



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

COA 24-21

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  
 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:**

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: 428 NW Columbia ave Lake City 32025

Parcel ID #(s) 00-00-00-11975-000-40559

<b>OWNER OF RECORD</b>	As recorded with the Columbia County Property Appraiser	<b>APPLICANT OR AGENT</b>	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included</i>
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Owner(s) Name <u>Sophia Parker Sterling</u>	Applicant Name <u>Paul Spicer</u>
Company (if applicable)	Company (if applicable) <u>Spicer Construction Inc</u>
Street Address <u>428 NW Columbia ave</u>	Street Address <u>1890 SWCE 779</u>
City State Zip <u>Lake City FL 32025</u>	City State Zip <u>Fort White FL 32039</u>
Telephone Number <u>352-246-4554</u>	Telephone Number <u>386 590 1040</u>
E-Mail Address	E-Mail Address <u>Spicerbuilder@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 1<sup>st</sup> 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).

Replace 3 exterior DOOR  
with new pre Hung steel  
DOORS.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors	MASONITE	STEEL DOORS	FL-22513-8 white
Windows			
Roofing			
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](http://www.lcfla.org))

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

Variations can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site ([www.lcfla.org](http://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:

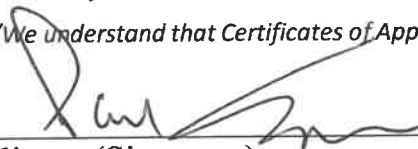
The requested modification will change the following zoning or building requirement in this manner:

(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)

2-1-24  
 \_\_\_\_\_  
 Date

Paul Spick  
 \_\_\_\_\_  
 Applicant (Print)

Please submit this application And all required supporting Materials via email to:  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.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>8/1/24</u>	Received By: <u>Robert Angelo</u>
COA <u>24-21</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>C-CBD</u>			
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		

# CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART

Pre-Application Conference with Staff and Petitioner  
(386)752-2031 or [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

Petitioner submits application materials  
(refer to submission deadlines)

Incomplete or  
Insufficient  
Application

Staff Reviews Application

Agency Approval Required

Staff Approval Required

Property is Posted and property owners  
Within 300 feet are notified by applicant  
Via certified mail

Staff Approval Required

Historic Preservation Agency Meeting  
1<sup>st</sup> Tuesday of month  
5:30 PM City Hall Council Chambers  
205 N Marion Avenue

Grant COA  
(With or Without Conditions)

Deny COA

Continue COA  
(additional information required)

Written Decision Issued

Can be Appealed to City Council  
(must be submitted within 30 days of effective date of board decision  
by a person with standing per Article 10, Section 10.11.6)

