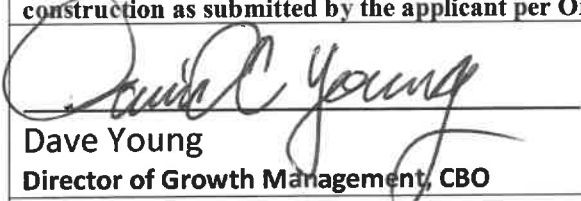




## CERTIFICATE OF APPROPRIATENESS

### MINOR OR MAINTENANCE ONLY

Date: <b>01/29/2025</b>	<b>COA 25-04</b>
Address: <b>297 N Marion Ave</b>	
Parcel Number: <b>12632-001</b>	
Owner: <b>Michael DeGeorge</b>	
Address of Owner: <b>10870 NW 5<sup>th</sup> Ave, Branford, FL</b>	
Description of Structure: <b>Single story commercial building</b>	
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	
 Dave Young Director of Growth Management, CBO	
Code Edition: <b>2023 (8<sup>th</sup>) Edition of the Florida Building Codes, 2023 (8<sup>th</sup>) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation</b>	
Description of Approved Construction:	
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@lcfcla.com](mailto:growthmanagement@lcfcla.com)

COA 25-04

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: 297 N Marion Ave Lake City FL 32055

Parcel ID #(s) R12632-001

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included</i>
-----------------	---	--------------------	---

Owner(s) Name	Applicant Name
Michael DrGeorge	
Company (if applicable)	Company (if applicable)
Our Place Pizzeria & Ristorante	Our Place Pizzeria & Ristorante
Street Address	Street Address
10870 NW 5th Ave	10870 NW 5th Ave
City State Zip	City State Zip
Branford FL 32008	Branford FL 32008
Telephone Number	Telephone Number
5612124624	5612676316
E-Mail Address	E-Mail Address
ourplacepizzeria@aol.com	ourplacepizzeria@aol.com

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 1<sup>st</sup> 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).

Painting the exterior, Base color will be cream and the accents will be red a

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
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](http://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](http://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			



## 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.

*Tanya DeGeorge*

01/29/2025

Applicant (Signature)

Date

Tanya DeGeorge

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p><a href="mailto:growthmanagement@lcfla.com">growthmanagement@lcfla.com</a></p> <p>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.</p>	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  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

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 \_\_\_\_\_  
(print name of property owner(s))

hereby authorize: \_\_\_\_\_  
(print name of agent)

to represent me/us in processing an application for: \_\_\_\_\_  
(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.

