



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

COA 24-22

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	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition <input type="checkbox"/> Demolition <input type="checkbox"/> Fence <input type="checkbox"/> Paint
<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation <input type="checkbox"/> Re-Roof/Roof-Over <input type="checkbox"/> SignShed <input type="checkbox"/> Garage
Classification of Work (see LDR 10.11.3)	
<input type="checkbox"/> Routine Maintenance	<input checked="" type="checkbox"/> Minor Work <input type="checkbox"/> Major Work
APPROVAL TYPE: See Certificate of Appropriateness Matrix	
<input checked="" type="checkbox"/> Staff Approval <input type="checkbox"/> Board Approval: <input type="checkbox"/> Conceptual or <input type="checkbox"/> Final	
PROPERTY INFORMATION: <i>Property information can be found at the Columbia County Property Appraiser's Website</i>	
Historic District: <input type="checkbox"/> Lake Isabella Historical Residential District <input checked="" type="checkbox"/> Downtown Historical District	
Site Address: <u>169 NW Columbia Ave, Lake City</u>	
Parcel ID #(s) <u>12684-000</u>	
OWNER OF RECORD	APPLICANT OR AGENT
As recorded with the Columbia County Property Appraiser	<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
Restored Holding LLC	Janet Moses
Company (if applicable)	Company (if applicable)
Street Address	Street Address
169 NW Columbia Ave	174 N Marion Ave
City State Zip	City State Zip
Lake City, FL 32055	Lake City, FL 32055
Telephone Number	Telephone Number
	386-249-4625
E-Mail Address	E-Mail Address

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).

See Scope of Work

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)

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

Variations 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, 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.

Janet Moses
Applicant (Signature)

July 22, 2024
Date

Janet Moses
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 <u> </u> - <u> </u>		<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

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

Janet Moses
_____.

Notary Public

Printed Name

My Commission Expires

Personally
Known OR

Produced Identification ID Produced: _____

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART

Pre-Application Conference with Staff and Petitioner
(386)752-2031 or growthmanagement@lcfla.com

Petitioner submits application materials
(refer to submission deadlines)

Incomplete or
Insufficient
Application

Staff Reviews Application

Agency Approval Required

Staff Approval Required

Property is Posted and property owners
Within 300 feet are notified by applicant
Via certified mail

Staff Approval Required

Historic Preservation Agency Meeting
1st Tuesday of month
5:30 PM City Hall Council Chambers
205 N Marion Avenue

Grant COA
(With or Without Conditions)

Deny COA

Continue COA
(additional information required)

Written Decision Issued

Can be Appealed to City Council
(must be submitted within 30 days of effective date of board decision
by a person with standing per Article 10, Section 10.11.6)