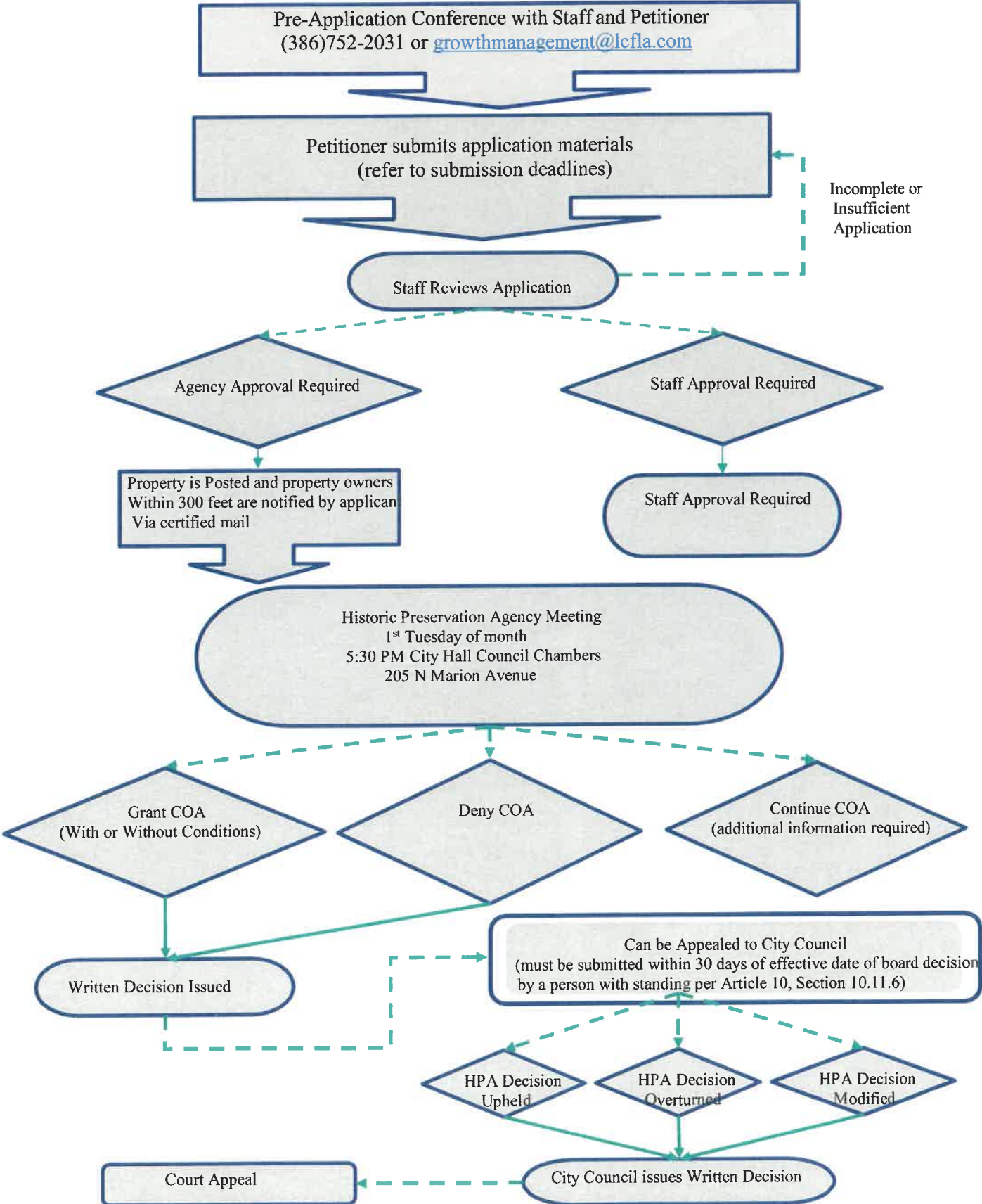
HPA Decision Upheld

HPA Decision Overturned

HPA Decision Modified

Court Appeal

City Council issues Written Decision





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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 Sophia L. Sterling  
(print name of property owner(s))

hereby authorize: Paul Spicca  
(print name of agent)

to represent me/us in processing an application for: permit for door replacement  
(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.

Sophia L. Sterling  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

Sophia L. Sterling  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization,

this 1st day of July, 2024, by

[Signature]  
Notary Public

Paul Spicca



Primary Name Paul Spicca  
Notary Public  
State of Florida  
Comm# HH097079  
Expires 2/24/2025

