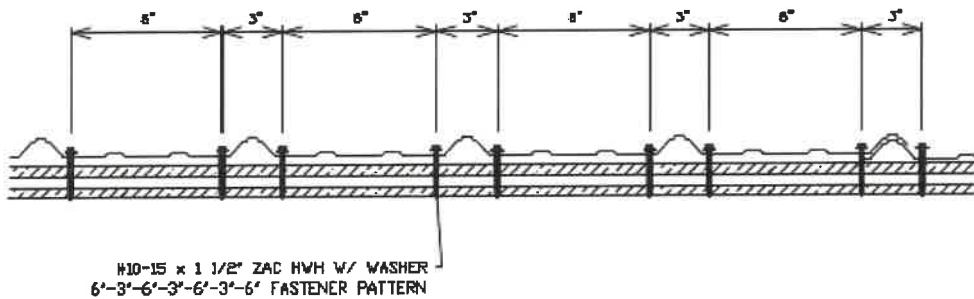
**MINIMUM 29 GA. CAPITAL RIB PANEL
 PANEL SYSTEM TYPE 1
 FASTENER PATTERN AT 24" O.C.**

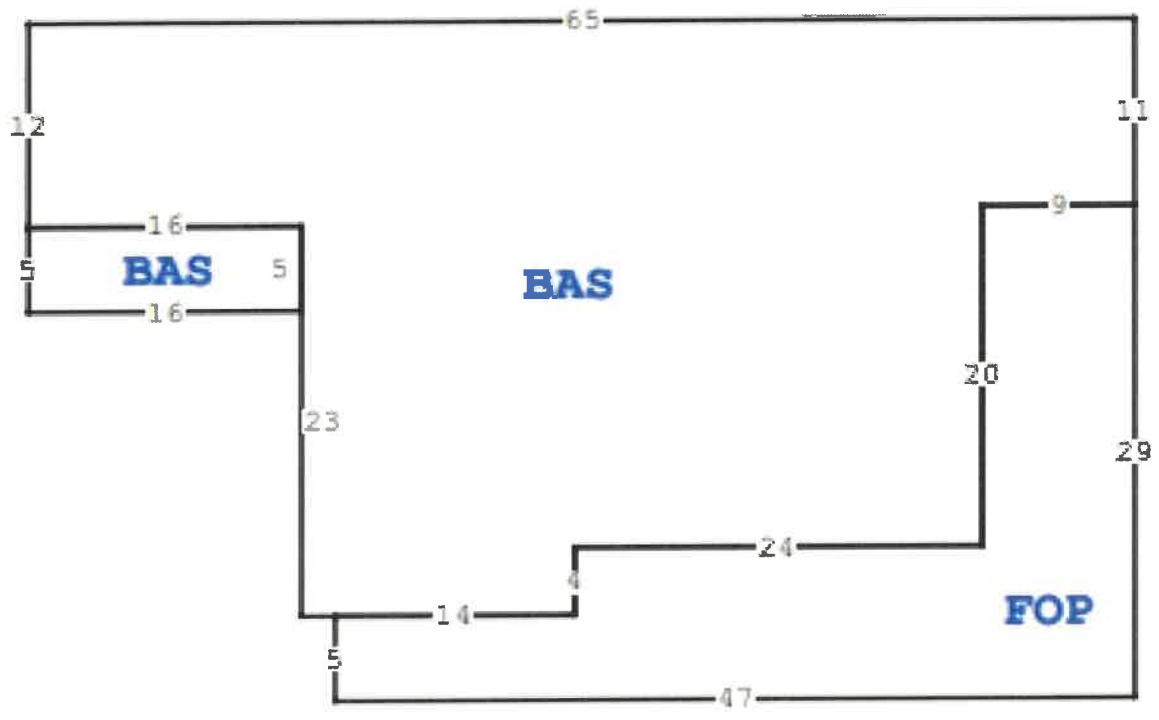
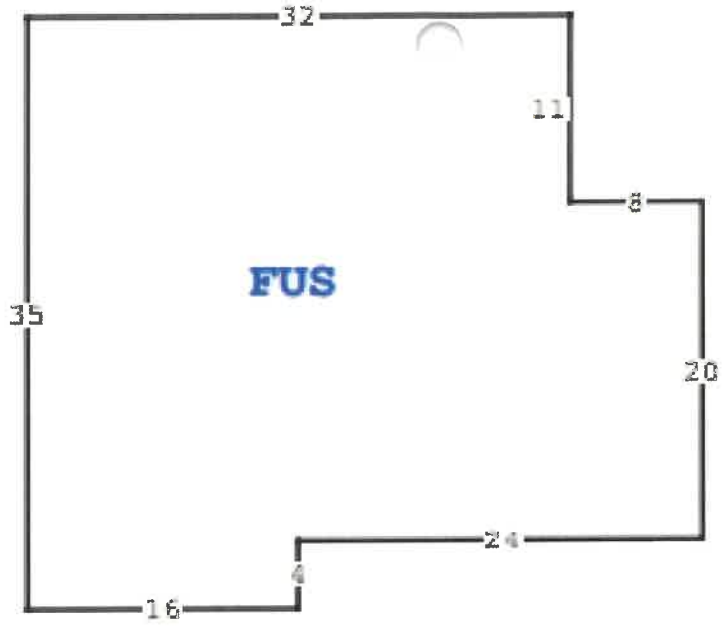


