



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

COA 24-16

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: 182 S. Marion Ave Lake City FL 32025

Parcel ID #(s) 00-00-00-12.748-000

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	<u>Tropical Mike LLC</u>	Applicant Name	<u>Macy McKee</u>
Company (if applicable)	<u>Erik Mederos</u>	Company (if applicable)	<u>Atlantic Title Firm</u>
Street Address	<u>4865 SW Pinemount</u>	Street Address	<u>182 S. Marion Ave</u>
City State Zip	<u>Lake City FL 32024</u>	City State Zip	<u>Lake City, FL 32025</u>
Telephone Number	<u>386 515 5001</u>	Telephone Number	<u>386 415 2222</u>
E-Mail Address	<u>Erik@Tropicalmike.com</u>	E-Mail Address	<u>Macy@atlantictitlefirm.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).

Paint Red areas Black

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim	Behr	Paint	Black
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage	NPPC1	Metal 3"x4" Sign	Black and White
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, 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)

6/30/24
 Date

Mary McRae
 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 <u>6/30/24</u>	Received By:
	COA <u>24-16</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: <u>CG</u>			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			



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 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 Erik Mederos
 (print name of property owner(s))

hereby authorize: Macy McRae
 (print name of agent)

to represent me/us in processing an application for: Minor work / paint
 (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]
 (Signature of owner)

 (Signature of owner)

ERIK E. MEDEROS
 (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 30 day of June, 2024, by

erik mederos

 Notary Public

Christy Wells
 Printed Name

2/5/28
 My Commission Expires

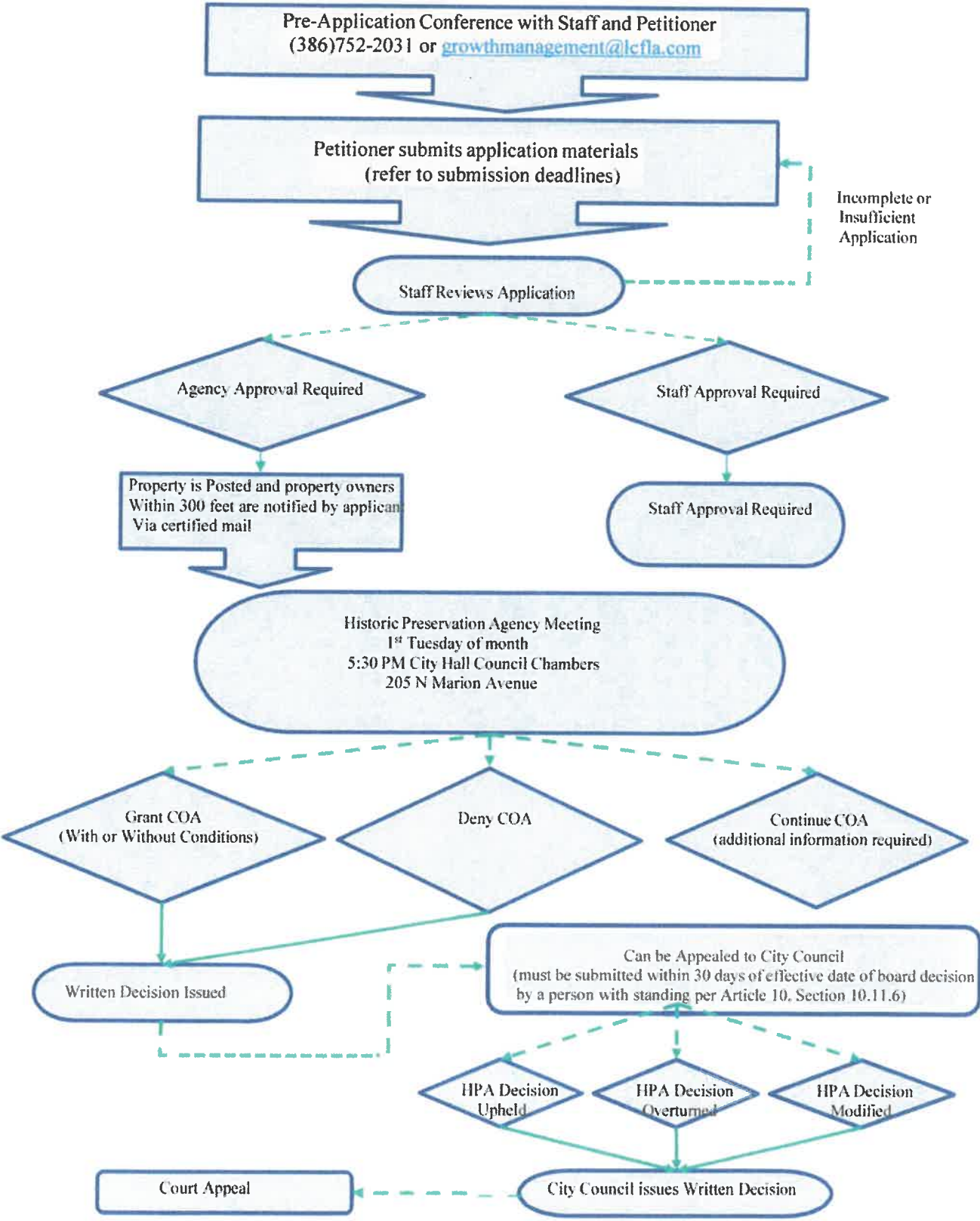
- Personally Known OR
- Produced Identification

