

LAKOTA CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	COA 21-15
Applicant	Lewis Walker
Owner	John Kuykendall (John Kuykendall Living Trust)
Requested Action	Roof over. Multiple leaks causing damages.
Hearing Date	June 1, 2021
Staff Analysis/Determination	Approve
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.203 AC
Location	248 Marion Avenue
Parcel Number	00-00-00-12653-000 (41197)
Future Land Use	Commercial
Current Zoning District	Commercial CBD
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial	CBD	Commercial CBD	N/A
South	Commercial	CBD	Commercial CBD	N/A
East	Commercial	CBD	Commercial CBD	N/A
West	Commercial	CBD	Commercial CBD	N/A

Summary of Request

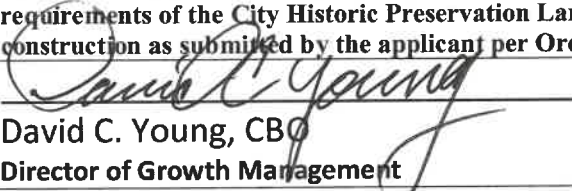
Remove existing roof down to the wood deck; will make necessary wood repair
And re-nailing to current code. Materials used as described in the summary of work, see attached.

Staff Analysis.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: April 30, 2021
Address: 248 Marion Avenue
00-00-00-12653-000 (41197)
Owner: John Kuykendall (John Kuykendall Living Trust)
Address of Owner: 248 Marion Avenue
Description of Structure: C DIV: BEG SE COR, RUN W 130.5 FT TO A PT 79.5 FT E OF SW COR BLK 9, RUN N 66 FT, E 130.50 FT TO W R/W MARION ST, S ALONG R/W 66 FT TO POB. ORB 365-490, 366-858,806-1981,815-2126,2128 WD 1076-80,DC 1229-2573, WD 1229-2580 & BEG AT SE COR OF BLOCK 9 & W R/W OF N MARION AVE & N R/W OF VETERANS ST FOR POB, RUN W 84 FT, S 3 FT, E 84 FT, N 3 FT TO POB QCD 1247-1244
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 th) Edition of the Florida Building Codes, 2020 (7 th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation
Description of Approved Construction: New roof repairing existing leaks throughout the roof deck and wall connections.
Special Conditions: COA issued for emergency repair(s) for the roof.

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



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

FOR OFFICIAL USE ONLY

Date Received: 4-30-21
Case #: 21-15

APPLICANT INFORMATION

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

Applicant: <u>LEWIS WALKER</u>	Property Owner: <u>KUYKENDALL JOHN G TRUSTEE UNDER THE JOHN KUYKENDALL LIVING TRUST</u>
Contact: <u>AMY SKOWRON</u>	Contact: <u>JOHN KUYKENDALL</u>
Address: <u>PO BOX 2147, LAKE CITY FL 32056</u>	Address: <u>248 MARION AVE</u> <u>LAKE CITY, FL 32055</u>
Phone: <u>866-959-9926</u>	Phone: _____
Cell: _____	Cell: <u>386-755-9018</u>
Email: <u>permittinglwr@gmail.com</u>	Email: _____

PROPERTY INFORMATION

Site Location/Address: 248 MARION AVE, LAKE CITY FL 32055
 Current Use: PROFESS SVC/BLD Proposed Use: PROFESS SVC/BLD
 Year Built: 1900 Projected Cost of Work: \$ 64,219.86

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).

See attachment

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

	<u>Lewis Walker</u>	<u>4.23.21</u>
APPLICANT/AGENT SIGNATURE	APPLICANT/AGENT NAME and TITLE	DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:	<u>12653-000 (41197)</u>		
Future Land Use:		Zoning District:	<u>Historical</u>
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@lcfia.com

AGENT AUTHORIZATION FORM

I, KUYKENDALL, JOHN G TRUSTEE (owner name), owner of property parcel

number 00-00-00-12653-000 (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. Gary Roshy	1.
2. <u>Dominic Pickard</u>	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.

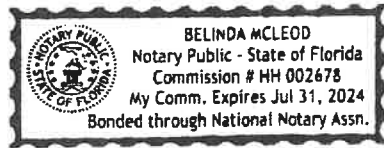
4/27/21
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John G. Kuykendall, personally appeared before me and is known by me or has produced identification (type of I.D.) known by me on this 27th day of April, 2021.