**MINIMUM 29 GA. CAPITAL RIB PANEL
 PANEL SYSTEM TYPE 2
 FASTENER PATTERN AT 24" O.C.**



PANEL ENDS







Cocoa Brown

Burgundy

Barn Red

Patriot Red

Hawaiian Blue

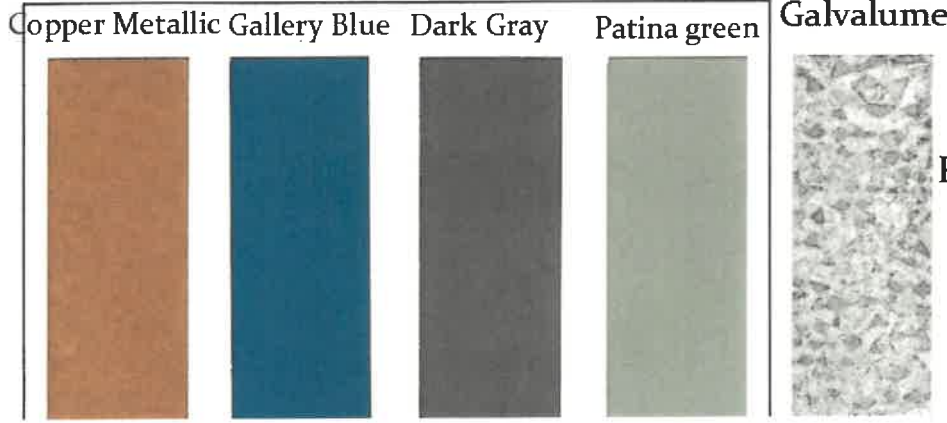
Evergreen

Forest Green

Black



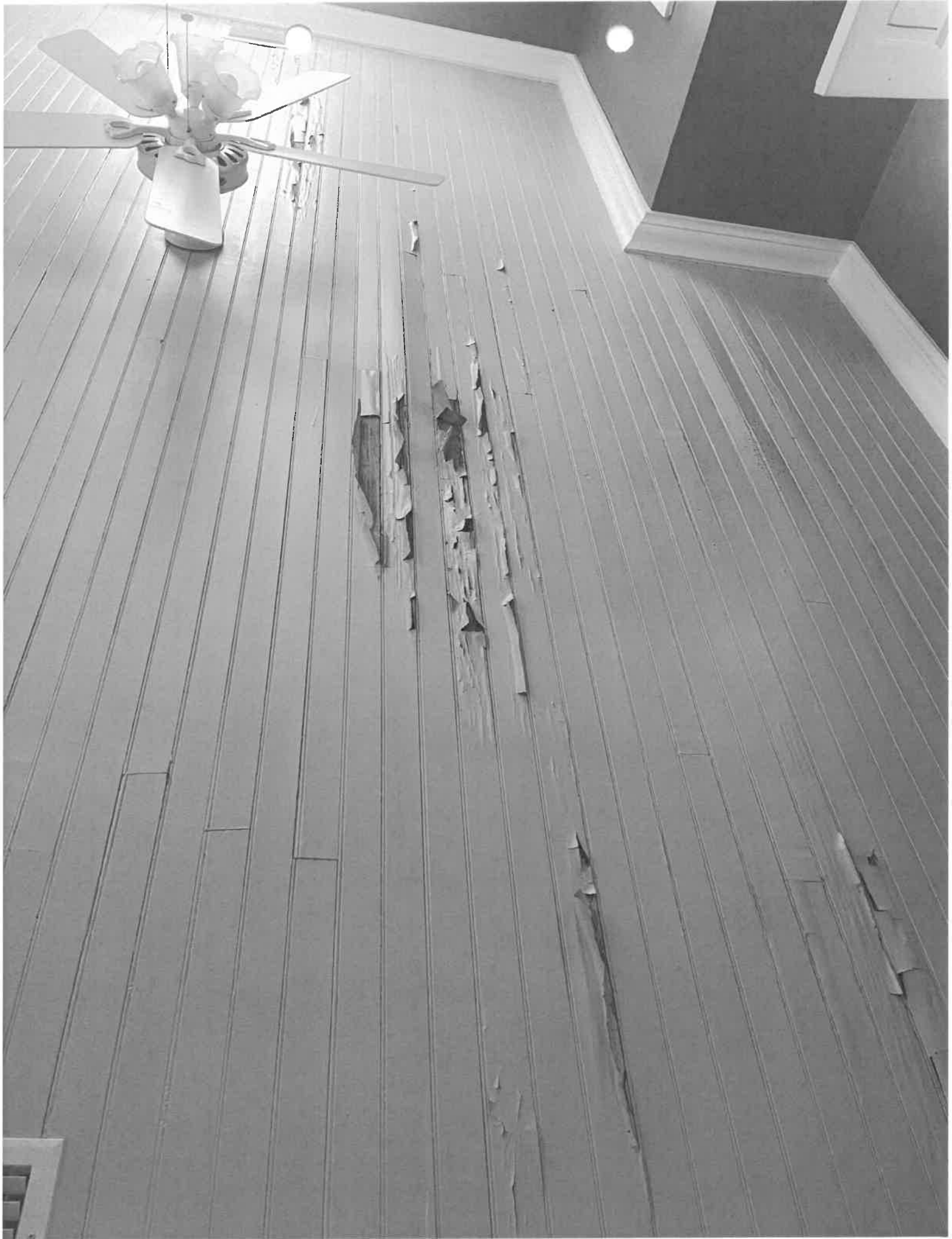
* Special order colors. Minimum order required.





















