




## CERTIFICATE OF APPROPRIATENESS

### MINOR OR MAINTENANCE ONLY

<b>Date</b> 2/7/24	<b>COA</b> 24-08
<b>Address:</b> 117 SE Nassau St, Lake City, FL	
<b>Parcel Number:</b> 12733-000	
<b>Owner:</b> Serenity Block 32 LLC	
<b>Address of Owner:</b> 27822 23rd Place, Branford, FL	
<b>Description of Structure:</b> Commercial Build	
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, CBO Director of Growth Management	
<b>Code Edition:</b> 2020 (7 <sup>th</sup> ) Edition of the Florida Building Codes, 2020 (7 <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:</b>	
Preparing and replace the current roof with a new TPO roof.	
<b>Special Conditions:</b>	

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@lcfla.com](mailto:growthmanagement@lcfla.com)

COA 24-08

**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.

<b>PROJECT TYPE</b>	
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Demolition <input type="checkbox"/> Fence <input type="checkbox"/> Repair <input type="checkbox"/> Relocation <input checked="" type="checkbox"/> Re-Roof/Roof-Over <input type="checkbox"/> Sign <input type="checkbox"/> Shed/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	
<b>APPROVAL TYPE:</b>	<input checked="" type="checkbox"/> Staff Approval <input type="checkbox"/> Board Approval: <input type="checkbox"/> Conceptual or <input type="checkbox"/> Final
See <a href="#">Certificate of Appropriateness Matrix</a>	
<b>PROPERTY INFORMATION:</b> <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 type="checkbox"/> Downtown Historical District	
Site Address: <u>117 SE NASSAU ST. LAKE CITY 32055</u>	
Parcel ID #(s) <u>32-35-17 00-00-00-12733-000</u>	
<b>OWNER OF RECORD</b>	As recorded with the Columbia County Property Appraiser
<b>APPLICANT OR AGENT</b>	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	Applicant Name
<u>Serenity Block 32, LLC</u>	<u>Patty Nunley</u>
Company (if applicable)	Company (if applicable)
<u>Energy Roofing Companies</u>	<u>Energy Roofing Companies</u>
Street Address	Street Address
<u>27822 23rd Place</u>	<u>562 NW Orange St.</u>
City State Zip	City State Zip
<u>Brandon, FL 32008</u>	<u>Lake City, FL 32055</u>
Telephone Number	Telephone Number
<u>386-365-3666</u>	<u>855-766-3852</u>
E-Mail Address	E-Mail Address
	<u>erc-permitting@gmail.com</u>

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).

Preparing existing roof to receive Duro Last 50 mil PVC roof System  
Terminating parapets to outside edge using Exceptional Metals 4" 2 piece compression metal.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Duro-Last	Duro-Tuff 50 mil PVC	White
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other	Exceptional Metals	Compression metal	Bone White

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.

Variations 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))

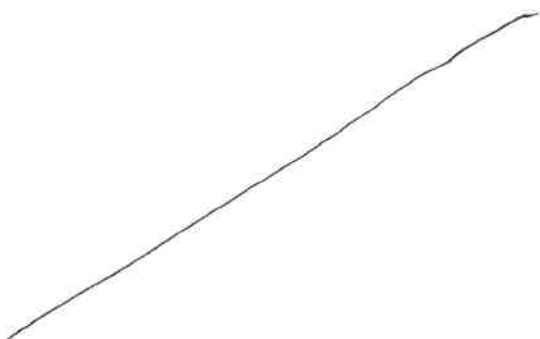
**APPEALS**

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

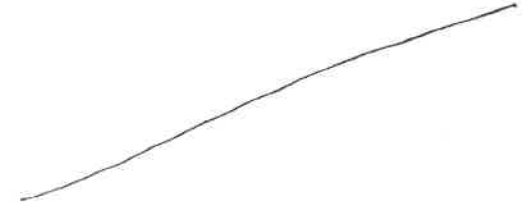
Administrative Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the Administrator, as outlined in Article 10, Section 10.11.5.

**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.

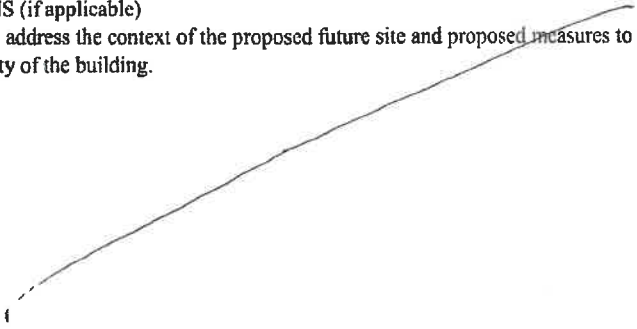


Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

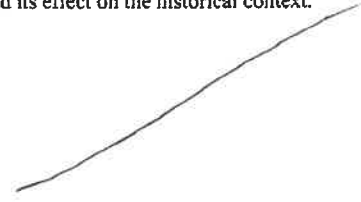


**RELOCATIONS (if applicable)**

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.