ID Produced: DL



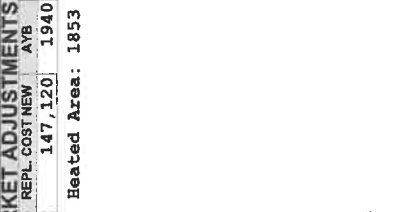
CHRISTY WELLS
 Notary Public
 State of Florida
 Comm# HH489451
 Expires 2/5/2028

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND
4900	04	1,965	103,9920	74.87	147,120	1940	2000	0	0	0.29	71.00

MARKET ADJUSTMENTS	REPL. COST NEW	AYB
1 OFFICE LOW - 0% - 2023	147,120	1940



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB
4900	04	1,965	103,9920	74.87	147,120	1940

CD	CONSTRUCTION	QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
19	COMMON BRK 100	05 05	1700	OFFICE BLD 1STY	850317.00	1.00/	1,965	104,455

VALUATION BY	STANDARD
Tax Group: 1	
BUILDING MARKET VALUE	104,455
TOTAL MARKET OBJ/FX VALUE	2,500
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	176,955
SOH/AGL Deduction	0
ASSESSED VALUE	176,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,955
TOTAL JUST VALUE	176,955
NCON VALUE	0
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	176,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	1462/922
DATE	3/15/2022
TYPE	Q V / I CD
INST	U I / I 01
WD	Q I
SALE PRICE	215,000

GRANTEE: TROPICAL MILE LLC	
GRANTEE: TROPICAL MILE LLC	
GRANTEE: STEPHEN N KIRALLY	
GRANTEE: AN EXCELLENT WAY MI	

BUILDING NOTES	
182 S MARION AVE, LAKE CITY	
BAS= W17 S4 W19 S12 W1 S21 E1S16 E1 FOP= S11 E34 N11 W34S35 N53S.	

BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	% COND	Q	OBX/FX MKT VALUE	NOTES
100	2003	2003	2003	2003	3	100	2,500	

TOTAL OBJ/FX	
TOT DPTH FACT	1.00
TOT LND UTS	14,000.00 SF
TOT ADJ	2.00
UNIT PRICE	2.50
ADJ UNIT PRICE	5.00
LAND VALUE	70,000

LAND DESCRIPTION	CLS	CONC	PAYMT	BLD CAP	L	W	UT	Adj R	ADJ UNIT PRICE	TOT LND UTS	DEPTH	FRONT	LOC ZONE	R D	CAP	LAND USE DESCRIPTION
11700	C	1STORY OFF	0	0	0	0	1.00	UT 0.00	0.00	14,000.00 SF	100.00	70.00	*CG	0	0	1STORY OFF

REVIEW DATE	BY	ME	Total Acres	Total Land Value	Market	Agricultural	Common
03/16/2020			0.32	70,000	0	0	70,000

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE	BY	ME	Total Acres	Total Land Value	Market	Agricultural	Common
03/16/2020			0.32	70,000	0	0	70,000



0 36 72 108 144 180 216 252 288 324 360 ft

Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-12748-000 (41282) | OFFICE BLD 1STY (1700) | 0.321 AC

C DIV: S1/3 OF BLOCK 38, 525-05, 582-93, 824-502, WD 1080-439, OC 1270-2278, WD 1356-203, WD 1462-922.

TROPICAL MILE LLC

Owner: 4865 SW PINEMOUNT RD
LAKE CITY, FL 32024

Site: 182 S MARION AVE, LAKE CITY

Sales 3/15/2022 \$215,000 I(O)
Info 4/12/2016 \$154,000 I(O)
3/10/2014 \$100 I(O)

2024 Working Values

Mkt Lnd	\$70,000	Appraised	\$176,955
Ag Lnd	\$0	Assessed	\$176,955
Bldg	\$104,455	Exempt	\$0
XFOB	\$2,500	Total	county:\$176,955 city:\$176,955
Just	\$176,955	Taxable	other:\$0 school:\$176,955

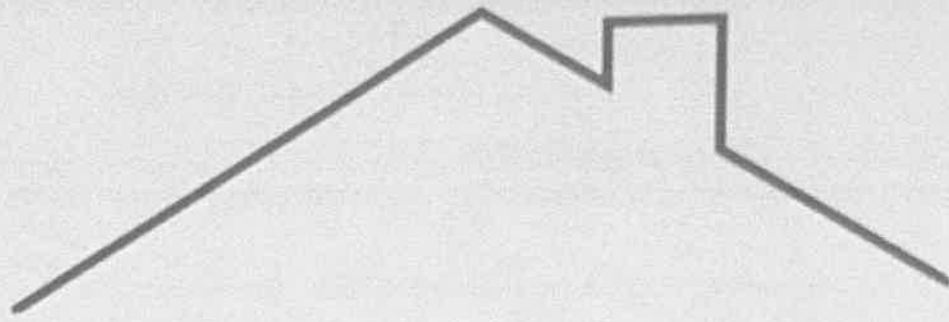
NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



ATLANTIC
TITLE FIRM

Of North Florida

MACY MCRAE

NICOLE WELLS

386.292.0849



Lake City, Florida

Google Street View

May 2023 See more dates

Image capture: May 2023 © 2024 Google



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Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



Help improve Google Maps X

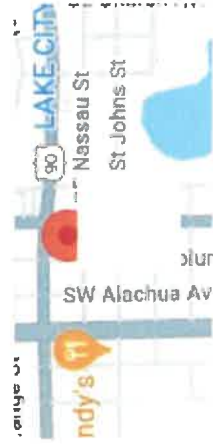
No thanks Show question

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Lake City, Florida
Google Street View
May 2023 See more dates

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Lake City, Florida

Google Street View

May 2023 See more dates



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