My Commission Expires \_\_\_\_\_

Personally Known OR

Produced Identification

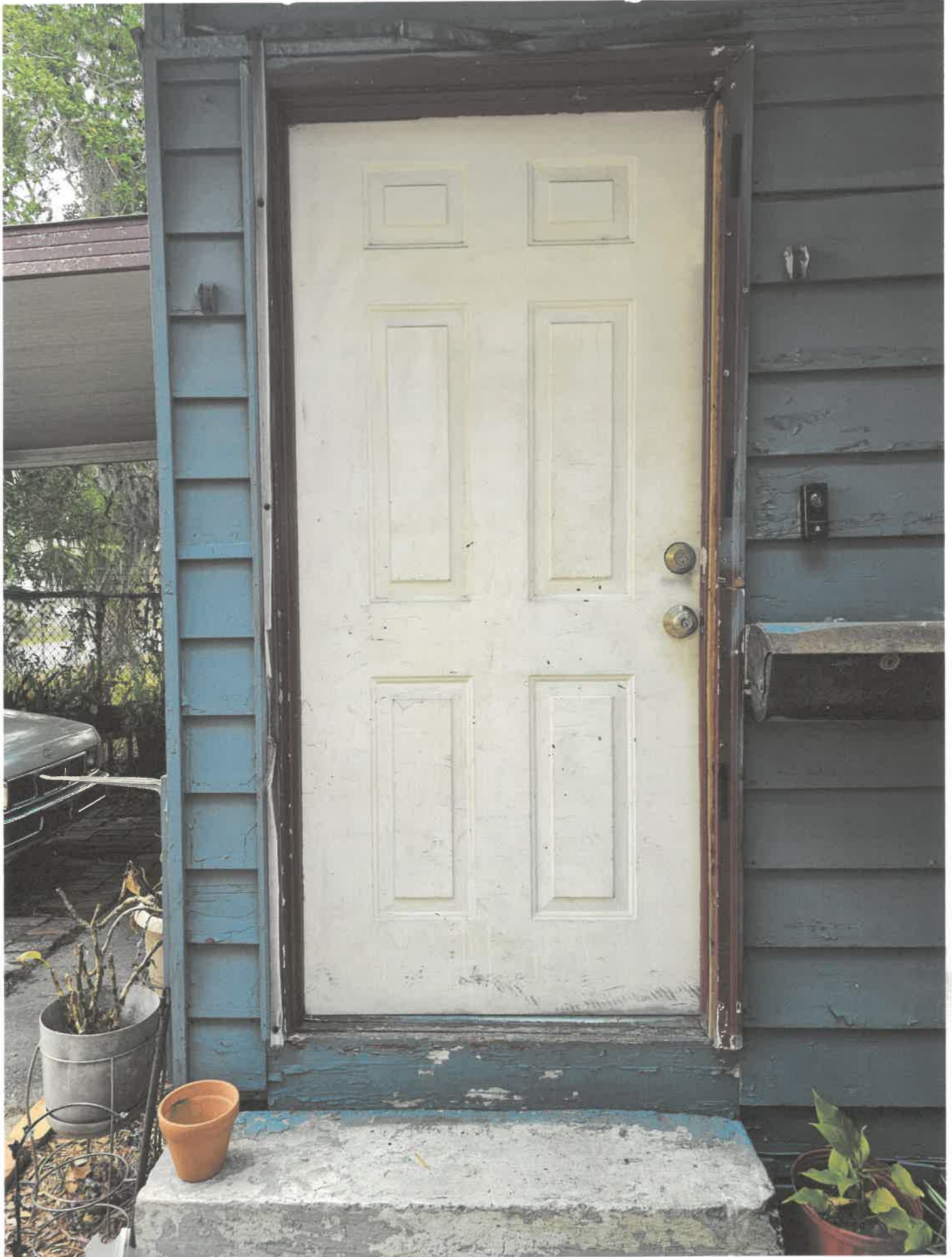
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Front



