




CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 12/29/25	COA 25-22
Address: 302 SE Saint Johns St	
Parcel Number: 13287-000	
Owner: Devon and Lydia Anderson	
Address of Owner: Same as above	
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 (7th) Edition of the Florida Building Codes, 2020 (7th) 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 damaged wood on ramp and stain the ramp and railings in a deep charcoal stain	
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@lcfila.com

COA 25-22

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

- ☐ 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: 302 SE Saint Johns ST, Lake City 32025

Parcel ID #(s) 00-00-00-13287-000 (41799)

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
DEVON & LYDIA ANDERSON

Applicant Name

Company (if applicable)

Company (if applicable)

Street Address
302 SE Saint Johns ST

Street Address

City State Zip
Lake City, FL 32025

City State Zip

Telephone Number
229-506-0896

Telephone Number

E-Mail Address
Devon Anderson Rentals @ outlook.com

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).

Remove all old rotten wood from the ramp on the front porch. Replace with new wood. Once the rotten wood has been replaced we will then stain the wood with Olympic Deep Charcoal stain.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck	Home Depot Olympic	Lumber Solid Elite Ext. Stain	Deep Charcoal
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:

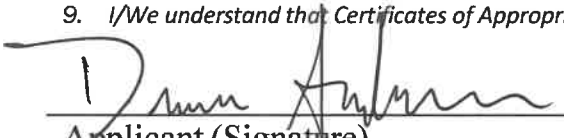
The requested modification will change the following zoning or building requirement in this manner:

(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, 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)

12-27-25
Date

DEVON ANDERSON
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:

12/29/25



COA 25-22

Zoning: R3F-3

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







Jacksonville (L... 10PM 32205

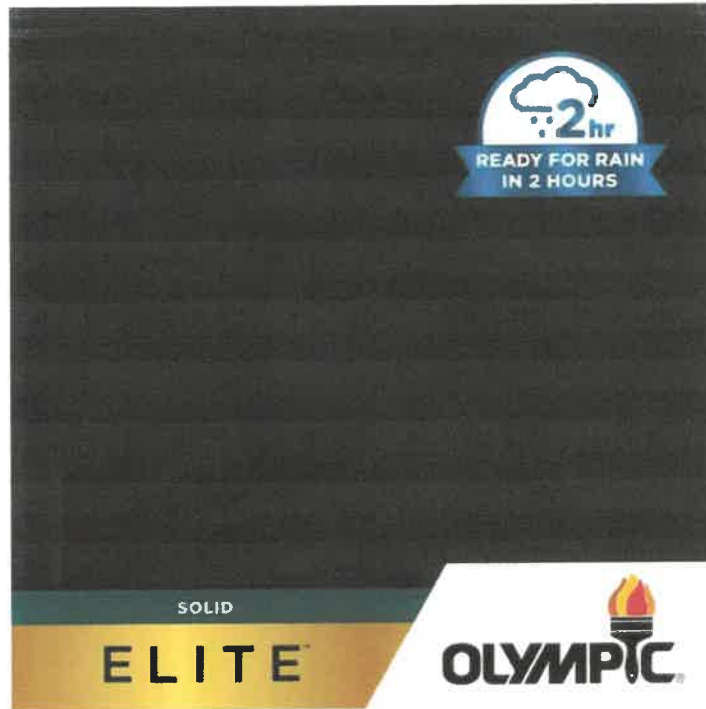
W. Q

Jacksonville (L... 10PM 32205

Shop All Services DIY Log

... / Paint / Exterior Wood Coatings / Exterior Wood Stains / Olympic Exterior Wood Stains

Internet # 325199683 Model # OLYESC-1026-01 Store SKU # 1003202132



Feedback

Hover Image to Zoom



Olympic

Elite 1 gal. SC-1026 Deep Charcoal Solid Advanced Exterior Stain and Sealer in One

★★★★★ (325) Questions & Answers (204)

