

# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	COA 21-16
Applicant	Danette Lewis
Owner	Robert & Roberta Getzan
Requested Action	Change out the colors of the existing sign with like historical colors. The interior portion of the sign will reflect the business name "Spa on Marion:" with black and gold colors.
Hearing Date	May 18, 2021
Staff Analysis/Determination	Approved
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.2 AC
Location	178 SE Hernando Ave
Parcel Number	00-00-00-12745-000 (41278)
Future Land Use	Residential Medium
Current Zoning District	Residential Office
Flood Zone	Not in a Flood Zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential Med	RO	Private Dispatch Office	N/A
South	Residential Med	RO	Business Office	N/A
East	Residential Med	RO	Residential	N/A
West	Commercial	CG	Vacant / Commercial	N/A

### **Summary of Request**

Change out the colors of the existing sign with like historical colors. The interior portion of the sign will reflect the business name "Spa on Marion:" with black and gold colors.

### **Staff Analysis.**

The City has no issues.



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

**FOR OFFICIAL USE ONLY**

Date Received: 5-4-21 (21)  
Case #: COA-21-16

**APPLICANT INFORMATION**

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

Applicant: DANETTE LEWIS Property Owner: \_\_\_\_\_  
 Contact: " " Contact: \_\_\_\_\_  
 Address: 178 SE HERNANDO Address: \_\_\_\_\_  
LC FL 32025  
 Phone: 386-719-8887 Phone: \_\_\_\_\_  
 Cell: 386-406-4620 Cell: \_\_\_\_\_  
 Email: danette@thesponmarion.com Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Site Location/Address: \_\_\_\_\_  
 Current Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
 Year Built: \_\_\_\_\_ Projected Cost of Work: \$ 425.00

**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).

CHANGING SIGN FACE.

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

Danette Lewis  
 APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:			
Future Land Use:	Zoning District:		
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible



GROWTH MANAGEMENT DEPARTMENT  
 205 North Marion Ave, Lake City, FL 32055  
 Phone: 386-719-5750  
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Robert W. Getzan (owner name), owner of property parcel  
(41278)  
 number 00-00-00-12745-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Danelke Lewis	1.
2. Brian Lewis	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

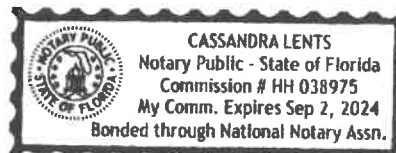
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Robert W. Getzan 04-12-2021  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Robert Getzan, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 12<sup>th</sup> day of April, 2021.

Cassandra Lents  
 NOTARY'S SIGNATURE (Seal/Stamp)





## CERTIFICATE OF APPROPRIATENESS

### MINOR OR MAINTENANCE ONLY

Date: May 5, 2021

Address: 178 Hernando Ave.

Parcel Number: 00-00-00-12745-000 (41278)

Owner: Robert & Roberta Getzan

Address of Owner: 178 HERNANDO AVE, LAKE CITY

Description of Structure: C DIV: BEG SE COR, RUN N 105 FT, W 83 FT, S 105 FT, E 83 FT TO POB. (BLOCK 37) ORB 548-263, 592-691, (POA TO VIRGINIA; 870-2245), (POA TO TERRY 887-2050), WD 1271-2053,

The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176

David C. Young, CBO  
Director of Growth Management

Code Edition: 2020 (7<sup>th</sup>) Edition of the Florida Building Codes, 2020 (7<sup>th</sup>) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation

Description of Approved Construction:

Change out the colors of the existing sign with like historical colors. The interior portion of the sign will reflect the business name "Spa on Marion:" with black and gold colors.