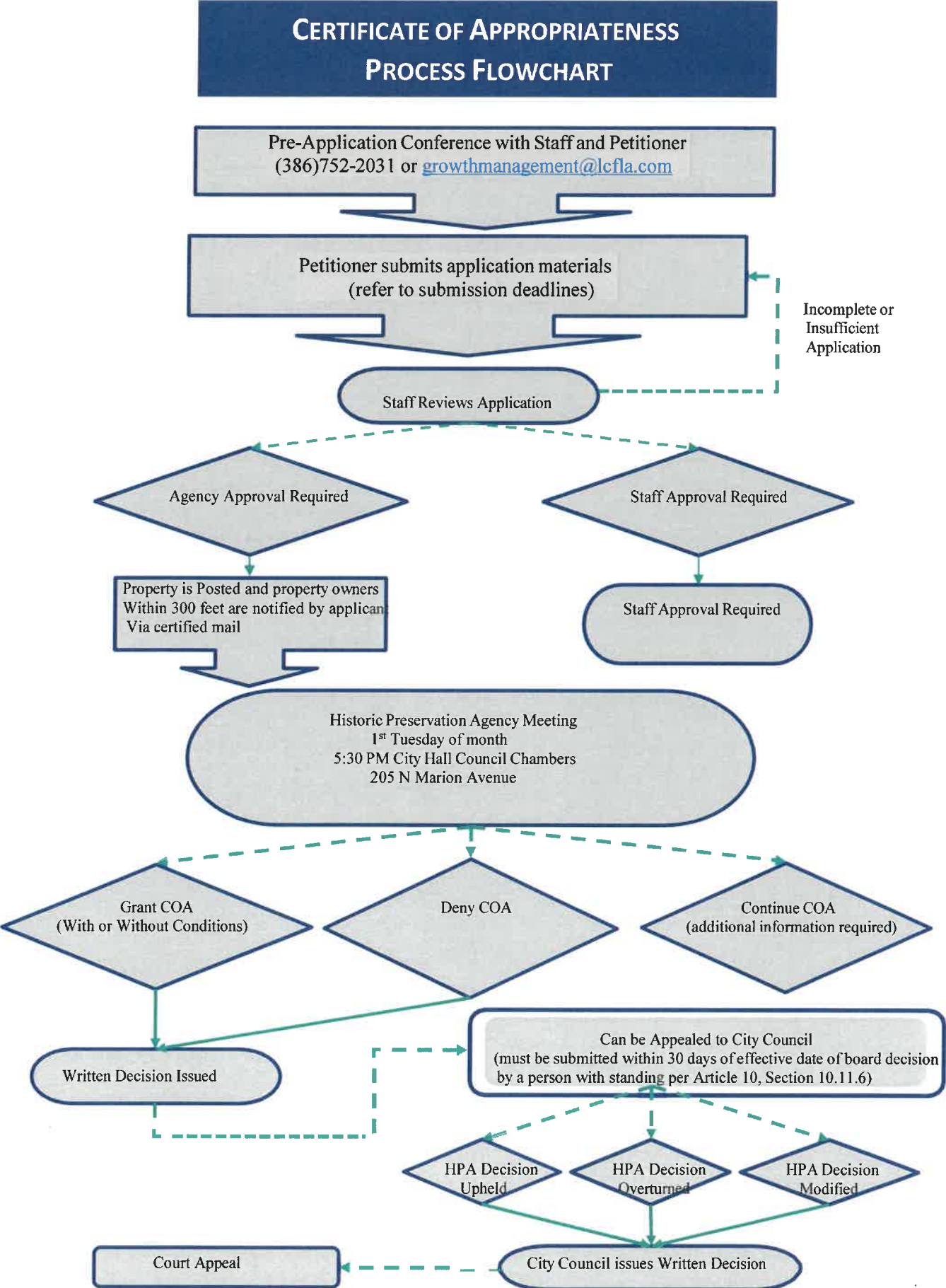
HPA Decision
Upheld

HPA Decision
Overturned

HPA Decision
Modified

Court Appeal

City Council issues Written Decision



Black & White - Run in for Door.

- Old Library -
- Bill South
- Aug. 8 2021



CONFESSION
BILL
KINZAR
OSCAR
LARRY

ON STRIKE

ON STRIKE

Same

Same

Same

Same

Black
Door
Prize

Journal 11-20-20 1:58p 2/14 1025

Black & White Evening
on Historic Bedding.