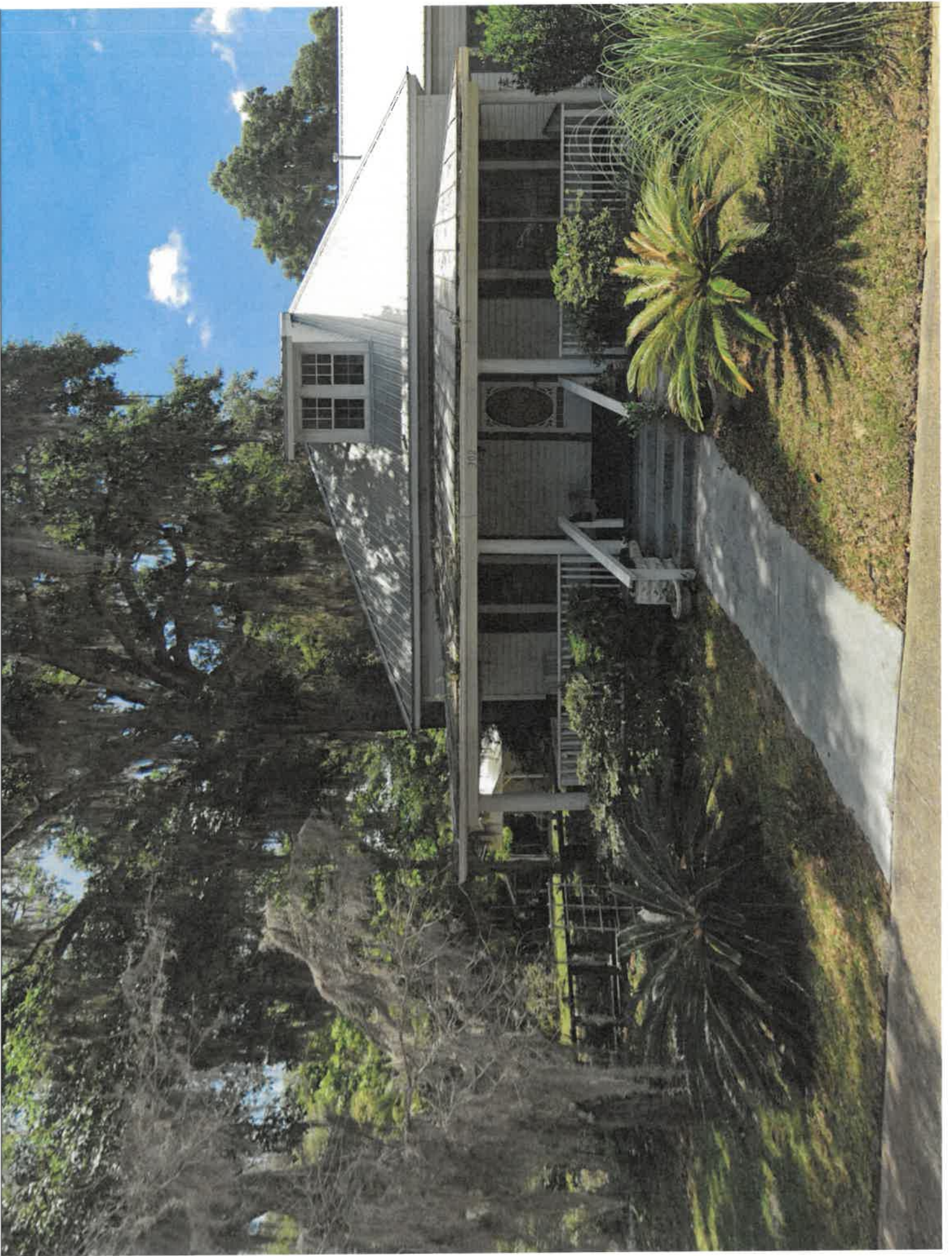
\$58⁹⁸ /gallon



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- Advanced, premium wood stain and sealer with rich color clarity
- Ready for rain in 2 hours with four season protection
- Water based stain ideal for deck, fence & exterior wood projects
- [View More Details](#)





COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-13287-000 <https://search.ccpafl.com/parcel/13287000000000>

302 SE SAINT JOHNS ST

Owners

ANDERSON DEVON R
ANDERSON LYDIA B
302 SE SAINT JOHNS ST
LAKE CITY, FL 32025

Legal Description

E DIV: BEG NW COR, RUN E 150 FT, S 125 FT, W
23.1 FT, S 80 FT, W 127 FT, N 204.67 FT TO
POB. (BLOCK 270)

702-70, 719-266, QC 1505-1796, DC 1507-1559,...

Use: 0100: SINGLE FAMILY

Subdivision: E DIV



PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 24-04038

Parcel No.: 13287-000

Inst: 202412013571 Date: 06/25/2024 Time: 8:37AM
Page 1 of 2 B: 1517 P: 1960, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1399.30

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 21st day of June, 2024, by GLENN J. HUNTER, WILEY S. HUNTER, LINDA F. HUNTER BUTLER, MARK A. HUNTER and ALAN J. HUNTER, hereinafter called the Grantors, to DEVON R. ANDERSON and LYDIA B. ANDERSON, HUSBAND AND WIFE, whose post office address is 302 SE SAINT JOHNS STREET, LAKE CITY, FL 32055, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles
Witness Address: 757 W Duval Street, Lake City, FL 32055

Morgan Williams
Witness Signature
Printed Name: Morgan Williams
Witness Address: 757 W Duval Street, Lake City, FL 32055

Glenn J. Hunter L.S.
Name: GLENN J. HUNTER
Address: 1882 SW Riverside Ave Fort White FL 32028
Wiley S. Hunter L.S.
Name: WILEY S. HUNTER
Address: 374 NW Harris Loop Lake City FL 32055
Mark A. Hunter L.S.
Name: MARK A. HUNTER
Address: 3630 NW Suwannee Valley Rd Lake City FL 32055

Linda F. Hunter Butler L.S.
Name: LINDA F. HUNTER BUTLER
Address: 318 SW Harmony Ln. Lake City, FL 32055
Alan J. Hunter L.S.
Name: ALAN J. HUNTER
Address: 129 SE Hillside Parkway, Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of June, 2024, by GLENN J. HUNTER, WILEY S. HUNTER, LINDA F. HUNTER BUTLER, MARK A. HUNTER, and ALAN J. HUNTER, who are personally known to me or who have produced _____ as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26

EXHIBIT "A"

BEGIN AT THE NORTHWEST CORNER OF BLOCK 270 OF EASTERN DIVISION OF LAKE CITY, FLORIDA AND RUN EAST ALONG THE SOUTH LINE OF ST. JOHNS STREET 150 FEET; THENCE SOUTH PARALLEL TO AND 70 FEET WEST OF THE WEST LINE OF PARK STREET, 125 FEET; THENCE WESTERLY 23.1 FEET; THENCE SOUTH PARALLEL TO SAID PARK STREET 80 FEET TO THE NORTH LINE OF MONROE STREET; THENCE WEST ALONG THE NORTH LINE OF MONROE STREET, 127 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 270; THENCE NORTH ALONG THE EAST LINE OF DIVISION STREET, 204.67 FEET TO THE POINT OF BEGINNING.