NOTARY'S SIGNATURE

(Seal/Stamp)





April 23, 2021

Re: Re Roofing Gulf Coast Financial Services Building Main Roof
248 Marion Ave.
Lake City, FL

The main roof on this structure has extensive leaking through out the roof deck and the deck to wall connections.

LWR will be removing all existing roofing down to the wood deck; making any wood repairs necessary and reailing to current building code.

Then there will be 2.3" of poly iso insulation and a ½" primed dens deck cover board mechanically attached to the deck per manufacturers requirements. Over that will be a single ply 60 mil TPO system fully adhered to the cover board.

The TPO system will continue over the walls and will be finished off with a painted metal coping cap to match the stucco.

Lewis Walker Roofing, Inc.
Mailing: P.O. Box 2147 Lake City, FL 32056
Toll Free 1-866-959-7663 * Fax: 386-719-4472

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/29/2021

Parcel: << **00-00-00-12653-000 (41197)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	KUYKENDALL JOHN G TRUSTEE UNDER THE JOHN KUYKENDALL LIVING TRUST LAKE CITY, FL 32055		
Site	248 MARION AVE, LAKE CITY		
Description*	C DIV: BEG SE COR, RUN W 130.5 FT TO A PT 79.5 FT E OF SW COR BLK 9, RUN N 66 FT, E 130.50 FT TO W R/W MARION ST, S ALONG R/W 66 FT TO POB. ORB 365-490, 366-858,806- 1981,815-2126,2128 WD 1076-80,DC 1229-2573, WD 1229-2580 & BEG AT SE COR OF BLOCK 9 & W RW ...more>>>		
Area	0.203 AC	S/T/R	32-3S-17
Use Code**	PROFESS SVC/BLD (1900)	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	\$53,190	Mkt Land	\$53,190
Ag Land	\$0	Ag Land	\$0
Building	\$185,674	Building	\$185,674
XFOB	\$0	XFOB	\$0
Just	\$238,864	Just	\$238,864
Class	\$0	Class	\$0
Appraised	\$238,864	Appraised	\$238,864
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$238,864	Assessed	\$238,864
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$238,864 city:\$238,864 other:\$238,864 school:\$238,864	Total Taxable	county:\$238,864 city:\$238,864 other:\$0 school:\$238,864



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/10/2012	\$100	1247/1244	QC	V	U	11
2/16/2012	\$100	1229/2580	WD	I	U	11
3/1/2005	\$288,000	1076/0080	WD	I	Q	
6/16/1995	\$70,000	0806/1981	WD	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1900	5166	10832	\$185,674

*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
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NONE

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1900	PROF BLDG (MKT)	8,865.000 SF (0.203 AC)	1.0000/1.0000 1.0000/ /	\$6 /SF	\$53,190

Search Result: 1 of 1

Columbia County Tax Collector

generated on 4/30/2021 11:49:20 AM EDT

Tax Record

Last Update: 4/30/2021 11:48:05 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

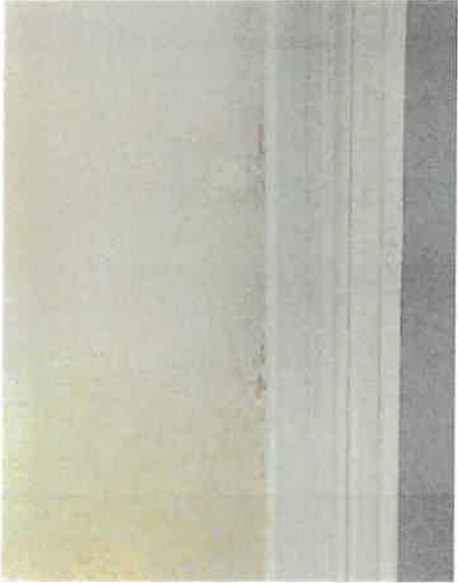
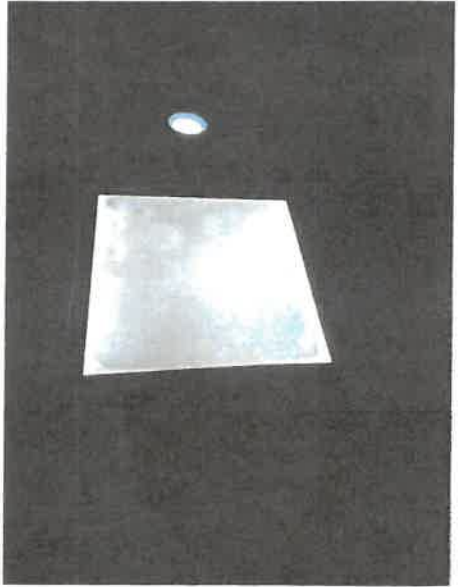
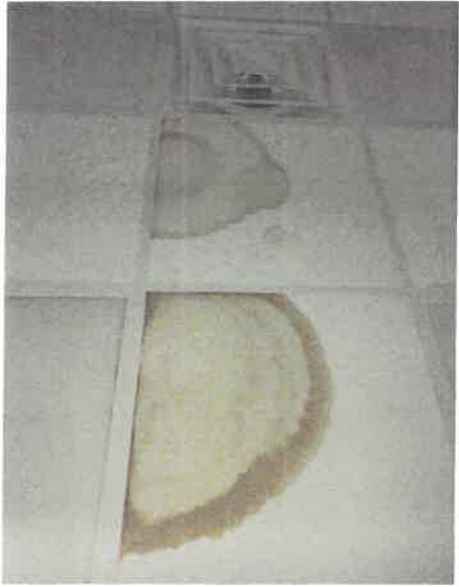
The information contained herein does not constitute a title search and should not be relied on as such.