Patty Nunley  
Applicant (Signature)

2/2/24  
Date

Patty Nunley  
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 <u>2/6/24</u>	Received By: <u>Robert Angelo</u>
	COA <u>24-08</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 checked="" 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			

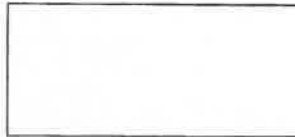


# EDGE METAL & ACCESSORIES

## LOW-GLOSS COLOR CHART



Snow White



Bone White



Almond



Light Stone



Brownstone



Medium Bronze



Koko Brown



Midnight Bronze



Tundra



Slate Gray



Hawaiian Blue



Harbor Blue



Natural Patina



Classic Green



Hunter Green



Coal Black



Charcoal Gray



Colonial Red



Brite Red



Terra Cotta



Galvalume® Plus



Silver Metallic ♦



Copper Metallic ♦

**PREMIUM**

♦ Available at additional cost.

*Other finishes are available, including 16-ounce copper, stainless steel, bonderized metal, and mill finish aluminum.  
Contact EXCEPTIONAL Metals for more information.*

# ENVIRONMENTAL PRODUCT DECLARATION

According to ISO 14025:2006 and ISO 21930:2017



## Duro-Tuff® | Single-Ply PVC Roof Membrane



<b>Company Name</b>	Duro-Last, Inc.
<b>Product Type</b>	Single-ply PVC roofing
<b>Product Name</b>	Duro-Tuff® 50-mil, 60-mil, 80-mil
<b>Manufacturing Site</b>	525 Morley Drive Saginaw, MI 48601
<b>EPD Scope</b>	Cradle-to-gate
<b>Declared Unit</b>	1 m <sup>2</sup>
<b>Product Colors</b>	white, gray, charcoal, tan, patina, blue, copper, and green

### Company Information

Duro-Last, Inc. began in 1978 with the simple need to find a roofing system that worked. Existing roofing systems presented a common problem — they required ongoing maintenance and continual expense, with no long-term solution in sight. Our Founder, John R. Burt, used his experience in fabricating pool liners to develop a remarkable new roofing membrane. Investigation of the roofing industry proved that the majority of roofing system failures then were not due to the roofing system assembly itself but to workmanship on-site. To solve this problem, we brought our roofing system “in-house,” developing custom prefabrication methods and specialized equipment that allows us to complete nearly all of the difficult roof details and up to 85% of field seams. The result is lower on-site labor costs and better installation quality.

### Product Description

The Duro-Tuff® PVC roof membrane is a proprietary thermoplastic formulation that provides a highly reflective, durable, and superior quality product. An 18 x 9 weft-inserted anti-wicking knit scrim that is laminated between two layers of PVC film gives the membrane its strength and durability. This EPD applies to the Duro-Tuff® single-ply membrane in white, light gray, charcoal, light tan, patina, copper, blue, and green, 50-mil, 60-mil, and 80-mil nominal thicknesses. The Duro-Tuff® membrane was engineered to be used with the complete line of Duro-Last’s proven, precision-fabricated flashings for curbs, stacks, and parapets. Duro-Tuff® can be applied by a Duro-Last certified contractor utilizing a variety of methods, including mechanically fastened, Duro-Bond® induction welding, or fully adhered. All commercial warranted installations are inspected by Duro-Last’s certified Quality Assurance Technical Representatives

