



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

COA25-03

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: 299 SE Saint Johns Street Lake City, FL 32025

Parcel ID #(s) 00-00-00-13249-000

OWNER OF RECORD	<i>As recorded with the Columbia County Property Appraiser</i>	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>
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Owner(s) Name <u>Joseph D Webb</u>	Applicant Name Lewis Walker
Company (if applicable)	Company (if applicable) Lewis Walker Roofing
Street Address <u>299 SE Saint Johns Street</u>	Street Address 1118 S Marion Ave
City State Zip <u>Lake City, FL 32025</u>	City State Zip Lake City, FL 32025
Telephone Number <u>386-365-5347</u>	Telephone Number 386-365-5672
E-Mail Address <u>Dan@seachange.it</u>	E-Mail Address Permitting@lewiswalkerroofing.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 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).

Tare off shingles and metal and install 29 GA rib galvalume.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Mission Metals	29 GA RIB	Galvalume
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			

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, exparte 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)

1-16-2024

Date

Lewis Walker

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p>growthmanagement@lcfia.com</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: <u>25-03</u>		1/23/25	
	Zoning: <u>RSF-3</u>		<input type="checkbox"/>	Staff Approval
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	Single Family Structure or its Accessory Structure
	Pre-Conference	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	Multi-Family requiring HPA approval
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	After-The-Fact Certificate of Appropriateness
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			



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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 Joseph D Webb
(print name of property owner(s))

hereby authorize: Lewis Walker Roofing
(print name of agent)

to represent me/us in processing an application for: Metal re-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.

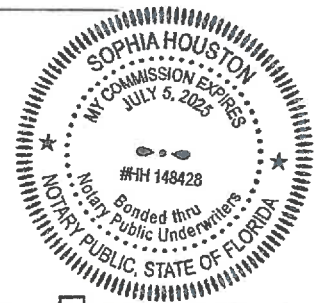
D Webb
(Signature of owner)

(Signature of owner)

Joseph D Webb
(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 17 day of January, 2025, by

Sophia Houston
Notary Public

Sophia Houston
Printed Name

7/5/25
My Commission Expires

Personally Known OR

Produced Identification ID Produced: _____



Proposed Material



1 X Decking tongue & groove

32

2" Top

25

6" 2"

52

6" 2"

2 layers
metal Shingles
over
6 1/2 Shingles
4" cast.

52

10

16

19

28

Roar

32

10

Front

Front

Drive

Zone

WEBB JOSEPH D / WEBB MEGAN L
 415 SW BEYOND CT
 LAKE CITY, FL 32024-5372

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY										
TYPE	MDL	EFF. AREA	TOT ADJ FTS	EFF. BASE RATE	REPL. COST NEW	AVB	EYB	ECON	FUNCT	% COND
0100	01	1,435	100.0000	105.00	150,675	1900	1995	0	0	0.35.00
1 SINGLE FAM - 0% - 2023										
Heated Area: 1368										

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	03	PLASTER 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms	3	100	
Bathrooms	1	100	
Frame	01	NONE 100	
Stories	1	1. 100	
Architectural	05	CONV 100	
Units	0	100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	860317.00	1.00/06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	93,366
FOP	224	30	67	4,573

EXTRA FEATURES		TOTALS	
L	OBXF	1,592	1,435
M	DESCRIPTION		97,939
N	CODE		
1	0210	GARAGE U	0 0 12 20
2	0169	FENCE/WOOD	0 0 0 0

299 SE SAINT JOHNS ST, LAKE CITY										
BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	% COND	Q	OBXF MKT VALUE	ADJ UNIT PRICE	ADJ PRICE	UNIT PRICE
			100	0	3	100	800	0.00	0.00	0.95
			100	2016	2016	3	600	0.00	0.00	0.95

TOTAL OBXF										
TOT LND UTS	TOT LND UTS	DEPTH	FRONT	ADJ R	UT	UNITS	ADJ UNIT PRICE	ADJ PRICE	UNIT PRICE	TOT ADJ
7,350.00	7,350.00	105.00	370.00	0.00	1.00	0	0.00	0.00	0.95	1.00

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 1/23/2025

Parcel: << 00-00-00-13249-000 (41761) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 1 of 1

Owner	WEBB JOSEPH D WEBB MEGAN L 415 SW BEYOND CT LAKE CITY, FL 32024-5372		
Site	299 SE SAINT JOHNS ST, LAKE CITY		
Description*	E DIV: BEG SW COR, RUN N 105 FT, E 70 FT, S 105 FT, W 70 FT TO POB. (BLK 261), DC 901-423, PB 1181-2283, DC 1181-2297, PB 1182-2406, DC 1182-2411, WD 1196-223, 1196-1617, WD 1287-2114,		
Area	0.168 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	\$6,982	Mkt Land	\$6,982
Ag Land	\$0	Ag Land	\$0
Building	\$97,939	Building	\$97,939
XFOB	\$1,400	XFOB	\$1,400
Just	\$106,321	Just	\$106,321
Class	\$0	Class	\$0
Appraised	\$106,321	Appraised	\$106,321
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$106,321	Assessed	\$106,321
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$106,321 city:\$106,321 other:\$0 school:\$106,321	Total Taxable	county:\$106,321 city:\$106,321 other:\$0 school:\$106,321

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

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2015	\$82,000	1287 / 2114	WD	I	Q	01
6/22/2010	\$70,000	1196 / 1617	WD	I	Q	01
6/3/2010	\$0	1196 / 223	PB	I	U	11
10/22/2009	\$0	1182 / 2408	PB	I	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1900	1368	1592	\$97,939

*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
0210	GARAGE U	0	\$800.00	1.00	12 x 20
0169	FENCE/WOOD	2016	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	7,350.000 SF (0.168 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,982

Search Result: 1 of 1

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by: GrizzlyLogic.com

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Lake City, Florida

Google Street View

May 2023 [See more dates](#)



Google

Image capture: May 2023 © 2025 Google



Lake City, Florida

Google Street View

May 2023 See more dates



Google

Image capture: May 2023 © 2025 Google



Lake City, Florida
Google Street View
May 2023 [See more dates](#)



Lake City, Florida

Google Street View

Mar 2022 See more dates



Image capture: Mar 2022 © 2025 Google





Lake City, Florida

Google Street View

May 2023 See more dates