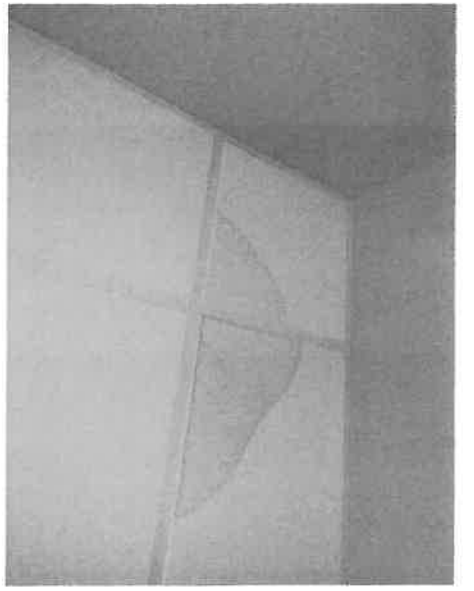
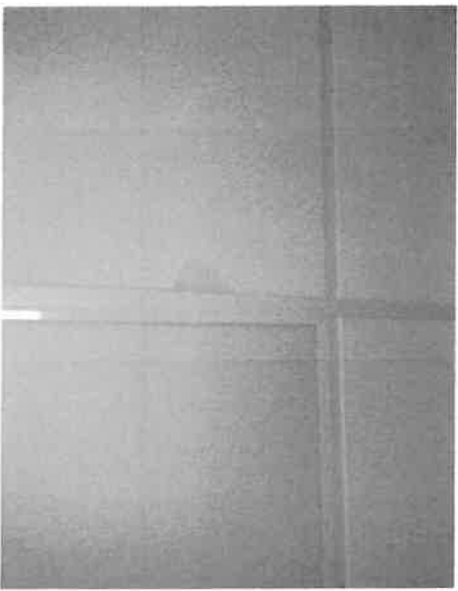
Account Number	Tax Type	Tax Year			
R12653-000	REAL ESTATE	2020			
Mailing Address KUYKENDALL JOHN G TRUSTEE UNDER THE JOHN KUYKENDALL LIVING TRUST 336 NW PRIMITIVE GLN LAKE CITY FL 32055		Property Address 248 MARION N LAKE CITY GEO Number 000000-12653-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	101				
Legal Description (click for full description)					
00-00-00 1900/1900.20 Acres C DIV: BEG SE COR, RUN W 130.5 FT TO A PT 79.5 FT E OF SW COR BLK 9, RUN N 66 FT, E 130.50 FT TO W R/W MARION ST, S ALONG R/W 66 FT TO POB. ORB 365-490, 366-858,806-1981,815-2126,2128 WD 1076-80,DC 1229-2573, WD 1229-2580 See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	238,864	0	\$238,864	\$1,170.43
BOARD OF COUNTY COMMISSIONERS	8.0150	238,864	0	\$238,864	\$1,914.49
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	238,864	0	\$238,864	\$178.67
LOCAL	3.7810	238,864	0	\$238,864	\$903.14
CAPITAL OUTLAY	1.5000	238,864	0	\$238,864	\$358.30
SUWANNEE RIVER WATER MGT DIST	0.3696	238,864	0	\$238,864	\$88.28
LAKE SHORE HOSPITAL AUTHORITY	0.0001	238,864	0	\$238,864	\$0.02
Total Millage		19.3137	Total Taxes		\$4,613.33
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$1,746.12
Total Assessments					\$1,746.12
Taxes & Assessments					\$6,359.45
If Paid By					Amount Due
					\$0.00

