




CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 11/26/25	COA 25-21
Address: 206 SE St Johns St, Lake City, FL	
Parcel Number: 13282-000	
Owner: Lake Isabella Holdings	
Address of Owner: 163 SW Midtown Pl, Lake City, FL	
Description of Structure: Single Family Home	
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	
 _____ Scott Thomason, 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:	
Replace existing shingle roof with a new shingle roof consistent in color.	
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



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

COA__-__

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		

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.

PROJECT TYPE

- ☐ New Construction ☐ Addition ☐ Demolition ☐ Fence ☐ Paint
☐ 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: 206 SE ST JOHNS ST, Lake City FL

Parcel ID #(s): 00-00-00-13282-000

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
Owner(s) Name	LAKE ISABELLA HOLDING	Applicant Name	Ralph Lawrence
Company (if applicable)		Company (if applicable)	RWL Roofing LLC
Street Address	163 SW Midtown PL #105	Street Address	P.O. Box 652
City/State/Zip	Lake City FL 32025	City/State/Zip	Lake City FL
Telephone Number		Telephone Number	386 623-0178
E-Mail Address		E-Mail Address	rwlrroofingllc@gmail.com

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).

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	BAF	Arch Shingles	Weathered WOOD
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)

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.

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			



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

AGENT AUTHORIZATION FORM

I, JOS + SPARKS (owner name), owner of property parcel

number 60-00-00-13282-000 (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. <u>Julie Laverdure</u>	1. <u>[Signature]</u>
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.

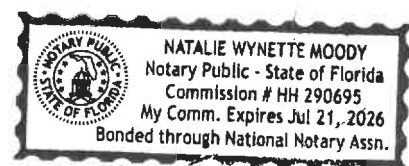
[Signature] Owner Signature (Notarized) 11-26 2025 Date

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is _____,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 26 day of November, 2025.

Natalie Moody
NOTARY'S SIGNATURE

(Seal/Stamp)



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)

Date

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 -

Zoning:

Contributing

☐ Yes ☐ No

Pre-Conference

☐ Yes ☐ No

Application
Complete

☐ Yes ☐ No

Request for
Modification
of Setbacks

☐ Yes ☐ No

☐ Staff Approval

☐ Single Family Structure or its Accessory Structure

☐ Multi-Family requiring HPA approval

☐ After-The-Fact Certificate of Appropriateness

Roofina Shinales



Roofing Materials

Building Materials

For Home and Building Owners

For Pros

Find a contractor

Refine results by location

Enter your address to view shingles that are available in your area.

Address

Enter your address

Shingle Product Type

- ☐ 3-Tab
- ☐ Impact Resistance Shingles
- ☐ Lifetime Designer
- ☐ Timberline Lifetime Shingles

Color Family

Black	Blue	Brown	Gray
8	2	21	14

Green
4

Warranties & Protection

- ☐ 25-year StainGuard Plus™ Limited Warranty
- ☐ LayerLock® Technology
- ☐ Lifetime Limited Warranty
- ☐ UL 2218 Class 3 Impact Resistance Rating
- ☐ UL 2218 Class 4 Impact Resistance Rating
- ☐ WindProven Limited Wind Warranty

Price

- ☐ \$\$\$\$\$
- ☐ \$\$\$\$\$
- ☐ \$\$\$\$
- ☐ \$\$\$
- ☐ \$\$

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Showing Shingles In Your Area (30301)

Timberline HDZ®

★★★★★ 4.8 (19255)

GAF's #1-selling shingle. High Definition® color blends backed by strong warranties.

☐ Compare



Cedar Falls



Barkwood



Oyster Gray



Charcoal



Golden Harvest



Appalachian Sky

Timberline UHDZ®

★★★★★ 4.9 (135)

Timberline UHDZ® (Ultra High Definition) shingles offer a combination of beauty and benefits that go beyond any other GAF shingle.

☐ Compare



Weathered Wood



Barkwood



Slate



Charcoal



Shakeswood



Pewter Gray

Timberline® NS

★★★★★ 4.8 (511)

Stylish yet practically priced shingles provide value and performance with a natural shadow effect.

☐ Compare



Weathered Wood



Pewter Gray



Charcoal

Timberline® AS II

★★★★★ 4.8 (615)

Timberline® ArmorShield II Shingles are made with our proprietary SBS-modified asphalt formulation and pass UL's toughest impact-resistance test—UL 2218 Class 4.

☐ Compare



Pewter Gray



Slate



Weathered Wood



Shakeswood



Barkwood



Hickory

Camelot® II

★★★★★ 4.8 (59)

An artisan-crafted slate-like shape and custom palette conjure the romance of European architecture.

☐ Compare

[View FORTIFIED Roof™](#)



Timberline UHDZ® shingles

Go beyond expectations with Timberline UHDZ® (Ultra High Definition) shingles offer a combination of beauty and benefits that go beyond any other GAF shingle.

[View shingles](#)



Weathered
Timber



Barkwood



Antique Slate



Royal Slate



Charcoal

Woodland®

★★★★★ 5.0 (2)

The stylish look of hand-cut European shingles with 21st century style at an incredibly affordable price.



Cedarwood
Abbey



Castlewood
Gray

☐ Compare

Slateline®

★★★★★ 4.7 (27)

Bold shadow lines and tapered cut-outs create the look of slate at a fraction of the cost.



Royal Slate



Weathered
Slate



English Gray



Antique Slate

☐ Compare

Royal Sovereign®

★★★★★ 4.8 (191)

Beautiful. Reliable. Affordable. Simple, timeless beauty—at a price you can afford. When value is everything, living the dream has never looked so good.



Weathered
Gray



Charcoal

☐ Compare

Grand Sequoia® AS

★★★★★ 4.9 (8)

The look of rugged wood shakes with the protection of UL 2218 Class 4 impact resistance.



Adobe Sunset

☐ Compare

Comparing GAF Timberline UHDZ® vs. HDZ® shingles

Here's an at-a-glance comparison of the benefits of both shingles to help you choose the best fit for the project and budget you're working with.

[View comparison](#)





What are architectural shingles?

Dive in to learn all about architectural shingles, their benefits and why they are growing in popularity.

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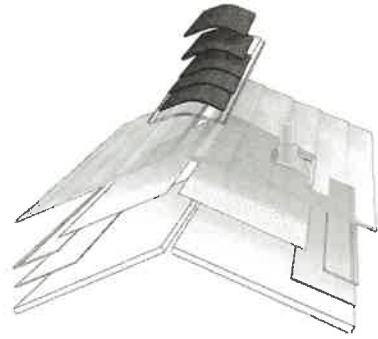
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The finishing touch that helps defend against leaks at the hips and ridges.

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Choose a roofing contractor that is certified by GAF and get peace of mind.

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What to consider when choosing asphalt shingles

How much does it cost to shingle a roof?

+

How many roofing shingles do I need?

+

How long do asphalt roof shingles last?

+

What are the most common roof shingle types?

+



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