Special Conditions: N/A

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



# Columbia County Property Appraiser

Jeff Hampton

**2021 Working Values**

updated: 4/29/2021

Parcel: << 00-00-00-12745-000 (41278) >>

Aerial Viewer Pictometry Google Maps

### Owner & Property Info

Result: 1 of 1

Owner	GETZAN ROBERT W & ROBERTA O GETZAN ROBERTA O 178 SE HERNANDO AVE LAKE CITY, FL 32055		
Site	178 HERNANDO AVE, LAKE CITY		
Description*	C DIV: BEG SE COR, RUN N 105 FT, W 83 FT, S 105 FT, E 83 FT TO POB. (BLOCK 37) ORB 548-263, 592-691, (POA TO VIRGINIA; 870-2245), (POA TO TERRY 887-2050), WD 1271-2053,		
Area	0.2 AC	S/T/R	32-3S-17
Use Code**	OFFICE BLD 1STY (1700)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$15,251	Mkt Land	\$15,251
Ag Land	\$0	Ag Land	\$0
Building	\$49,244	Building	\$49,241
XFOB	\$1,300	XFOB	\$1,300
Just	\$65,795	Just	\$65,792
Class	\$0	Class	\$0
Appraised	\$65,795	Appraised	\$65,792
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$65,795	Assessed	\$65,792
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$65,795 city:\$65,795 other:\$65,795 school:\$65,795	Total Taxable	county:\$65,792 city:\$65,792 other:\$0 school:\$65,792



### Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/28/2014	\$85,000	1271/2053	WD	I	Q	01
8/1/1984	\$26,300	0592/0691	WD	I	U	01
6/1/1981	\$29,500	0470/0334	WD	I	Q	
11/1/1980	\$28,000	0458/0356	WD	I	Q	

### Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1921	1619	1809	\$49,241

\*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	0	\$1,300.00	1.00	12 x 82

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1900	PROF BLDG (MKT)	8,715.000 SF (0.200 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$15,251

Search Result: 1 of 1

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

by: [GrizzlyLogic.com](http://GrizzlyLogic.com)

# Columbia County Tax Collector

generated on 5/5/2021 9:37:50 AM EDT

## Tax Record

Last Update: 5/5/2021 9:36:31 AM EDT

**Register for eBill**

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R12745-000	REAL ESTATE	2020			
<b>Mailing Address</b> GETZAN ROBERT W & ROBERTA O 178 SE HERNANDO AVE LAKE CITY FL 32055		<b>Property Address</b> 178 HERNANDO SE LAKE CITY  <b>GEO Number</b> 000000-12745-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	101				
<b>Legal Description (click for full description)</b>					
00-00-00 1700/1700.20 Acres C DIV: BEG SE COR, RUN N 105 FT, W 83 FT, S 105 FT, E 83 FT TO POB. (BLOCK 37) ORB 548-263, 592-691, (POA TO VIRGINIA; 870-2245), (POA TO TERRY 887-2050), WD 1271-2053,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	65,795	0	\$65,795	\$322.40
BOARD OF COUNTY COMMISSIONERS	8.0150	65,795	0	\$65,795	\$527.35
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	65,795	0	\$65,795	\$49.22
LOCAL	3.7810	65,795	0	\$65,795	\$248.77
CAPITAL OUTLAY	1.5000	65,795	0	\$65,795	\$98.69
SUWANNEE RIVER WATER MGT DIST	0.3696	65,795	0	\$65,795	\$24.32
LAKE SHORE HOSPITAL AUTHORITY	0.0001	65,795	0	\$65,795	\$0.01
<b>Total Millage</b>		19.3137	<b>Total Taxes</b>		\$1,270.76
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$291.61
<b>Total Assessments</b>					\$291.61
Taxes & Assessments					\$1,562.37
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid



2/26/2021	PAYMENT	3109111.0001	2020	\$1,546.75
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Prior Years Payment History

