



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

COA 24-25

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
 SignShed
 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: 219 SE Hernando Ave.
 Parcel ID #(s) 00-00-00-12774-000 (41308)

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
John Sanchez-Bianchi		True Force Roofing (Derek King)	

Owner(s) Name	Applicant Name
Company (if applicable)	Company (if applicable)
Street Address	Street Address
City State Zip	City State Zip
Telephone Number	Telephone Number
E-Mail Address	E-Mail Address
<u>219 SE Hernando Ave</u>	<u>2420 NW 66 Ct.</u>
<u>Lake City, FL 32025</u>	<u>Gainesville, FL 32653</u>
<u>561-283-5203</u>	<u>352.900.5149</u>
<u>Catalan69@hotmail.com</u>	<u>Permits@trueforceroofing.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 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).

Remove existing metal & replace with new Shingles on single family residence. 15 sq. in total. Drip edge: Black. Accessory color: Black. Shingle color: Charcoal.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	GAF.	Fiberglass reinforced, laminated asphalt	Charcoal.
Fascia/Trim		Shingles for use in FBC HVHZ jurisdictions.	FL #10124.1
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)

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

Variances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site (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.

NIA

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.

NIA

RELOCATIONS (if applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.

NIA

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.

NIA

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.

Derek J. King
Applicant (Signature)

10-14-24
Date

Derek King
Applicant (Print)

Please submit this application And all required supporting Materials via email to: 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	Received By:
	COA ___ - ___		<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:			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No			



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 752-2031
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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 John Sanchez Bianchi
(print name of property owner(s))

hereby authorize: True Force Roofing
(print name of agent)

to represent me/us in processing an application for: COA / Permit. (Roof).
(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.

Derek King
(Signature of owner) Contractor

(Signature of owner)

Derek King
(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 14 day of October, 2024, by

Derek King

Kelsey Havelock
Notary Public

Kelsey Havelock
Printed Name

11/21/2027
My Commission Expires

Personally Known OR

Produced Identification

ID Produced: _____

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/10/2024

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[Tax Estimator](#)

[2024 TRIM \(pdf\)](#)

[Property Card](#)

[Parcel List Generator](#)

[Show on GIS Map](#)

[Print](#)

Parcel: << **00-00-00-12774-000 (41308)** >>

[Aerial Viewer](#) [Pictometry](#) [Google Maps](#)

Owner & Property Info

Result: 1 of 1

Owner	SANCHEZ-BIANCHI JOHN 219 SE HERNANDO AVE LAKE CITY, FL 32025		
Site	219 SE HERNANDO AVE, LAKE CITY		
Description*	C DIV: N1/2 OF SW1/4 BLOCK 45. 847-2464, WD 1016-2477, WD 1016-2479, CT 1434-2303, WD 1439-1605,		
Area	0.126 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$9,646	Mkt Land	\$9,646
Ag Land	\$0	Ag Land	\$0
Building	\$60,120	Building	\$60,120
XFOB	\$50	XFOB	\$50
Just	\$69,816	Just	\$69,816
Class	\$0	Class	\$0
Appraised	\$69,816	Appraised	\$69,816
SOH/10% Cap	\$578	SOH/10% Cap	\$0
Assessed	\$69,816	Assessed	\$69,816
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$69,238	Total Taxable	county:\$69,816
	city:\$69,238		city:\$69,816
	other:\$0		other:\$0
	school:\$69,816		school:\$69,816

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

[Show Similar Sales within 1/2 mile](#)

[Fill out Sales Questionnaire](#)

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/9/2021	\$50,000	1439 / 1605	WD	I	U	12
3/31/2021	\$100	1434 / 2303	CT	I	U	18
5/26/2004	\$37,000	1016 / 2477	WD	I	Q	
10/20/1997	\$26,000	8477 / 2464	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1920	1364	1464	\$60,120