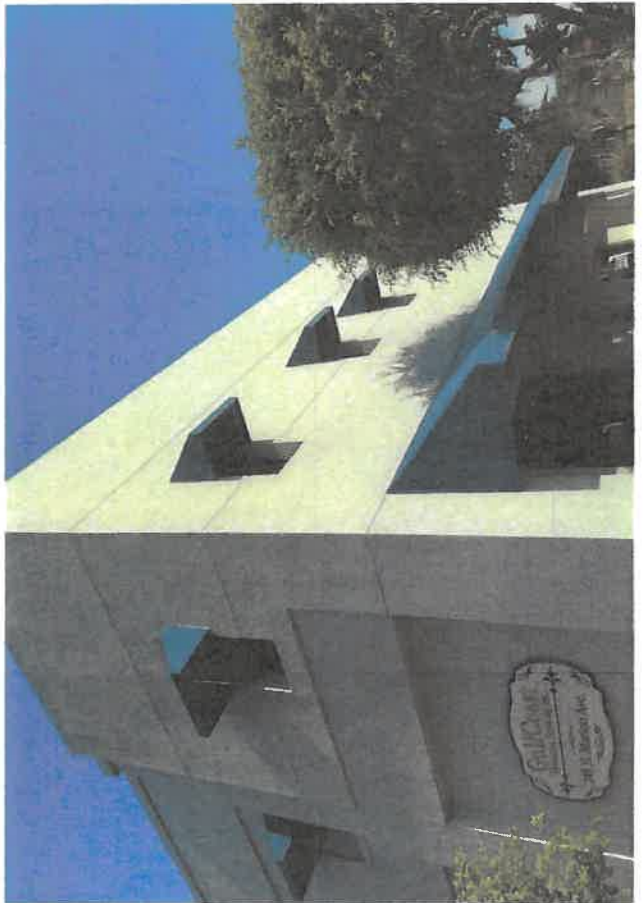
Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2020	PAYMENT	3801047.0001	2020	\$6,105.07

