



**CITY OF LAKE CITY  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

**FOR OFFICIAL USE ONLY**

Date Received: 12/20/2022

Case #: COA23-03

**APPLICANT INFORMATION**

Applicant is (check one and sign below): ☒ Owner ☐ Contractor ☐ Architect ☒ Other Realtor

Applicant: DAVID & CARMEN REICH FAMILY TRUST

Contact: Chad & Joni Stewart, Realtors

Address: 426 SW Commerce DR STE 130  
Lake City, FL 32025

Phone: 386-867-1782

Cell: 904-798-0155

Email: chad@chadstewart.com, joni@jonistewart.com

Property Owner: DAVID & CARMEN REICH FAMILY TRUST

Contact: David Reich

Address: 1833 Henley St  
St Cloud, FL 34771

Phone: 386-697-9689

Cell: reichd@ymail.com

Email: reichd@ymail.com

**PROPERTY INFORMATION**

Site Location/Address: 311 SE Baya Dr, Lake City FL

Current Use: Dilapidated Shed/Carport

Year Built: Unknown

Proposed Use: Tear Down

Projected Cost of Work: \$ 250

**NARRATIVE**

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

There is an old tin shed, that is in danger of falling down, and has many exposed sharp broken edges and nails. This is considered a insurance or liability hazard for new insurance purposes, so owner is requesting ability to remove shed and turn it back into yard/overflow parking space. (NO changes to the primary structure on the property, this is ONLY for the old tin shed)

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

[Signature]  
APPLICANT/AGENT SIGNATURE

David Reich  
APPLICANT/AGENT NAME and TITLE

12-20-2022  
DATE

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Parcel ID Number:	00-00-00-13734-000		
Future Land Use:	<u>Residential Medium</u>	Zoning District:	RO
Review (circle one):	Ordinary Maintenance	Minor Work	<u>Major Work</u>
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