*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**

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	2011	\$50.00	1.00	0 x 0

▼ **Land Breakdown**

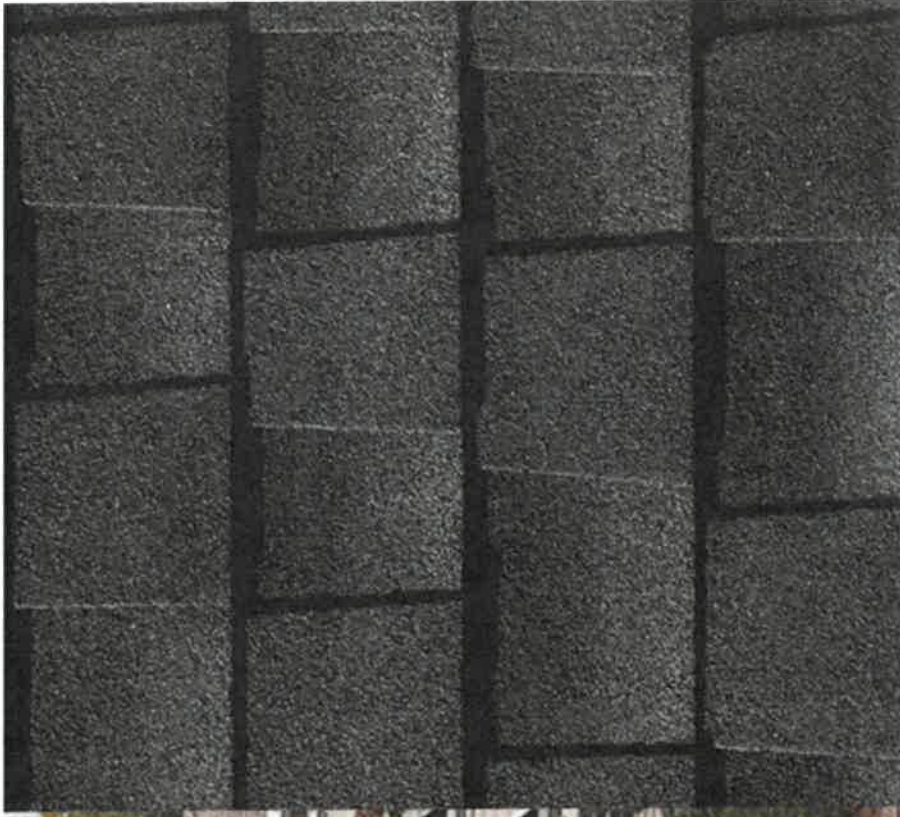
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5,512.000 SF (0.126 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$9,646

Search Result: 1 of 1

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by: [GrizzlyLogic.com](#)

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ducts

Your Area

Address ⓘ

Enter your address



Barkwood



Birchwood



Charcoal



Driftwood



Hickory



Hunter Green



Mission Brown



Oyster Gray



S



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Product Approval
USER: Public User

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 Application Detail



FL #	FL10124-R35						
Application Type	Revision						
Code Version	2023						
Application Status	Approved						
Comments							
Archived							
Product Manufacturer	GAF						
Address/Phone/Email	1 Campus Drive Parispany, NJ 07054 (800) 766-3411 mstieh@gaf.com						
Authorized Signature	Robert Nieminen Ireith@nemoetc.com						
Technical Representative	William Broussard						
Address/Phone/Email	1 Campus Drive Parsippany, NJ 07054 (800) 766-3411 TechnicalQuestionsGAF@gaf.com						
Quality Assurance Representative							
Address/Phone/Email							
Category	Roofing						
Subcategory	Asphalt Shingles						
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received						
Florida Engineer or Architect Name who developed the Evaluation Report	Robert Nieminen						
Florida License	PE-59166						
Quality Assurance Entity	UL LLC						
Quality Assurance Contract Expiration Date	12/16/2025						
Validated By	John W. Knezevich, PE Validation Checklist - Hardcopy Received						
Certificate of Independence	FL10124_R35_COI_2023_07_COI_NIEMINEN.pdf						
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>ASTM D1970</td> <td>2017</td> </tr> <tr> <td>ASTM D3161</td> <td>2016</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	ASTM D1970	2017	ASTM D3161	2016
<u>Standard</u>	<u>Year</u>						
ASTM D1970	2017						
ASTM D3161	2016						

ASTM D3462	2016
ASTM D7158	2019
TAS 100	2023
TAS 107	2020

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 10/12/2023
 Date Validated 10/19/2023
 Date Pending FBC Approval 10/28/2023
 Date Approved 12/12/2023

Summary of Products

FL #	Model, Number or Name	Description
10124.1	GAF Asphalt Roof Shingles (HVHZ)	Fiberglass reinforced, laminated asphalt shingles for use in FBC HVHZ jurisdictions.
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: No Impact Resistant: N/A Design Pressure: N/A Other: Refer to PEER-GAF-002.B, Section 5 for Limits of Use.		Installation Instructions FL10124_R35_II_2023_10_12_FINAL_PEER-GAF-002.B_SHINGLES_HVHZ_FL10124-R35.pdf Verified By: Robert Nieminen PE-59166 Created by Independent Third Party: Yes Evaluation Reports FL10124_R35_AE_2023_10_12_FINAL_PEER-GAF-002.B_SHINGLES_HVHZ_FL10124-R35.pdf Created by Independent Third Party: Yes
10124.2	GAF Asphalt Roof Shingles (NON-HVHZ)	Fiberglass reinforced 3-tab, laminated, 5-tab and hip/ridge asphalt shingles for use in FBC non-HVHZ jurisdictions.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: Refer to PEER-GAF-002.A, Section 5 for Limits of Use.		Installation Instructions FL10124_R35_II_2023_10_12_FINAL_PEER-GAF-002.A_SHINGLES_NON-HVHZ_FL10124-R35.pdf Verified By: Robert Nieminen PE-59166 Created by Independent Third Party: Yes Evaluation Reports FL10124_R35_AE_2023_10_12_FINAL_PEER-GAF-002.A_SHINGLES_NON-HVHZ_FL10124-R35.pdf Created by Independent Third Party: Yes

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Product Approval Accepts:





