

23718 W US HWY 27
High Springs, Florida 32643



Telephone: (386) 454-1416
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**HIGH SPRINGS HISTORIC PRESERVATION BOARD
COMMISSION CHAMBER
AGENDA**

March 18, 2024

6:30 P.M.

CALL BOARD TO ORDER:	VICE CHAIR – BRAD RIDDLE
PLEDGE OF ALLEGIANCE:	VICE CHAIR – BRAD RIDDLE
ROLL CALL:	PLANNING TECHNICIAN – KRISTYN ADKINS
APPROVAL OF MINUTES:	February 19, 2024

UNFINISHED BUSINESS:

1. **Z23-000042 – CERTIFICATE OF APPROPRIATENESS – DUPLEXES (DAVID SUTTON)**

NEW BUSINESS:

1. **Z24-000014: CERTIFICATE OF APPROPRIATENESS – RESIDENTIAL RENOVATIONS (FORREST)**
2. **Z24-000015: CERTIFICATE OF APPROPRIATENESS – REROOF (WATKINS)**
3. **Z24-000016: CERTIFICATE OF APPROPRIATENESS – AWNINGS (TWO FINGER PROPERTIES LLC)**
4. **Z24-000017: CERTIFICATE OF APPROPRIATENESS – AWNINGS (SPRING BUILDING LLC)**
5. **Z24-000018: CERTIFICATE OF APPROPRIATENESS – REROOF (HONEY BEE VENTURES)**
6. **Z24-000019: CERTIFICATE OF APPROPRIATENESS – SHED (GARCIA)**

AJOURN

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLAN BOARD WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN CITY MEETING SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 23718 W US HWY 27 HIGH SPRINGS, FLORIDA 32643. TELEPHONE (386) 454-1416 EXT 7237

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**HIGH SPRINGS
HISTORIC PRESERVATION BOARD
MEETING MINUTES
February 19, 2024**

Meeting called to order by Vice Chair Riddle at 6:30PM
Pledge of Allegiance: Vice Chair Riddle

ROLL CALL PLAN BOARD:

Chair - VACANT

Vice-Chair Bradley Riddle – Present

Member Tim Bolliger - Present

Member Rick Testa - Present

Member Mark Bertocci – Absent

STAFF PRESENT:

Scott Walker, City Attorney
Kevin Mangan, Public Information Officer
Kristyn Adkins, Planning Technician

Motion Member Bolliger to approve the minutes from the December and January meetings. Seconded by Member Testa. Motion passed 3-0.

Motion to remove item 1 (Appoint new chair) from the Agenda. Seconded by Member Testa. Motion passed 3-0.

NEW BUSINESS:

- 1. Z24-000007: CERTIFICATE OF APPROPRIATENESS – FRAME IN WALL AND BACK DOOR (SHEFFIELD ENTERPRISES LLC)**

Staff presented the item. The applicant, Alan Alligood, explained the details.

Motion Member Bolliger to approve. Seconded by Member Testa. Motion passed 3-0.

2. Z24-000008: CERTIFICATE OF APPROPRIATENESS – RESIDENTIAL SHED (FORREST)

Staff presented the item and explained that there are no structures in the district that are fully black. Mrs. Adkins stated there are instances of black for an accent or trim within the district. She stated they recommend changing the main siding color to a lighter color, and the trim can be black if the applicant so chose.

Member Testa asked if staff had gone to the site. Mrs. Adkins stated she had not gone in person, as she would have to shut down the planning office to do so, but used Google Maps which was up to date within the last few months.

Member Testa asked about landscaping. Mrs. Adkins responded there is an existing privacy fence.

Member Bolliger asked whether the color was something to be concerned over if they have a privacy fence. Mrs. Adkins responded that they could remove the fence, and it didn't appear in the best repair on Google Maps.

Member Riddle said he tends to agree with staff's recommendations, and if the fence came down the shed wouldn't look real great. Mrs. Adkins spoke of the existing colors in the district. The board discussed the fence height, and the potential for it to be removed in the future.

Member Testa to approve with condition of the siding being changed to a light color. Seconded by Member Bolliger. Motion passed 3-0.

3. Z24-000009: CERTIFICATE OF APPROPRIATENESS – SIDING REPLACEMENT & EXTERIOR PAINT (WOMEN'S CLUB)

Staff presented the item and noted that an updated application sheet was on the dais which had a little more information. Mrs. Adkins stated that staff is recommending approval.