**Prior Year Taxes Due**

NO DELINQUENT TAXES

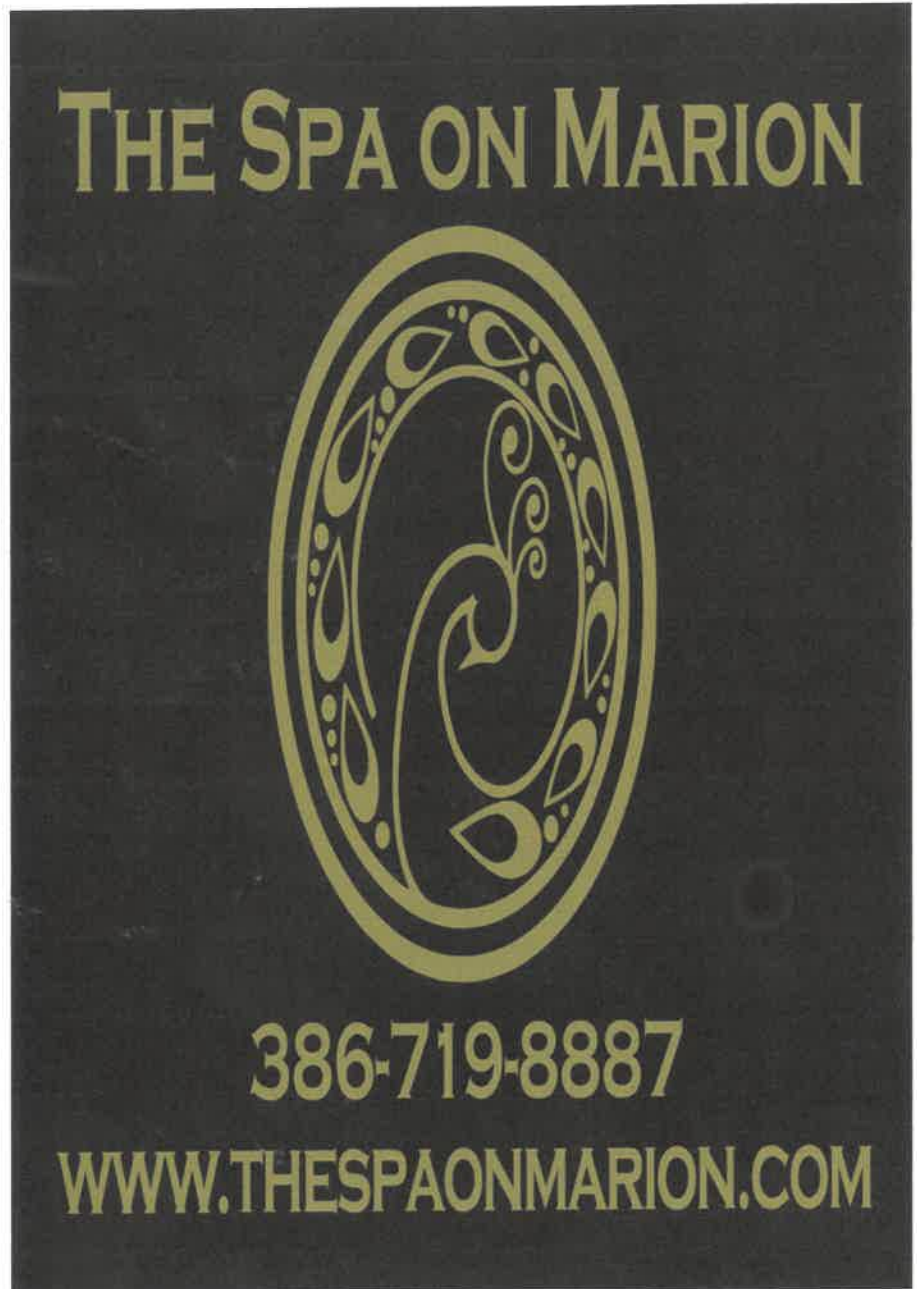
Download Print Zoom In Zoom Out Rotate

**Properties**

Name: Spa on Marion-Sign-Bl...

Type: image/jpeg

Size: ~1.3 MB





*The Getzco Law Firm*

Roberta Olguin Getzan  
Attorney at Law

388-365-9488

getzanlaw.com

178 SE Hernando Ave.

~~Hablo Español~~

~~Real Estate~~

~~Immigration~~

~~Criminal Defense~~

History  
Red  
2011  
grew

*In place  
3 years.*

*\* Terry McDavid's sign  
was here for 20 years  
prior to this sign.*





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Hablo Español

Real Estate

Immigration

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← SAME SIZE  
Replaced with  
THE SPANISH MARION.

Color  
Change  
Colonial  
RED  
STRIP  
HISTORIC GREY  
These  
ARE  
REMOVED.