## City of Lake City, Land Development Regulations

### ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

#### SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulation Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.





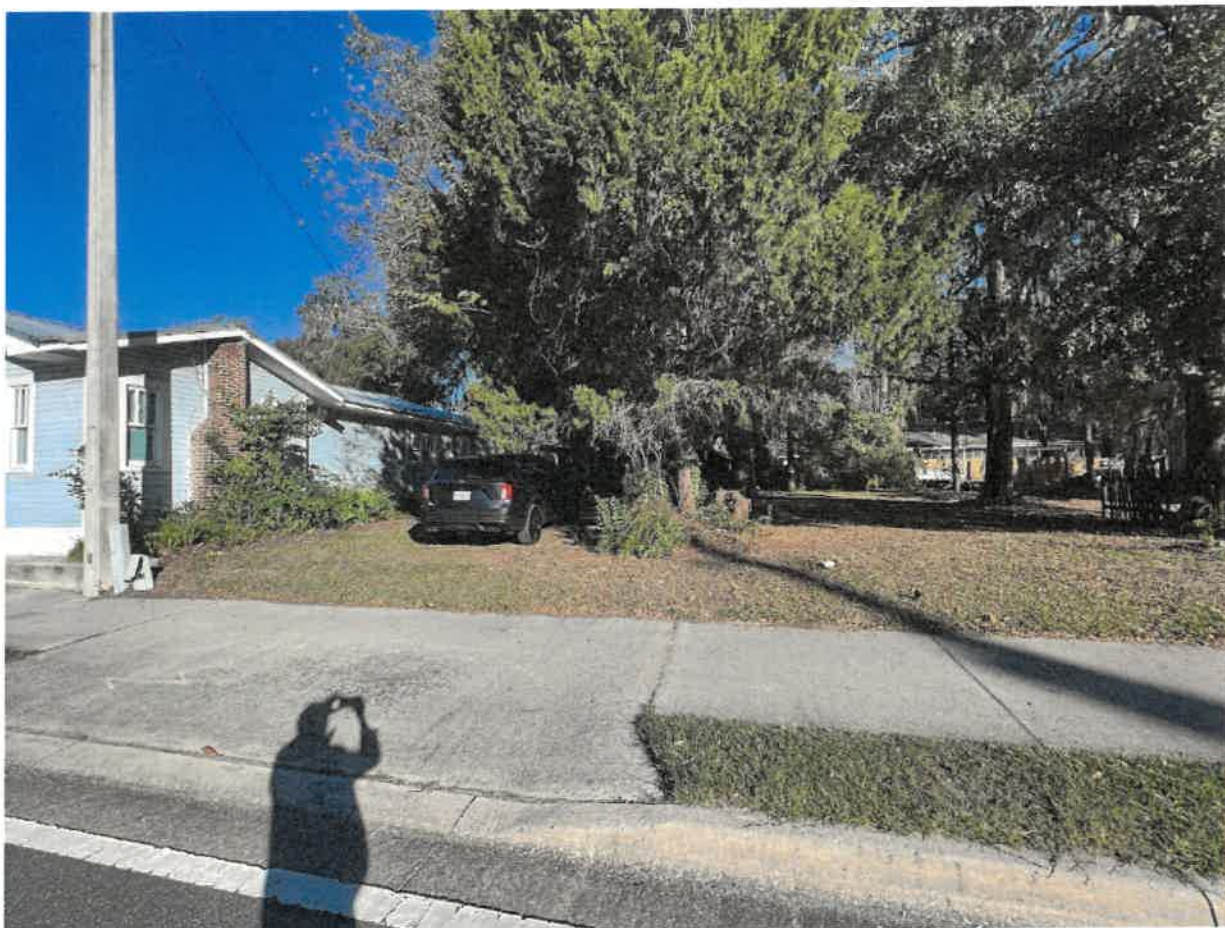
















GROWTH MANAGEMENT DEPARTMENT  
205 North Marion Ave, Lake City, FL 32055  
Phone: 386-719-5750  
E-mail: growthmanagement@lcfla.com

### AGENT AUTHORIZATION FORM

I, DAVID & CARMEN REICH FAMILY TRUST (owner name), owner of property parcel

number 00-00-00-13734-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Chad Stewart, Realtor	1. <small>DocuSigned by:</small> 
2. Joni Stewart, Realtor	2. <small>DocuSigned by:</small> 
3. Lacey Graham, Buyer	3. <small>DocuSigned by:</small> 
4.	4. <small>427A2C0FF27B4E5...</small>
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized)

12-20-2022  
Date

#### NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

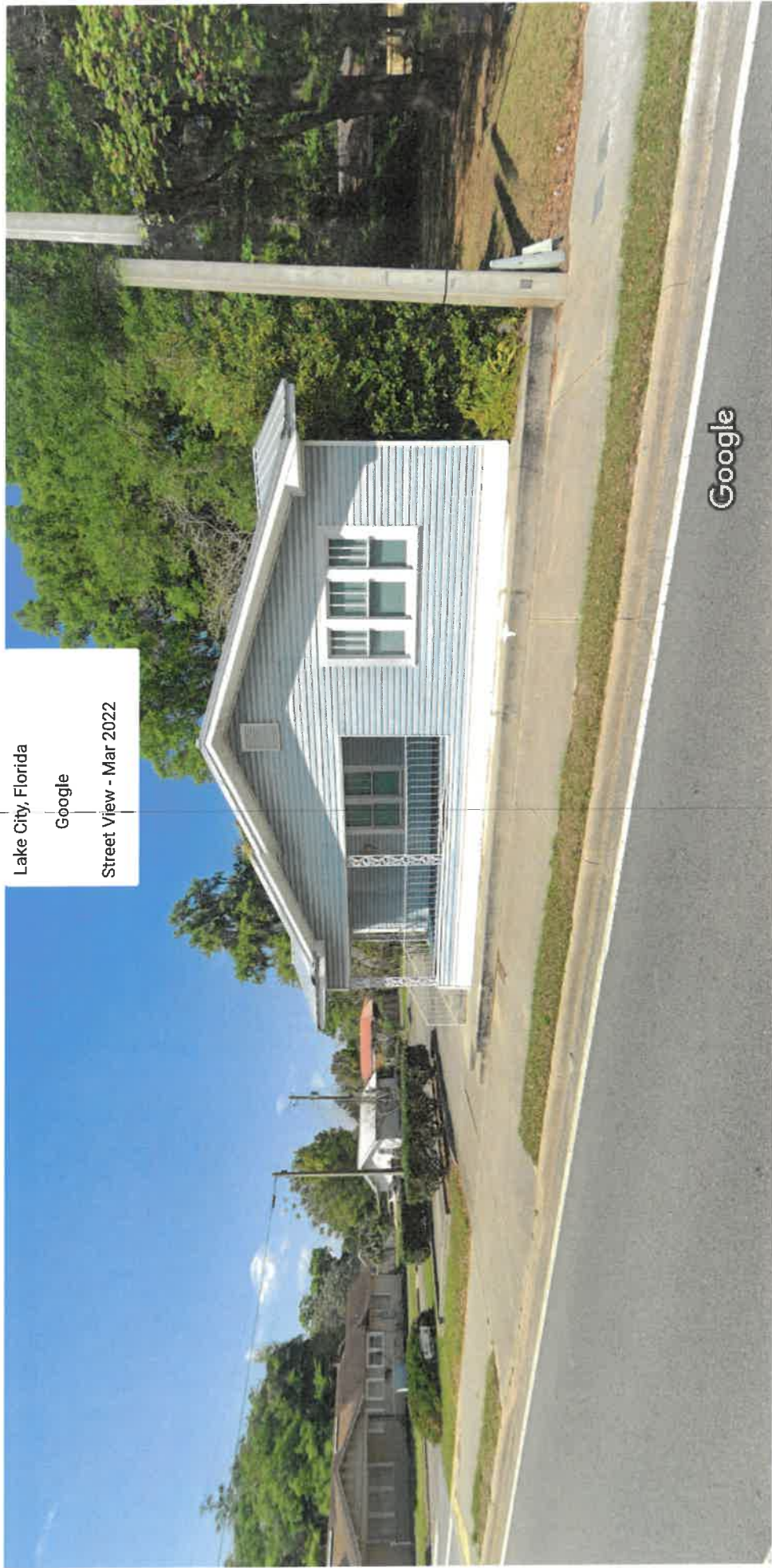
The above person, whose name is David Reich,  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) FLDL on this 20 day of December, 20 22