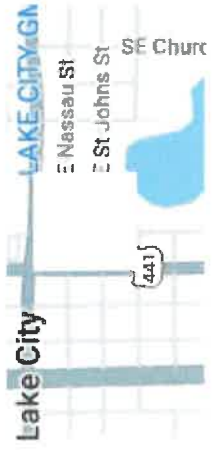


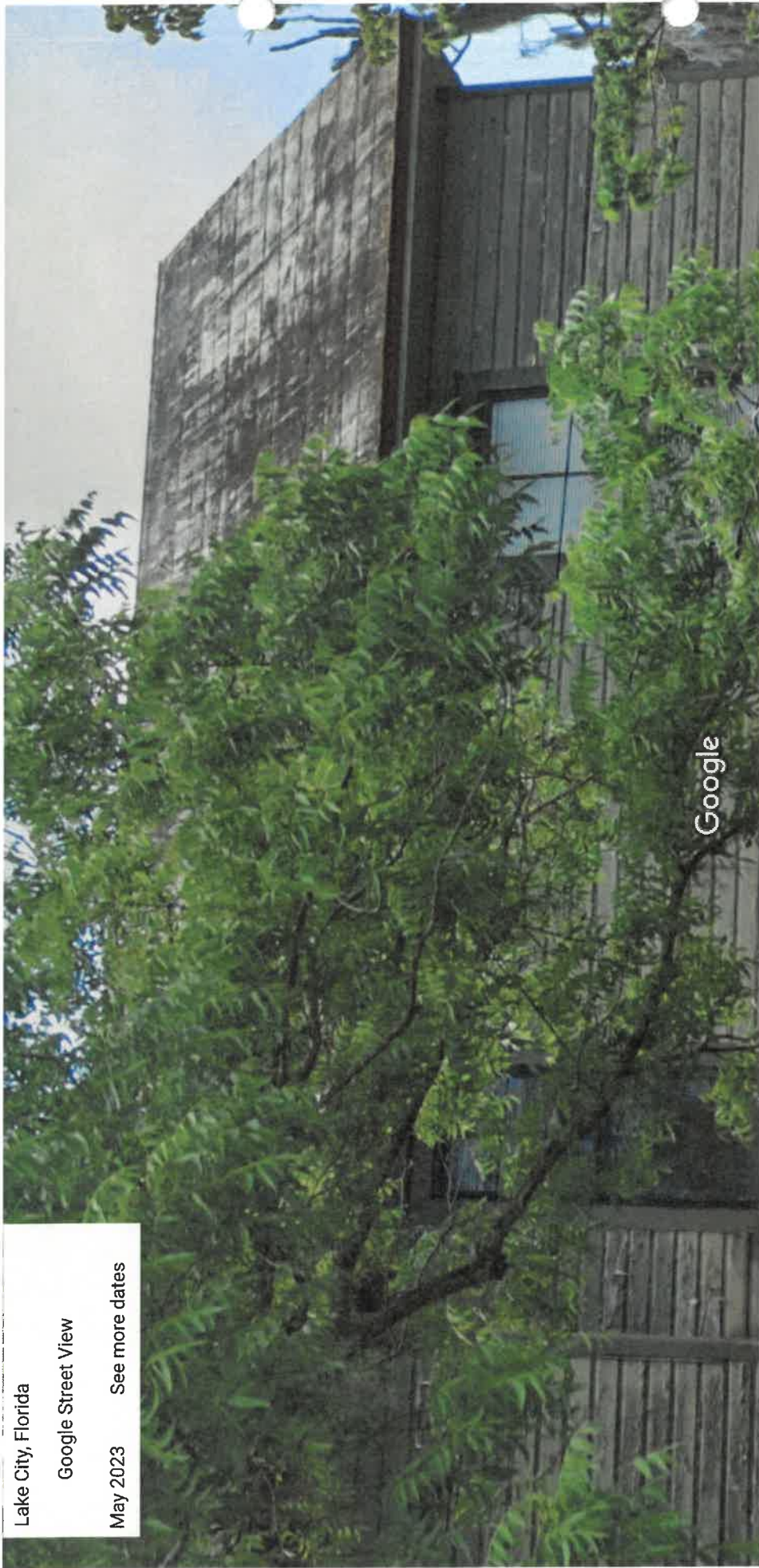


Lake City, Florida
Google Street View
May 2023 See more dates

Google

Image capture: May 2023 © 2024 Google

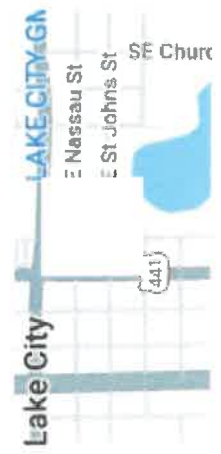


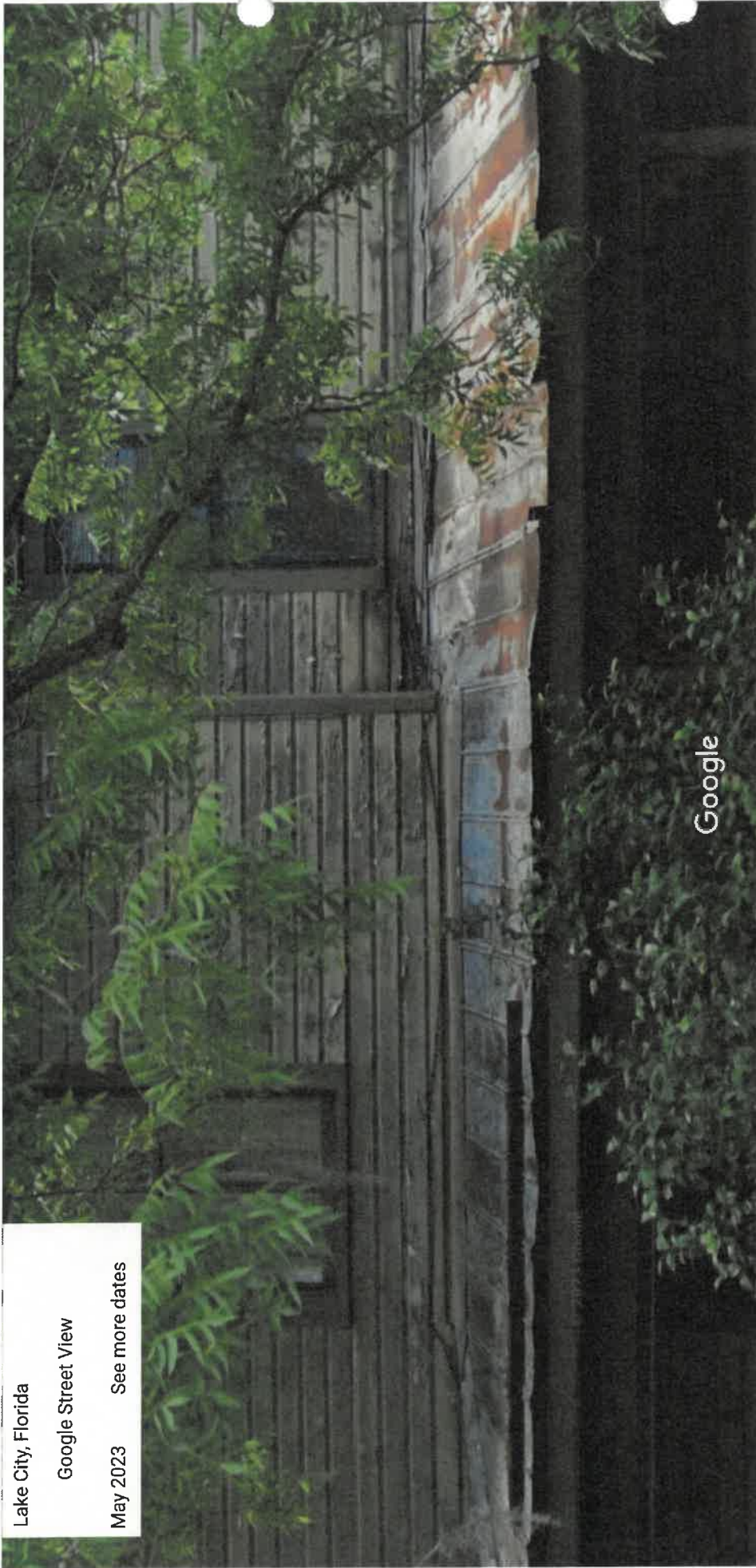


Lake City, Florida
Google Street View
May 2023 See more dates

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Image capture: May 2023 © 2024 Google





Lake City, Florida
Google Street View
May 2023 See more dates

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