




CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: 01/17/2023	COA23-07
Address: 178 SE Hernando Ave, Lake City, FL 32025	
Parcel Number: 12745-000	
Owner: Robert Getzan	
Address of Owner: 178 SE Hernando Ave, Lake City, FL 32025	
Description of Structure: Single Family House	
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	
	
Steve Brown Interim Director of Growth Management	
Code Edition: 2020 (7th) Edition of the Florida Building Codes, 2020 (7th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
Description of Approved Construction:	
Remove an un-healthy tree on the south side of the building.	
Special Conditions:	

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: _____

Case #: _____

APPLICANT INFORMATION

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

Applicant: Tri-County Tree Services, Inc.

Contact: Kelsey Standridge

Address: 15616 CR 137
Wellborn, FL 32094

Phone: 386 963 5000

Cell: 386 984 7922

Email: tricitytree@windstream.net

Property Owner: Robert Getzan

Contact: Robert Getzan

Address: 178 SE Hernando Ave.
Lake City, FL 32025
904 838 4286

Phone: _____

Cell: _____

Email: 3rmgproperties@gmail.com

PROPERTY INFORMATION

Site Location/Address: 178 SE Hernando Ave.

Current Use: Rented by business

Year Built: _____

Proposed Use: _____

Projected Cost of Work: \$2000.00

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)

We will be removing an unhealthy Pecan tree that could potentially fail and pose a significant safety and/or damage risk. We will be using a bucket truck, loader truck, and chainsaws to remove the tree.

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

Kelsey Standridge
APPLICANT/AGENT SIGNATURE

Kelsey Standridge - CFO
APPLICANT/AGENT NAME and TITLE

1/17/23
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

City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulator Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

- 10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article 13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.

TRI-COUNTY TREE SERVICES, INC.

15616 CR 137
Wellborn, Florida 32094
386-963-5000 Office
386-963-2421 Fax

January 17, 2023

To whom it may concern,

I, Joseph "BJ" Shirah, Owner of Tri-County Tree Services, Inc., Certified Arborist, & Tree Risk Assessment Specialist, have assessed the Pecan tree in question, located on the left side of the building (between the building and SE Saint Johns St.) at 178 SE Hernando Ave, Lake City, FL 32025. The Pecan tree has a large cavity located approx. 20 ft high and at a point where the tree has co-dominant leads. The tree is in very close proximity to the building and a large portion of the tree canopy overhangs the building and powerlines along SE Saint Johns St. Not only is the tree unhealthy, but the large cavity located where two large limbs meet is extremely dangerous as that is a weak attachment and if the tree fails at that point, the large limbs will split and cause building damage, powerline damage, and even pose a safety hazard. In my professional opinion, the Pecan tree needs to be removed as soon as possible to mitigate the risks. Please let me know if you have any questions.

