

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

COA 24-13

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
 Sign Shed
 Garage
 Classification of Work (see LDR 10.11.3)
 Routine Maintenance
 Minor Work
 Major Work

APPROVAL TYPE:

Staff Approval
 Board Approval: Conceptual or Final
 See *Certificate of Appropriateness Matrix*

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: 207 S Marion Ave
 Parcel ID #(s) 00-00-00-12768-000

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
	Owner(s) Name	Applicant Name	

Company (if applicable) <u>Cool Chicks 4 Christ LLC</u>	Company (if applicable) <u>TMT Roofing LLC</u>
Street Address <u>6834 NW 44th St</u>	Street Address <u>295 NW Commons Ln Ste 115-315</u>
City State Zip <u>Jennings FL 32053</u>	City State Zip <u>Lake City, FL 32055</u>
Telephone Number <u>386-965-7533</u>	Telephone Number <u>352-888-4676</u>
E-Mail Address <u>adamsmcfarm@windstream.net</u>	E-Mail Address <u>tmtroofingllc@gmail.com</u>

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, 2023	Jan 03, 2024	Feb 01, 2024	Mar 01, 2024	Apr 01, 2024	May 01, 2024	Jun 01, 2024	Jul 01, 2024	Aug 01, 2024	Sep 01, 2024	Oct 01, 2024	Nov 01, 2024
Meeting Date	Jan 03, 2024	Feb 06, 2024	Mar 05, 2024	Apr 02, 2024	May 07, 2024	Jun 04, 2024	Jul 02, 2024	Aug 06, 2024	Sep 04, 2024	Oct 01, 2024	Nov 05, 2024	Dec 03, 2024

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).

50 sqs , 10/12 Pitch

Remove existing Roof (Wood Shake)

Install New Plywood decking

Install New Architectural Shingles

↳ Brand: TAMKO Titan XT

Color: Weathered Wood

* Ridge CAP will be reinstalled As is

* Copper Gutters Will stay in place.

List proposed materials: FL18355-R11

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	TAMKO Titan XT	Architectural Shingles	Weathered Wood
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.

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)

5/17/24
Date

Tyler Turner

Applicant (Print)

Please submit this application And all required supporting Materials via email to: growthmanagement@lcfra.com	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received 5/17/24	Received By: Robert Angelo
	COA 24-13 Zoning: GG		<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	
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.	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

TMT Roofing LLC

Invoice

(352) 888-4676
tmtroofingllc@gmail.com
flroofingcontractor.com



BILL TO

Jennifer Adams
207 South Marion Avenue
Lake City, FL 32025

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1149	05/14/2024	\$60,970.00	06/21/2024	Due on Project completion	

ACTIVITY	QTY	RATE	AMOUNT
New Shingle Roof	1	65,970.00	65,970.00

Price includes all labor and material for complete roof replacement in accordance with local and state building codes

- Removal of previous roof (single layer)
- Install new 7/16 plywood decking
- Install plywood clips on roof decking
- Reinforce
- Install onridge and offridge venting
- Nailing of entire roof deck with ring shank nails
- Seal plywood decking joints with sealant tape
- Synthetic underlayment
- 26 gauge galvanized steel valleys
- New lead pipe boots
- New aluminum eave drip
- New limited lifetime architectural shingles
- Tamko Titan Xt limited lifetime architectural shingles (160 wind rating)
- Waste removal
- Permits & inspection scheduling with appropriate building department
- Certificate of completion from appropriate building department

TMT MasterShield Lifetime Warranty (workmanship)

Complete job site cleanup during and after project

*special notes
Retain historic decorative ridgecap and reinstall
Keep existing gutters and reseal along gutter edge
Reinforce gutters where necessary



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 752-2031
growthmanagement@lcfia.com

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 COOL CHICKS 4 Christ LLC
(print name of property owner(s))

hereby authorize: TMT Roofing LLC
(print name of agent)

to represent me/us in processing an application for: Re-Roof Permit and CofA
(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.