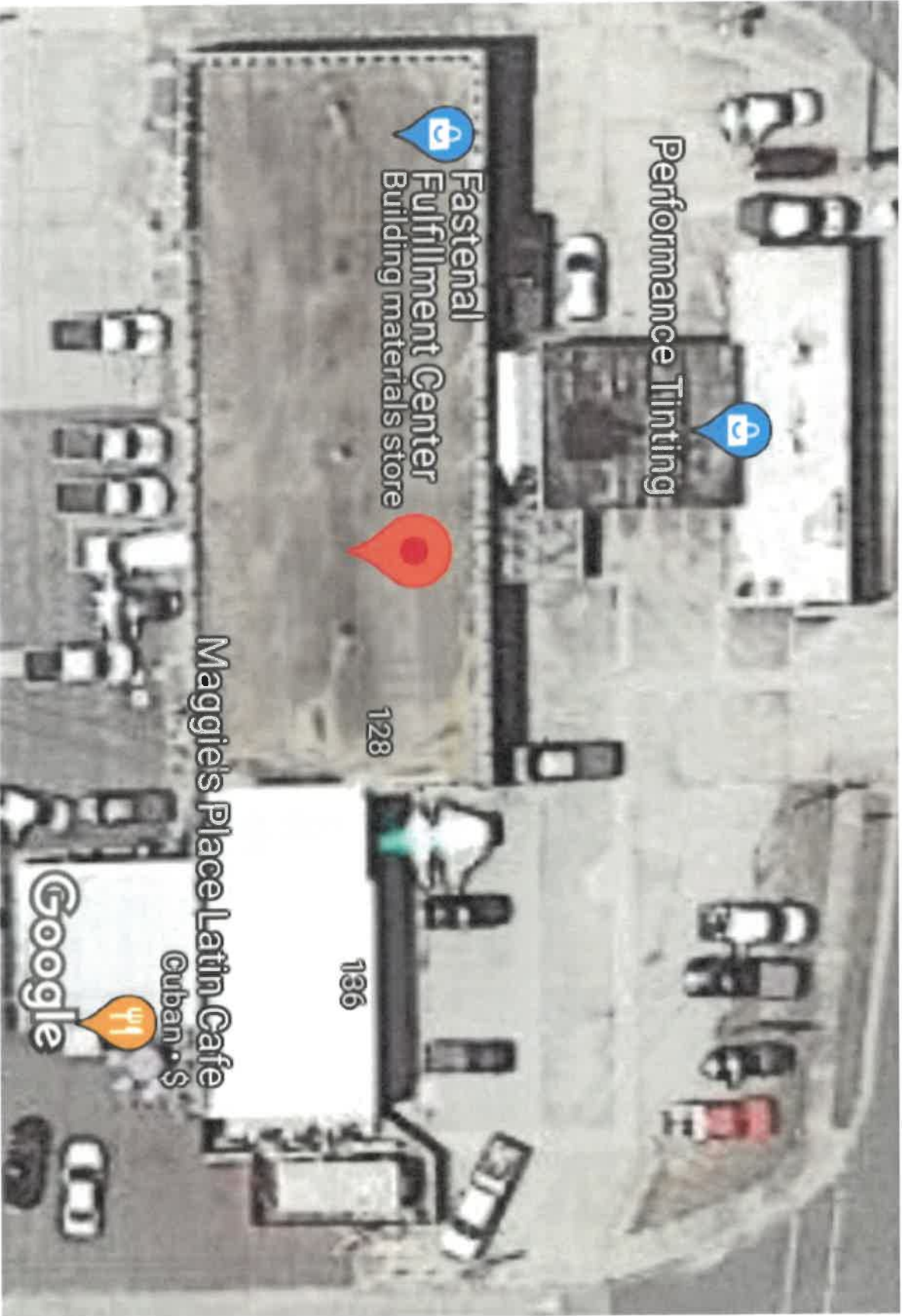
EPD Program Operator  
NSF International  
789 N. Dixboro Rd.  
Ann Arbor MI 48105 USA  
[www.nsfustainability.org](http://www.nsfustainability.org)