Member Testa asked about the novelty pine siding and whether it was vinyl. The applicant explained it is pine and has existed on the left side of the building for years.

Motion Member Bolliger to approve. Seconded by Member Testa. Motion passed 3-0.

Motion Member Bolliger to adjourn. Seconded by Member Testa. Motion adjourned at 6:46PM.

UNFINISHED BUSINESS:

Z23-000042 – CERTIFICATE OF APPROPRIATENESS
DUPLEXES (DAVID SUTTON)



PLANNING DEPARTMENT

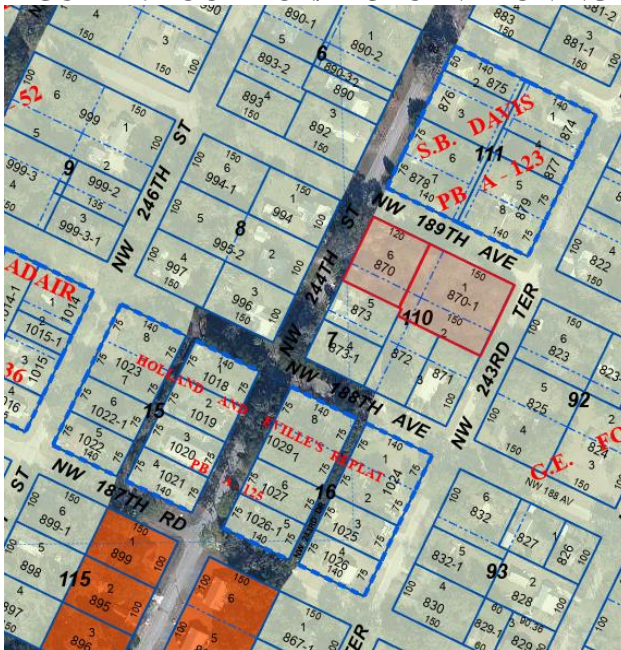
STAFF REPORT

SUBJECT: Certificate of Appropriateness – Duplexes
APPLICANT: David Sutton
REQUEST: One duplex placed on each parcel

PROJECT LOCATION:

Tax Parcel: 00870-000-000 and 00870-001-000 (Recently split)
Address: 18865 NW 244th Street
Property Owner: Collins Place High Springs LLC
Acreage: +/- 0.99 acres
Current Zoning: R2
Current Future Land Use: Residential Mixed

FIGURE 1: LOCATION/ADJACENT ZONING



(Light green – R2, Orange – C2, Red – subject parcels)

Adjacent Zoning	
North	R2
South	R2
East	R2
West	R2

BACKGROUND:

The project is located off of NW 244th Street and NW 189th Avenue and is comprised of two parcels. The applicant proposes one duplex to be placed per parcel. Within the Plan Board agenda this month is a 'Special Exception' application. This Certificate of Appropriateness application is contingent on that item being passed, so if the Special Exception is denied, then the Certificate of Appropriateness must be denied as well for being a use that is not allowed.

The duplexes being proposed are, per the applicant, the same as the existing duplexes in the Commercial zoning two blocks south of the subject property. They were built during a time when the Certificate of Appropriateness was not being enforced properly/fully, so the existing historical buildings of the area should carry more weight for appropriateness to the district than those duplexes – especially since it is a separate zoning and a multi-family/commercial installation on one parcel (3 duplexes – 6 units).

The paint choices are stated to be the same as the example duplex in the packet: shitake (tan) with white trim. These colors are neutral and a fit for the district, as there are many instances in the area of tan/yellow/beige coloring. Additionally, the previous historic home on the project site was a muted yellow. Staff has no objection to the wall and trim color.

Per our code for Certificate of Appropriateness review:

"Sec. 3.02.08.02. - Certificate of appropriateness—Review guidelines.