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

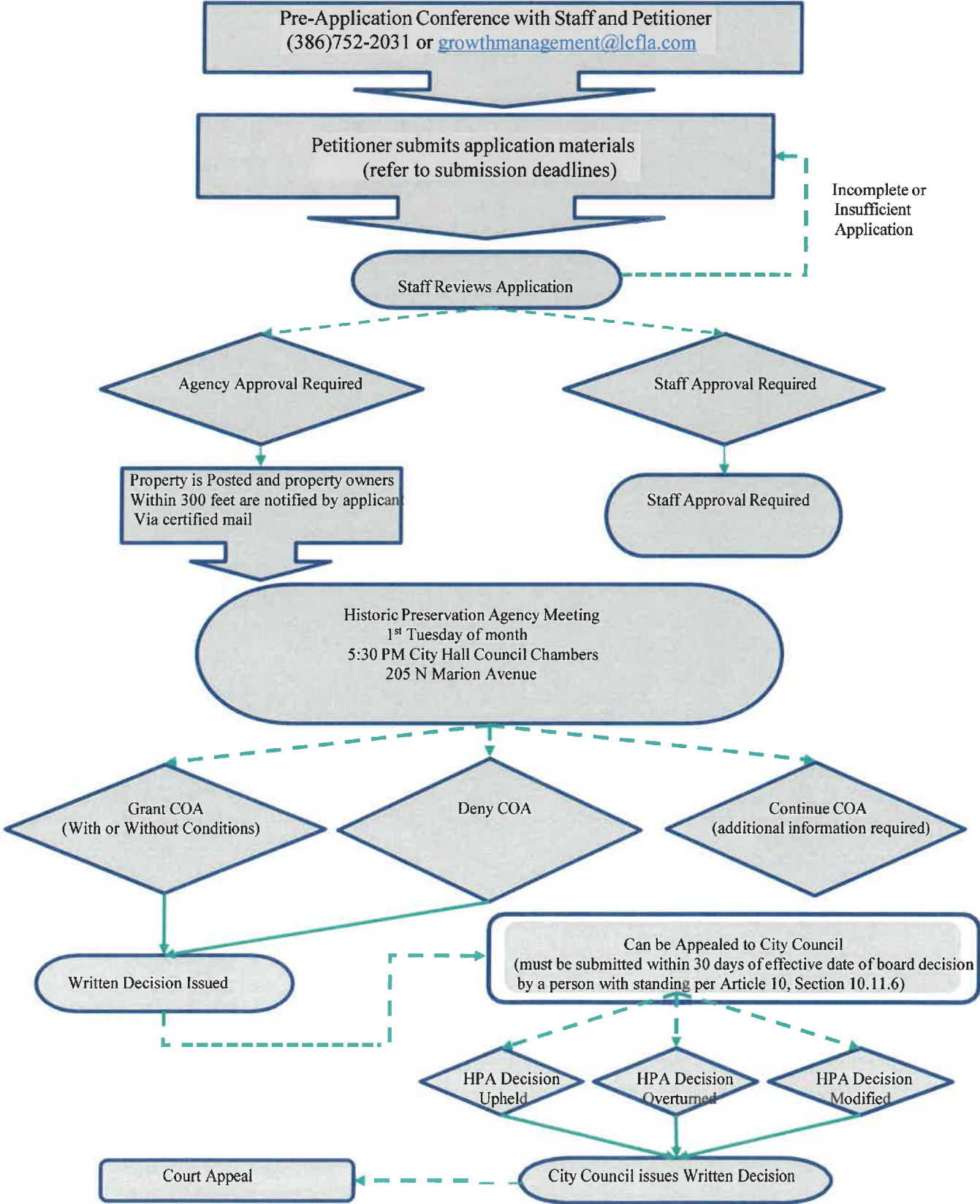
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