**Certified  
Environmental  
Product Declaration**  
[www.nsf.org](http://www.nsf.org)

Date of Issue: 01/04/2022  
Valid Until: 01/04/2027  
Declaration#: EPD10675





Performance Tinting

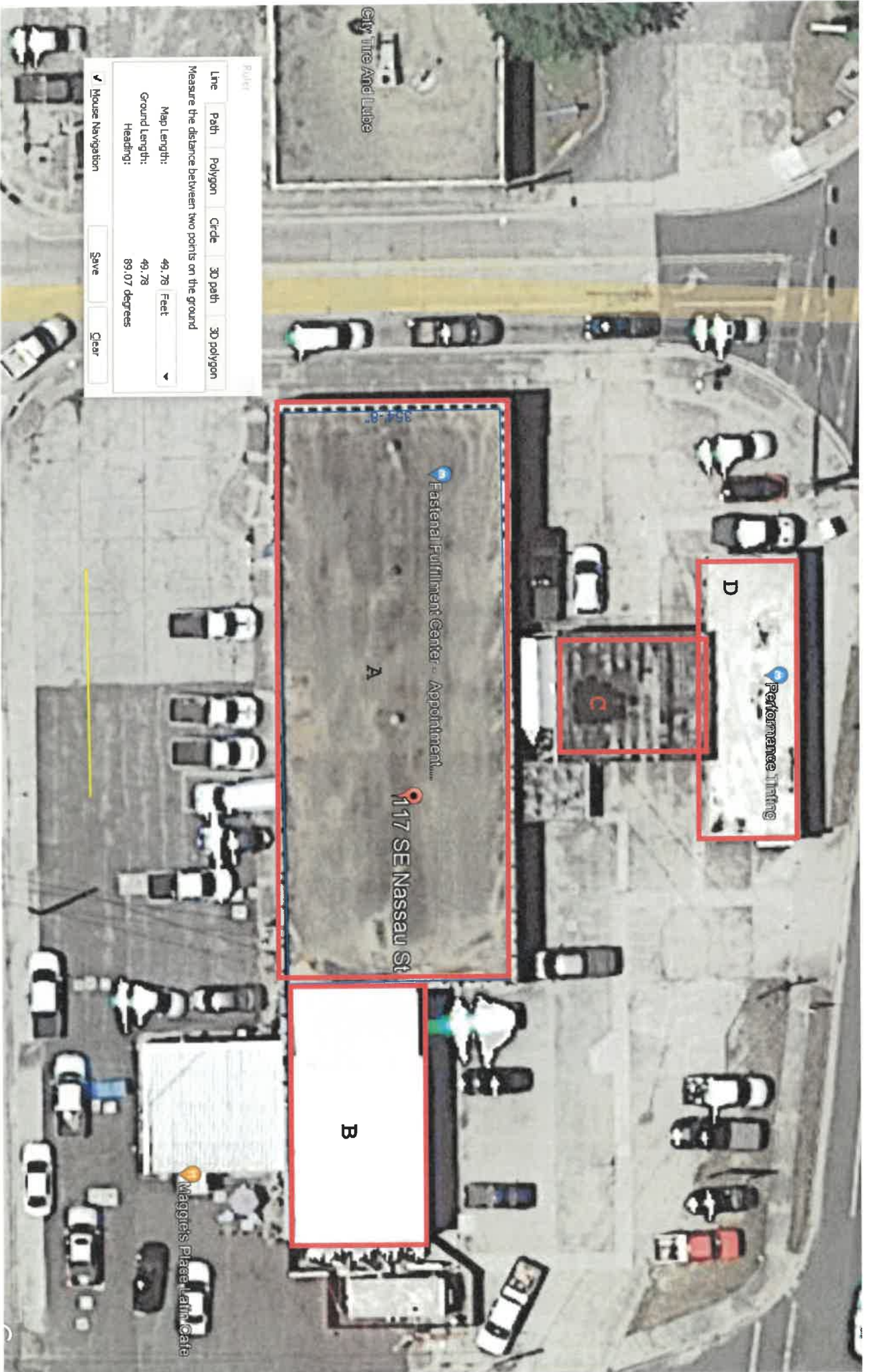
Fastenal  
Fulfillment Center  
Building materials store

128

136

Maggiel's Place Latin Cafe  
Cuban • \$

Google



City Tire And Lubo

Performance Tinting

Fastenal Fulfillment Center - Appointment...

117 SE Nassau St

Maggie's Place Latin Cafe

Measure the distance between two points on the ground

Map Length: 49.78 Feet

Ground Length: 89.07 degrees

Line Path Polygon Circle 3D path 3D polygon

Mouse Navigation Save Clear

A

B

C

D

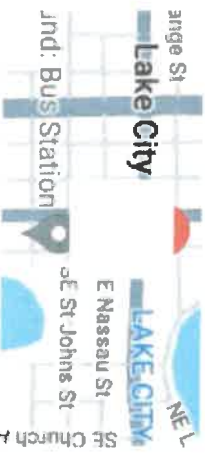
Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



Lake City, Florida

Google Street View

May 2023

See more dates



Image capture: May 2023 © 2024 Google

angle St  
Lake City  
Lake City  
Nassau St  
SE St Johns St  
SE Church A  
Bus Station

Lake City, Florida

Google Street View

May 2023

See more dates



Image capture: May 2023 © 2024 Google

angle St  
**Lake City**  
nd: Bus Station

LAKE CITY  
-E Nassau St  
SE St Johns St  
SE Church St

Lake City, Florida

Google Street View

May 2023

See more dates





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 Serenity Block 32, LLC  
 (print name of property owner(s))

hereby authorize: Energy Roofing Companies  
 (print name of agent)

to represent me/us in processing an application for: Certificate of Appropriateness  
 (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.

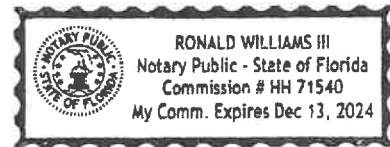
Jim R. Martin  
 (Signature of owner)

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

JIM R. MARTIN  
 (Print name of owner)

\_\_\_\_\_  
 (Print name of owner)

STATE OF FLORIDA }  
 COUNTY OF Columbia }



Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization,  
 this 1st day of February, 2024, by

Jim Martin

Ronald Williams III  
 Notary Public

Ronald Williams III  
 Printed Name

12/13/2024  
 My Commission Expires

Personally Known OR

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