J Adams
(Signature of owner)

(Signature of owner)

Jennifer B Adams
(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 17 day of May, 20 24, by

Jennifer B. Adams

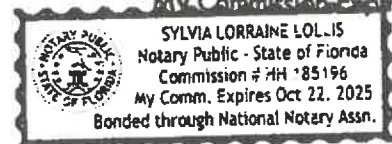
Sylvia L Lolis
Notary Public

Sylvia L Lolis
Printed Name

10/22/25
My Commission Expires

- Personally Known OR
- Produced Identification

ID Produced: _____



Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2018-2496
Parcel Identification No 00-00-00-12768-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of August, 2018 between F&O Holdings, LLC, a Florida Limited Liability Company, whose post office address is 207 S Marion Avenue, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantor, to Cool Chicks 4 Christ, LLC, a Florida Limited Liability Company, whose post office address is 6834 NW 44th Street, Jennings, FL 32053, of the County of Hamilton, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

TOWNSHIP 3 SOUTH, RANGE 17 EAST, SECTION 32:
NW 1/4 OF BLOCK 44, AND ALSO REFERRED TO AS LOT 44, CENTRAL DIVISION OF THE CITY OF LAKE CITY, BOUNDED ON THE WEST BY MARION STREET, ON THE NORTH BY ST. JOHNS STREET AND SITUATED IN THE SE 1/4 OF NW 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NW 1/4 OF LOT OR BLOCK 44 OF THE CENTRAL DIVISION OF THE CITY OF LAKE CITY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

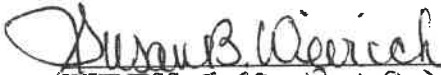
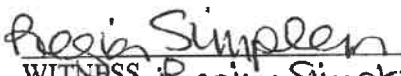
Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

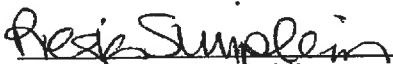

WITNESS Susan B. Wierich

WITNESS Regina Simpkins

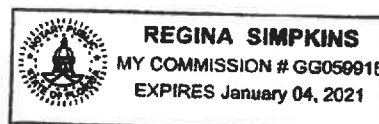
F&O Holdings, LLC, a Florida Limited Liability Company

By: 
Joel F. Foreman, Managing Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by Joel F. Foreman Managing Manager of F&O Holdings, LLC, a FL Limited Liability Company, who is personally known to me or has produced Driver's License as identification.


Signature of Notary Public
Regina Simpkins





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
COOL CHICKS 4 CHRIST, LLC

Filing Information

Document Number	L18000159189
FEI/EIN Number	N/A
Date Filed	06/29/2018
Effective Date	07/01/2018
State	FL
Status	ACTIVE

Principal Address

6834 NW 44TH STREET
JENNINGS, FL 32053

Mailing Address

6834 NW 44TH STREET
JENNINGS, FL 32053

Registered Agent Name & Address

NORRIS, GUY W
253 NW MAIN BLVD.
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

ADAMS, JENNIFER B
6834 NW 44TH STREET
JENNINGS, FL 32053

Title MGR

ADAMS, MICHAEL D
6834 NW 44TH STREET
JENNINGS, FL 32053

Annual Reports

Report Year	Filed Date
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2022	01/31/2022
2023	01/27/2023
2024	02/09/2024

Document Images

02/09/2024 -- ANNUAL REPORT	View image in PDF format
01/27/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
06/29/2018 -- Florida Limited Liability	View image in PDF format



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-12768-000 (41302) | OFFICE BLD 1STY (1700) | 0.253 AC

C DIV: NW1/4 BLOCK 44, 679-699, 766-562, 780-579, 907-372, 987-2266, WD 1105-2334, CD 1112-163, WD 1151-1295, WD 1367-2107,

COOL CHICKS 4 CHIRST LLC		2024 Working Values	
Owner: 6834 NW 44TH STREET	Mkt Lnd	\$27,562	Appraised \$453,716
JENNINGS, FL 32053	Ag Lnd	\$0	Assessed \$453,716
Site: 207 S MARION AVE, LAKE CITY	Bldg	\$422,404	Exempt \$0
Sales 8/29/2018 \$285,000 1(Q)	XFOB	\$3,750	county:\$365,522
Info 5/30/2008 \$345,000 1(Q)	Just	\$453,716	Total city:\$365,522
			other:\$0
			school:\$453,716

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. This website was last updated: 5/16/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

















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

Image capture: May 2023 © 2024 Google

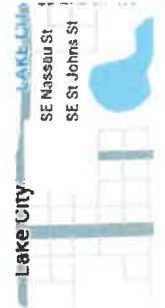




Image capture: May 2023 © 2024 Google

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

Lake City LAKE CITY
SE Nassau St
SE St Johns St



Lake City, Florida

Google Street View

May 2023 [See more dates](#)

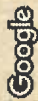


Image capture: May 2023 © 2024 Google



Lake City, Florida

Google Street View

Nov 2018 See more dates



Image capture: Nov 2018 © 2024 Google