NOTARY'S SIGNATURE

(Seal/Stamp)



# Google Maps 311 FL-10A



Lake City, Florida  
Google  
Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google



311 SE Baya Dr

All

Street View & 360°



# Google Maps 311 FL-10A



Lake City, Florida

Google

Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google



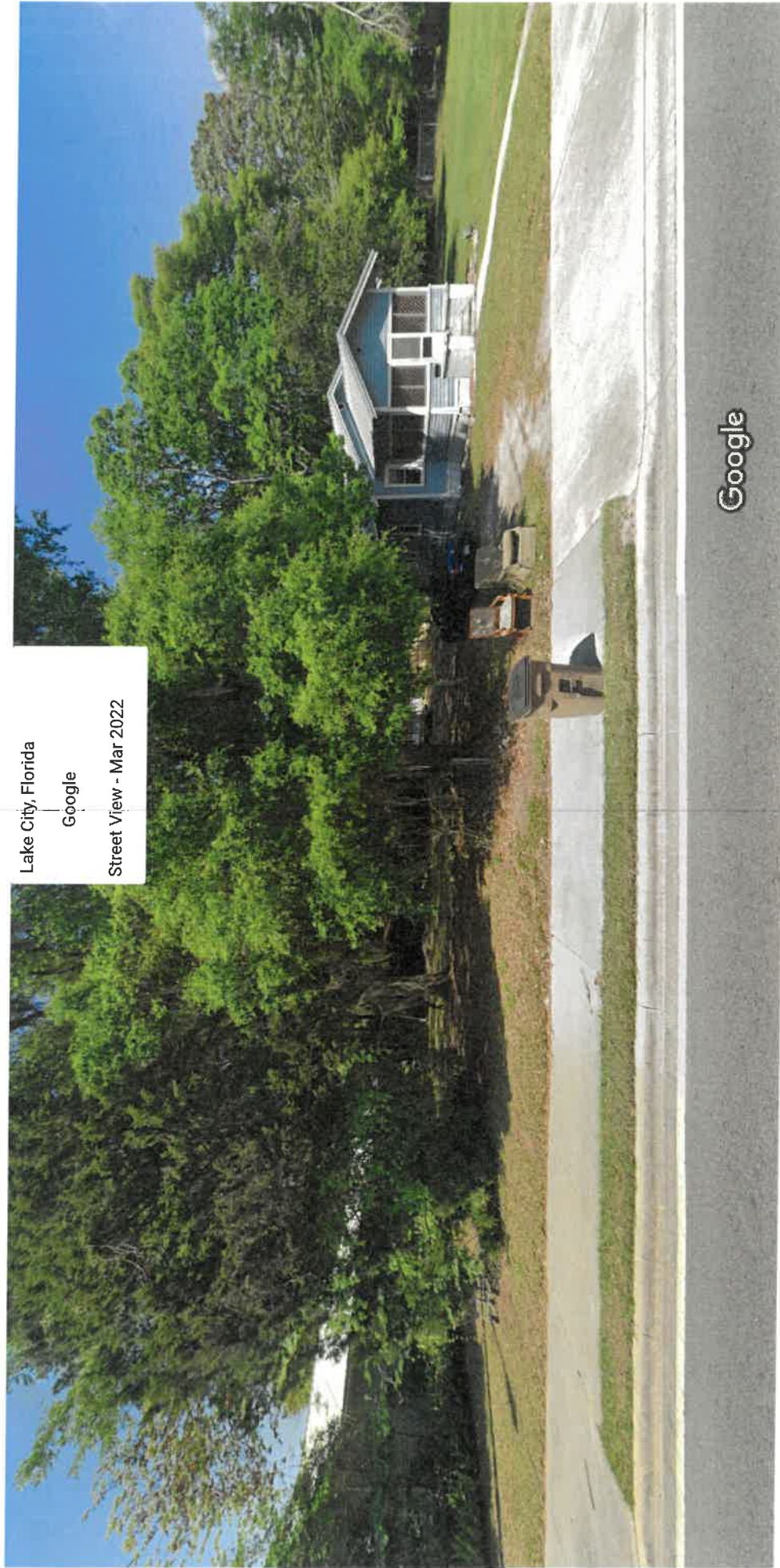
311 SE Baya Dr

All

Street View & 360°



# Google Maps 318 FL-10A



Lake City, Florida

Google

Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google



311 SE Baya Dr

All

Street View & 360°



# Google Maps 311 FL-10A



Lake City, Florida

Google

Street View - Mar 2022

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311 SE Baya Dr

All

Street View & 360°