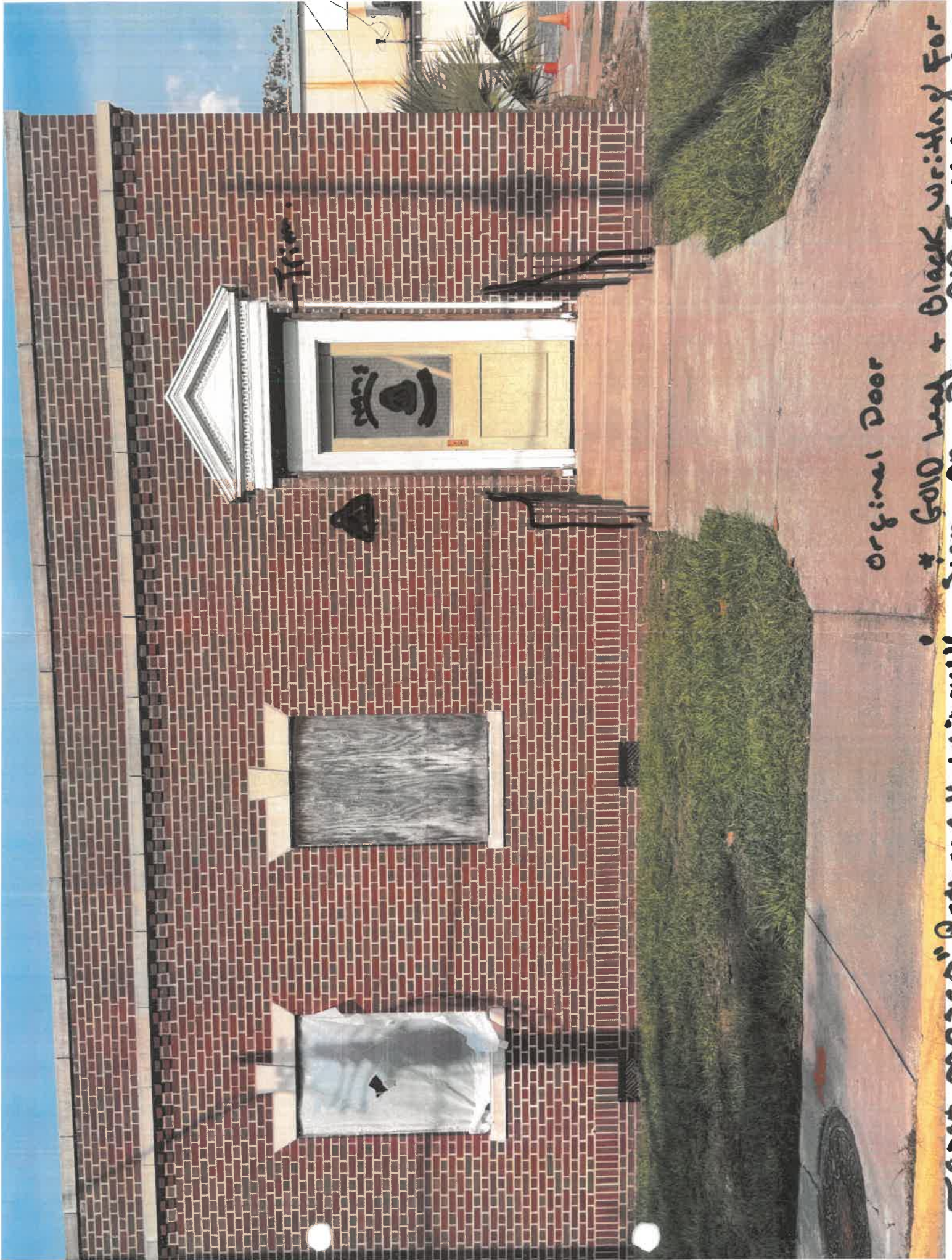


" Restored Building LLC. "

SAMPLE ONLY
SCOPE OF WORK

1. Replace doors – See site plan for location. See pictures of existing doors and of the proposed doors.
 - ✓ a. New door to be colonial style. * old original Door
 - b. New door will be wood. wood,
 - c. New door will be white in color.
2. Replace windows- See site plan for location. See pictures of existing window and the proposed windows.
 - ✓ a. New window will be a gridded window.
 - b. New window will be vinyl.
 - c. New window will be white in color.

- * Doors original
- * Awning S.
- * Pergola
- * Down pipes. (Gutters)



Yip

Original Door

Black Masonry Paint + Gold Leaf + Black Writing For



1870



unfired door

* 2010 proof of 1870s construction. For



Awnings - 3 -
Stripes - Black & White



Black
wood.
+ metal!