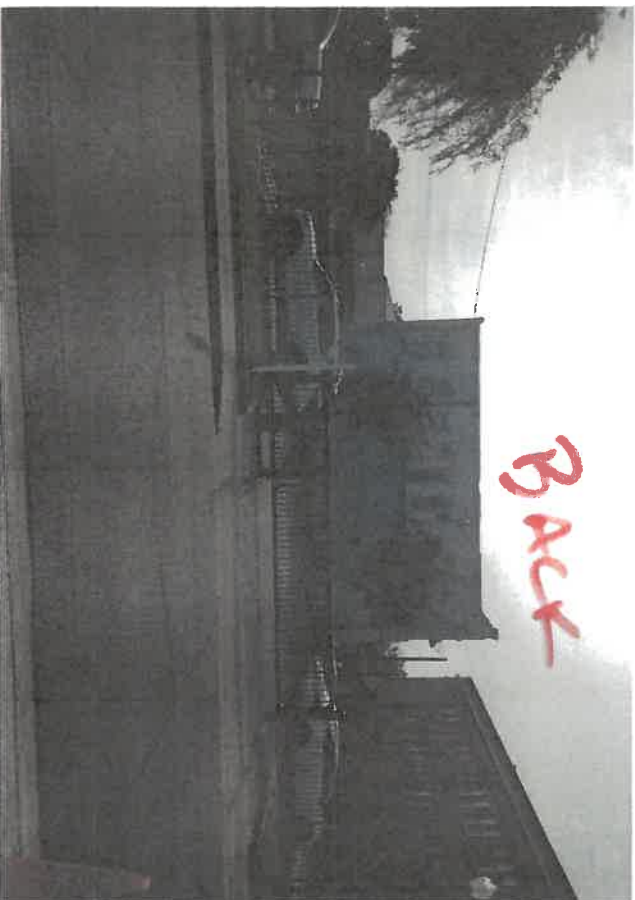
Prior Years Payment History

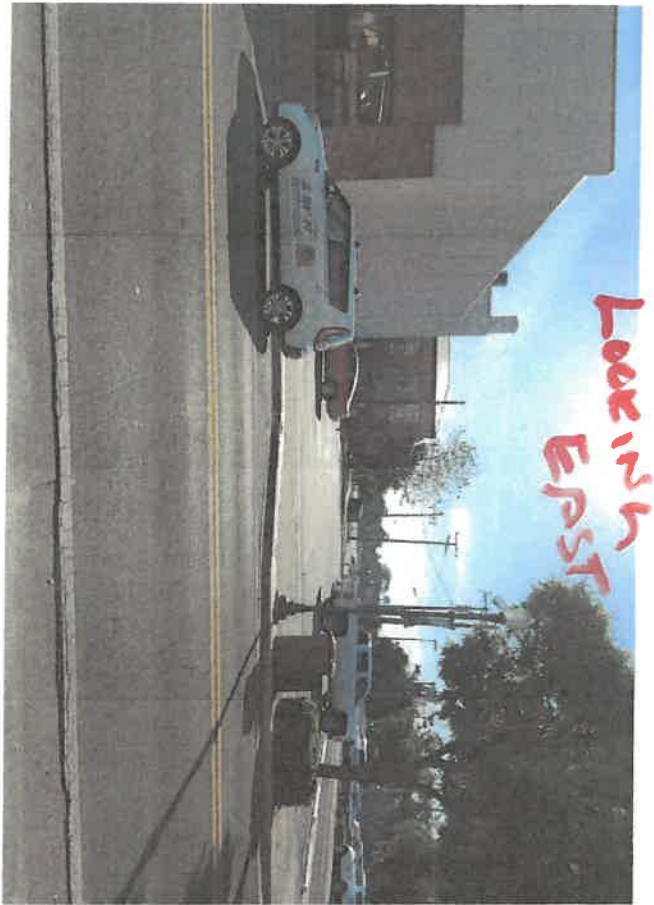
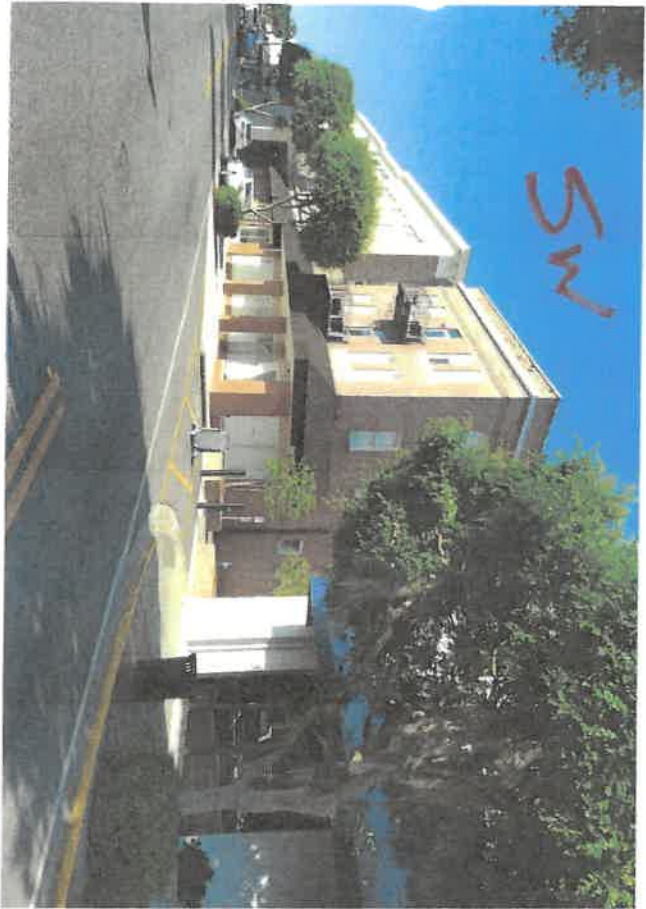
Prior Year Taxes Due
NO DELINQUENT TAXES















DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: April 30, 2021

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: COA 21-15

Project Name: John Kuykendall / Roof

Project Address: 248 S. Marion Ave.

Project Parcel Number: 12653-000 (41197)

Owner Name: Kuykendall, John G, Trustee Under the John Kuykendall Living Trust

Owner Address: 248 S. Marion Ave.

Owner Contact Information: telephone number (386) 755-9018 e-mail N/A

Owner Agent Name: Gary Roshy & Dominic Pickard

Owner Agent Address: P.O. Box 2147 Lake City, Florida 32056

Owner Agent Contact Information: telephone (866) 959-9926 e-mail: permittinglwr@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Planning and Zoning: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Business License: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Code Enforcement: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Permitting: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Sewer Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Gas Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Customer Service: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Fire Department: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Police Department: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.