Personally  
Known OR

Produced Identification ID Produced: \_\_\_\_\_

# CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART





C0085



Lake City, Florida

Google Street View

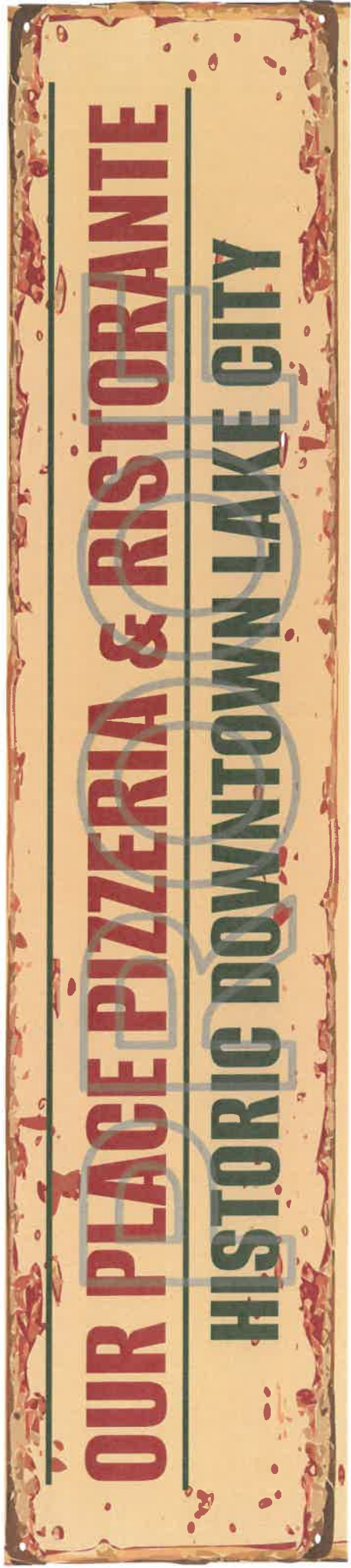
Mar 2023 See more dates



Google

Image capture: Mar 2023 © 2025 Google





Sign



Font of Sign



SW 6868

Real Red

 Order samples

*Ascent Color*



SW 6748

Greens



Order samples

*Ascent Color*

SW 7100

**Arcade White**

 **Order samples**

*Base color*

Lake City, Florida

Google Street View

May 2023 See more dates



Google





Lake City, Florida

Google Street View

Mar 2022 See more dates



Lake City, Florida

Google Street View

Mar 2022 [See more dates](#)





Prepared by and return to:

Dana E. Hill, Esquire  
Hill Law & Title, PLLC  
230 Court Street SE  
Live Oak, FL 32064  
386-362-1900  
File Number: 24-482

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 9th day of December, 2024 between Land Investments Company, Inc., a Florida corporation, whose address is P. O. Box 177, Branford, FL 32008, grantor, and Our Place Pizzeria and Ristorante 2 LLC, a Florida limited liability company, whose address is 10870 NW 5th Ave., Branford, FL 32008, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of One Hundred Eighty-One Thousand Four Hundred Eight and 00/100 Dollars (\$181,408.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

**THE SOUTH 65.17 FEET OF THE WEST 1/2 OF BLOCK 3, OF THE CENTRAL DIVISION, CITY OF LAKE CITY, according to the map or plat thereof as recorded in Plat Book 2, Page 71, Public Records of Columbia County, Florida.**

**LESS AND EXCEPT: THE SOUTH 3.06 FEET OF THE SAID WEST 1/2 OF BLOCK 3, WHICH IS PART OF A PUBLIC SIDEWALK.**

**Parcel Identification Number: R12632-001**

**SUBJECT TO** the following Permitted Title Exceptions:

1. All matters contained on the Plat of Central Division of Lake City, Florida, as recorded in Plat Book 2, Page 71, Public Records of Columbia County, Florida.
2. Reservations and Easement contained in Warranty Deed recorded in O.R. Book 474, Page 55, Public Records, of Columbia County, Florida.

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*D. Hill*  
Dana E. Hill  
230 Court Street, S.E., Live Oak, FL 32064

Land Investments Company, Inc., a Florida corporation

By: *A. Land, II*  
Adrian I. Land, II, President

*Deborah A. Shows*  
Witness Name: Deborah A. Shows  
Witness Address: 203 SE US 27  
Branford, FL 32008

State of Florida  
County of Suwannee

The foregoing instrument was acknowledged before me by means of physical presence, this 9<sup>th</sup> day of December, 2024 by Land Investments Company, Inc., who is personally known to me.

[Notary Seal]



*D. Hill*  
Notary Public

Printed Name: Dana E. Hill

My Commission Expires: March 7, 2026



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
OUR PLACE PIZZERIA AND RISTORANTE 2 LLC

### Filing Information

<b>Document Number</b>	L24000468989
<b>FE/EIN Number</b>	NONE
<b>Date Filed</b>	11/05/2024
<b>Effective Date</b>	01/01/2025
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

297 N. MARION AVE  
LAKE CITY, FL 32055

### Mailing Address

PO BOX 1420  
BRANFORD, FL 32008

### Registered Agent Name & Address

DEGEORGE, TANYA M  
10870 NW 5TH AVE  
BRANFORD, FL 32008

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DEGEORGE, MICHAEL D  
10870 NW 5TH AVE  
BRANFORD, FL 32008

Title AMBR

DEGEORGE, TANYA M  
10870 NW 5TH AVE  
BRANFORD, FL 32008

### Annual Reports

**No Annual Reports Filed**

### Document Images

[11/05/2024 -- Florida Limited Liability](#) [View image in PDF format](#)