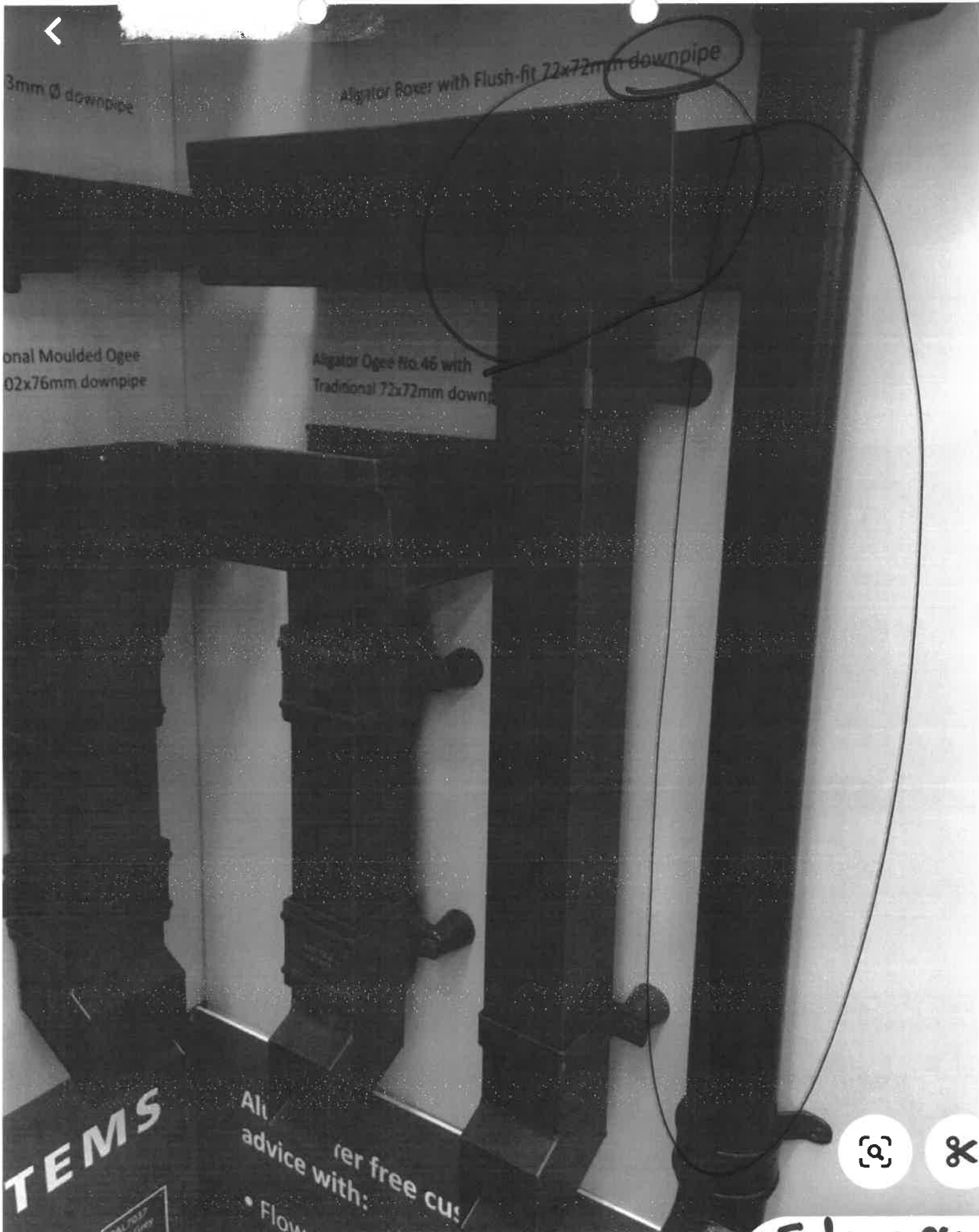
Leaf + stone

"Restored Holdings LLC" Pennsylvania

Left side







3mm Ø downpipe

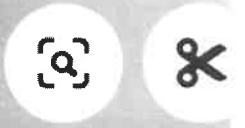
Alligator Boxer with Flush-fit 72x72mm downpipe

onal Moulded Ogee
02x76mm downpipe

Alligator Ogee No. 46 with
Traditional 72x72mm downpipe

ITEMS

All...
advice with:
• Flow...
...er free cu!



5 down pipes

JANET MOSES.



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

Detail by Entity Name

Florida Limited Liability Company

RESTORED HOLDINGS LLC

Filing Information

Document Number	L24000171551
FEI/EIN Number	NONE
Date Filed	04/11/2024
Effective Date	04/10/2024
State	FL
Status	ACTIVE

Principal Address

405 E DUVAL STREET
LAKE CITY, FL 32055

Mailing Address

405 E DUVAL STREET
LAKE CITY, FL 32055

Registered Agent Name & Address

LUTZ, JOY
405 E DUVAL STREET
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

LUTZ, JOY
405 E DUVAL ST
LAKE CITY, FL 32055

Title MGR

MOSES, JANET
174 N MARION AVE
LAKE CITY, FL 32055

Annual Reports

No Annual Reports Filed

Document Images

[04/11/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20194

Warranty Deed

This Warranty Deed is executed this 10 of June, 2024, by SPMV Properties, LLC, a Florida Limited Liability Company, whose address is 164 Northwest Madison Street, Lake City, FL 32055, hereinafter called the grantor, to Restored Holdings, LLC, a Florida Limited Liability Company, whose address is: 405 East Duval Street, Lake City, FL 32055, hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

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:

Witness

Printed Name

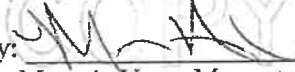
Witness Postal Address

Witness


Printed Name

Witness Postal Address

SPMV Properties, LLC, a Florida
Limited Liability Company

By: 

Marc A. Vann, Manager

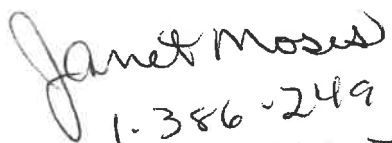
By: 

Samuel P. Vann, Jr., Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or ()
online notarization this 10 day of June, 2024 by Marc A. Vann and Samuel P. Vann, Jr.,
Managers of SPMV Properties, LLC, a FL Limited Liability Company, on behalf of the Limited
Liability Company, who produced DL as identification.

Signature of Notary Public
Print, Type/Stamp Name of Notary


1-386-249
4625

7-20194

EXHIBIT "A"

BEGIN AT A POINT 61.5 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 19, CENTRAL DIVISION OF THE CITY OF LAKE CITY, THENCE NORTH $89^{\circ}24'38''$ EAST, 105.00 FEET, SOUTH $00^{\circ}04'31''$ WEST, 61.85 FEET, THENCE SOUTH $89^{\circ}54'05''$ WEST, 72.30 FEET TO A POINT ON THE EAST BOUNDARY LINE OF COLUMBIA STREET, THENCE NORTH $00^{\circ}02'51''$ EAST, ALONG SAID EAST BOUNDARY LINE OF COLUMBIA STREET, 58.20 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATED IN LOT OR BLOCK, CENTRAL DIVISION OF THE CITY OF LAKE CITY.