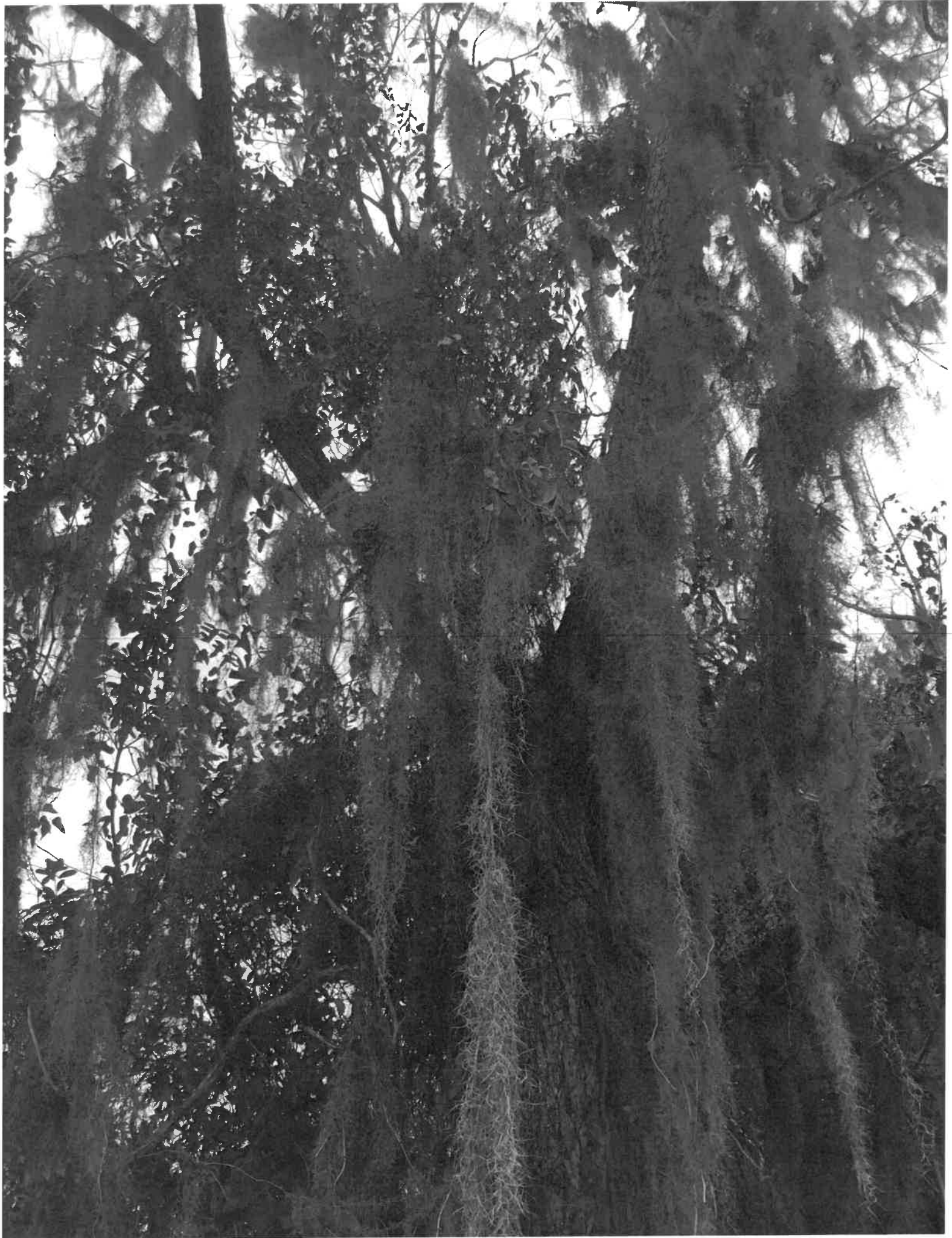
Sincerely,

X 

Joseph C Shirah

Owner / Certified Arborist

Owner, Tri-County Tree Service, Inc.
15616 CR 137, Wellborn, FL 32094
(386) 963-5000
Certified Arborist & Tree Risk Assessment Specialist
Certification Number: FL-6197A





BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	4900	01	1,676	99.6000	63.74	106,828	1921	1986	0	0	0	50.00
Roof Structure	03	GABLE/HIP 100	1 OFFICE LOW - 0% - 0											
Roof Cover	03	COMP SHNGL 100	EX Base Yr											
Interior Wall	05	DRYWALL 100												
Interior Floor	12	HARDWOOD 90												
Interior Floor	14	CARPET 10												
Air Condition	03	CENTRAL 100												
Heating Type	04	AIR DUCTED 100												
Bedrooms	0	100												
Bathrooms	0	100												
Frame	02	WOOD FRAME 100												
Stories	0	0 100												
Architectural	05	CONV 100												
Units	0	100												
Condition Adj	03	03 100												
Kitchen Adjus	01	01 100												
Quality	05	05												
DOR CODE	1700	OFFICE BLD 1STY												
MAP NUM		MKT AREA												
NEIGHBORHOOD/LOC	850317.00	1.00/												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA											
BAS	275	100	275											
BAS	1,344	100	1,344											
FOP	190	30	57											
			8,765											
			42,834											
			1,817											

MARKET ADJUSTMENTS

VALUATION BY	STANDARD
Tax Group: 1	53,414
BUILDING MARKET VALUE	1,300
TOTAL MARKET OBX/F VALUE	15,251
TOTAL LAND VALUE - MARKET	69,965
TOTAL MARKET VALUE	69,965
SCH/AGL Deduction	0
ASSESSED VALUE	69,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,965
TOTAL JUST VALUE	69,965
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	0

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	53,414
BUILDING MARKET VALUE	1,300
TOTAL MARKET OBX/F VALUE	15,251
TOTAL LAND VALUE - MARKET	69,965
TOTAL MARKET VALUE	69,965
SCH/AGL Deduction	0
ASSESSED VALUE	69,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,965
TOTAL JUST VALUE	69,965
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	0

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RSN	CD	SALE PRICE
000046264	Roof Replacement		13,226	01/13/2023			

BUILDING DIMENSIONS

BAS= W28 S33 BAS= W11 S25 E11 N25 S15 POP= S10 E19 N10M19S E28 N48 S
--

BUILDING NOTES

178 SB HERNANDO AVE, LAKE CITY



EXTRA FEATURES

L	OBX/F	DESCRIPTION	BLD/CAP	L	W
1	0166	CONC, PAVMT	0	0	12 82

LAND DESCRIPTION

L	USE CODE	LAND USE DESCRIPTION	CAP	R	LOC ZONE	TOT LND UTS	DEPTH	FRONT	UNIT D	UNIT T	UNIT PRICE	TOT ADJ	% COND	ADJ UNIT PRICE	LAND VALUE
1	1900	PROF BLDG	0	RO		8,715.00	83.00	105.00	1.00	1.00	1.75	1.00	1.00	1,300	15,251

TOTALS

TOTALS	1,809	1,676	53,414
--------	-------	-------	--------

REVIEW DATE

REVIEW DATE	11/03/2016	BY	DFRP	Total Acres:	0.20	Total Land Value:	15,251	Market:	0	Agricultural:	0	Common:	15,251	PRINTED	01/18/2023
-------------	------------	----	------	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------	------------



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. Getzen (owner name), owner of property parcel

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. Kelsey Standridge	1. <i>Kelsey Standridge</i>
2.	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.

Owner Signature (Notarized) *Robert W. Getzen* Date 01-18-2023

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Robert Getzen, personally appeared before me and is known by me or has produced identification (type of I.D.) personally known on this 18 day of January, 2023.

NOTARY'S SIGNATURE *Lisa Hutchingson*

(Seal/Stamp)