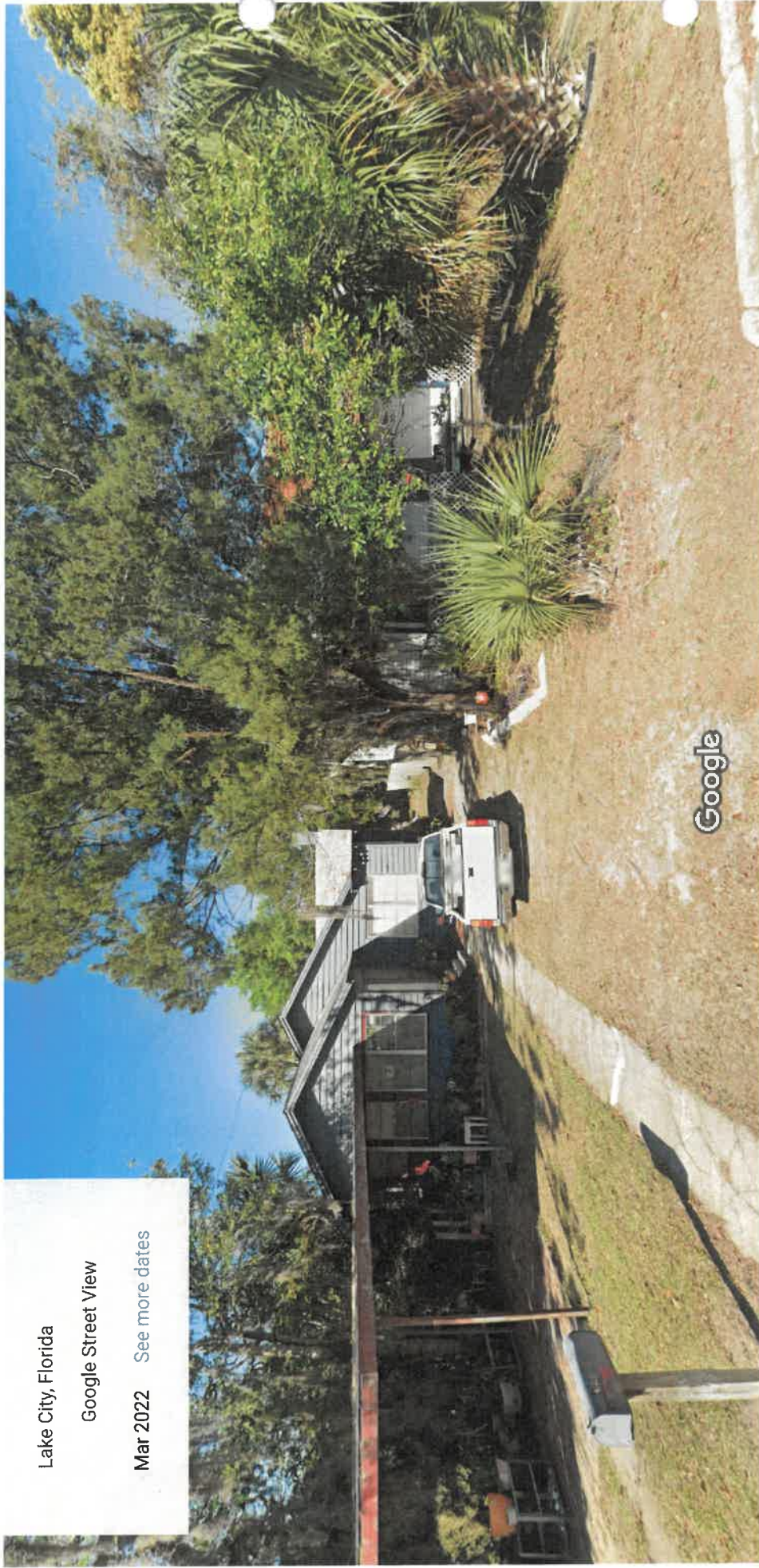




sample



Google Maps 434 SW Columbia Ave



Lake City, Florida  
Google Street View  
Mar 2022 See more dates

Image capture: Mar 2022 © 2024 Google



Google Maps 436 SW Columbia Ave

Lake City, Florida

Google Street View

Mar 2022 See more dates

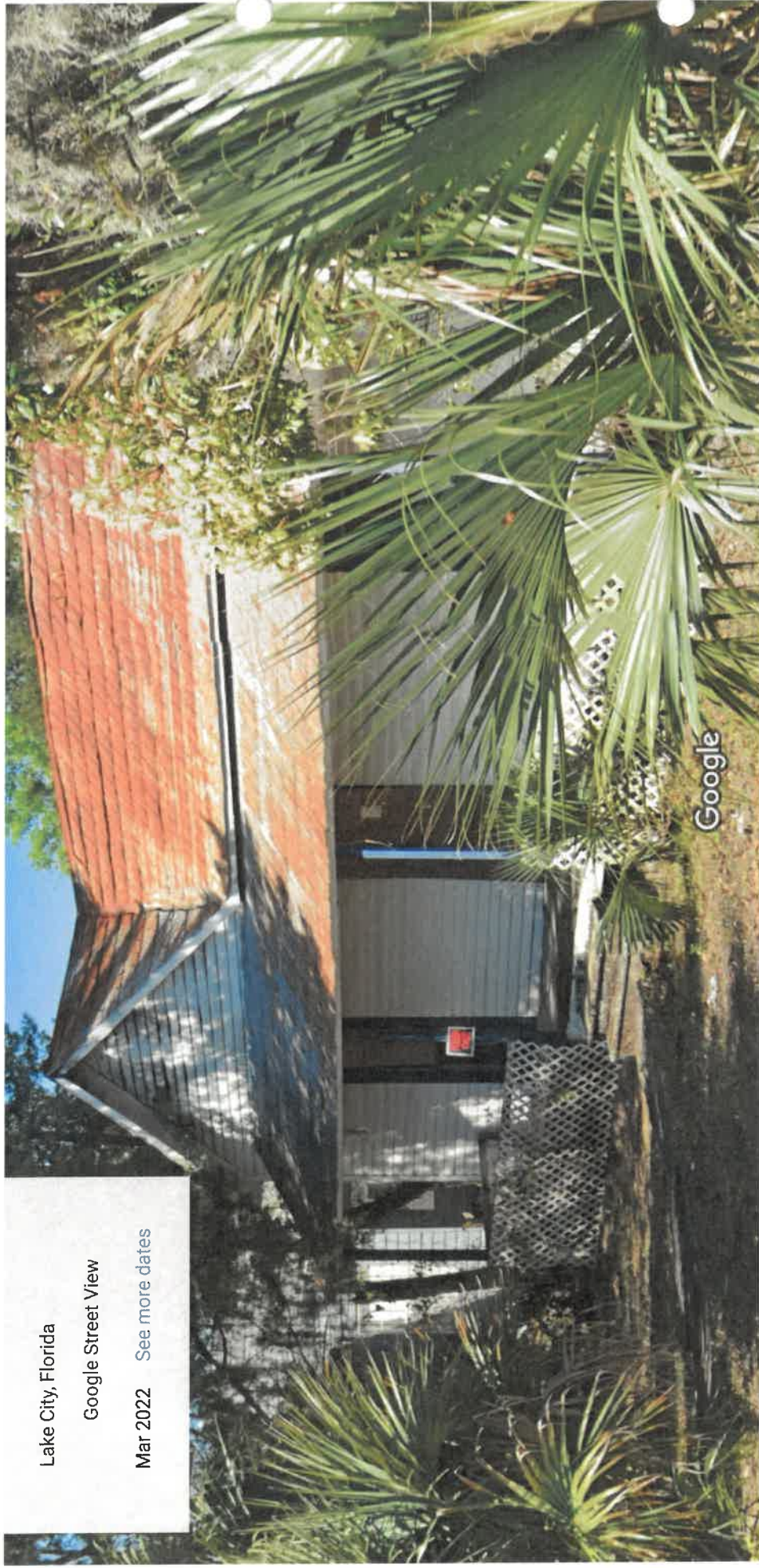
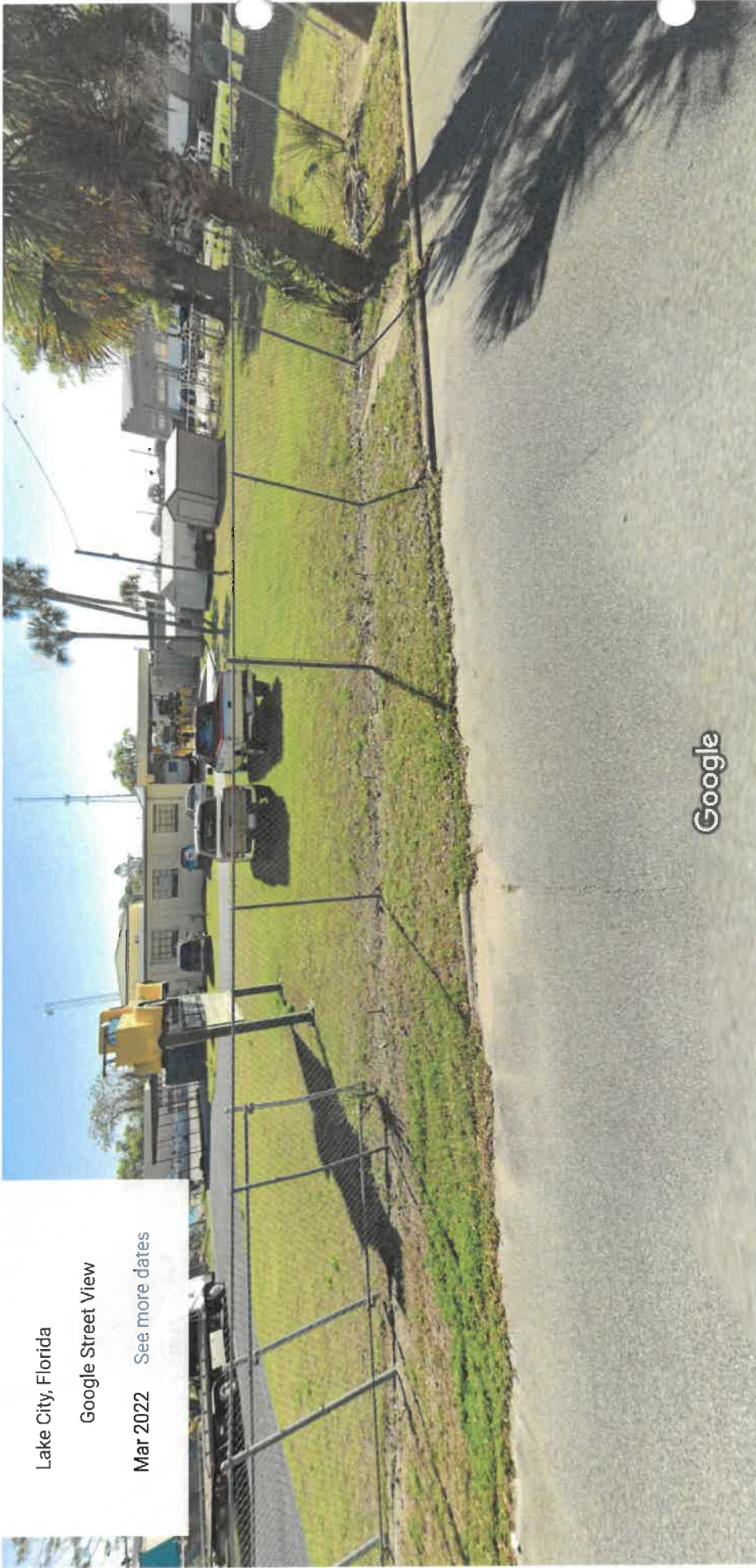


Image capture: Mar 2022 © 2024 Google





Lake City, Florida  
Google Street View  
Mar 2022 See more dates

Businesses  
Check Home & more  
Marion Street Bistro

NE Washington St  
NE Leon St  
NE Franklin St