The purpose of establishing guidelines in the review of an application for certificate of appropriateness is not only to preserve the old buildings and structures themselves, but also to preserve the antiquity of the entire historic district. It is not the intent to limit new construction to any one period or architectural style, but to preserve the integrity of historic buildings and to insure harmony of any new work constructed in the vicinity. Harmony or incompatibility should be evaluated in terms of the appropriateness of materials, scale, size, height, placement, and use of new buildings or structures in relationship to existing buildings and structures and to the setting thereof. To that end, the following criteria are hereby established:

- (1) Criteria for renovation/new construction. In considering a certificate of appropriateness related to relocation or new construction, the Secretary of Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the following criteria shall be applied:*
 - a. Height—Is the height visually/historically compatible with adjacent buildings?*
 - b. Proportion of facade—Is the proportion of the width to the height of the front elevation compatible with buildings and places to which it is visually/historically related?*
 - c. Proportion of openings within facility—Is the relationship of the width of the windows, etc., in a building compatible with buildings and places to which it is visually/historically related?*
 - d. Rhythm of solids to voids in front facades—Is the rhythm of solids to voids compatible with buildings and places to which it is visually/historically related?*
 - e. Rhythm of buildings—Is the relationship of the buildings or structures to open spaces and adjoining buildings compatible with the buildings and places to which it is visually/historically related?*
 - f. Rhythm of entrance and/or porch projection—Is the relationship of entrances and projections compatible with the buildings and places to which they are visually/historically related?*
 - g. Relationship of materials, texture and color—Is the relationship of materials, texture and color of the facade compatible with the predominate materials used in the buildings to which it is visually/historically related?*
 - h. Roof shapes—Is the roof shape compatible with buildings to which it is visually/historically related?*
 - i. Walls of continuity—Do appurtenances of the building such as walls, fences, landscape masses, etc., form cohesive walls of enclosure along the street to*

insure compatibility with the buildings and places to which they are visually/historically related?

- j. *Scale of building—Is the size and mass of the building and structure in relation to open space, windows, door openings, porches, balconies, etc., compatible with the buildings and places to which it is visually/historically related?*
- k. *Directional expression of front elevation—Is the directional character of the building compatible with buildings and places to which it is visually/historically related?”*

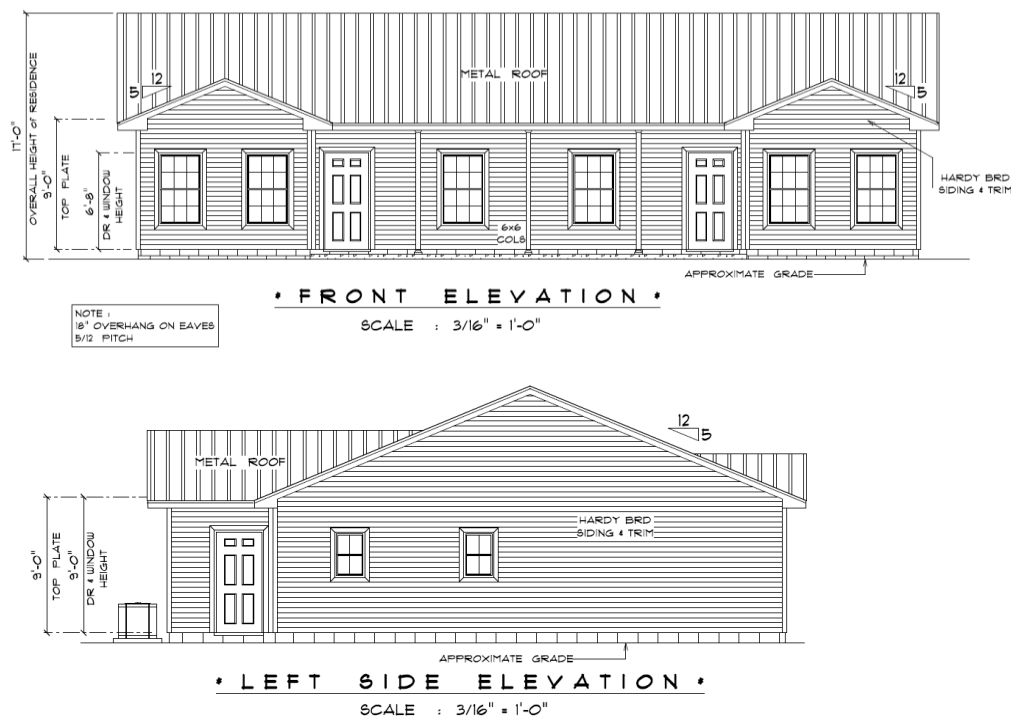
Originally, the subject property had the below structure located on site, but the applicant applied for a demolition of the structure due to it not being financially feasible to save the structure.

**FIGURE 2: ORIGINAL STRUCTURE AT SUBJECT PROPERTY
(REMOVED – Photo from 2021)**



The proposed duplex structures are as follows (one per parcel):

FIGURE 3: PROPOSED ELEVATIONS (Full sized elevations are attached in the submittal documents for readability)



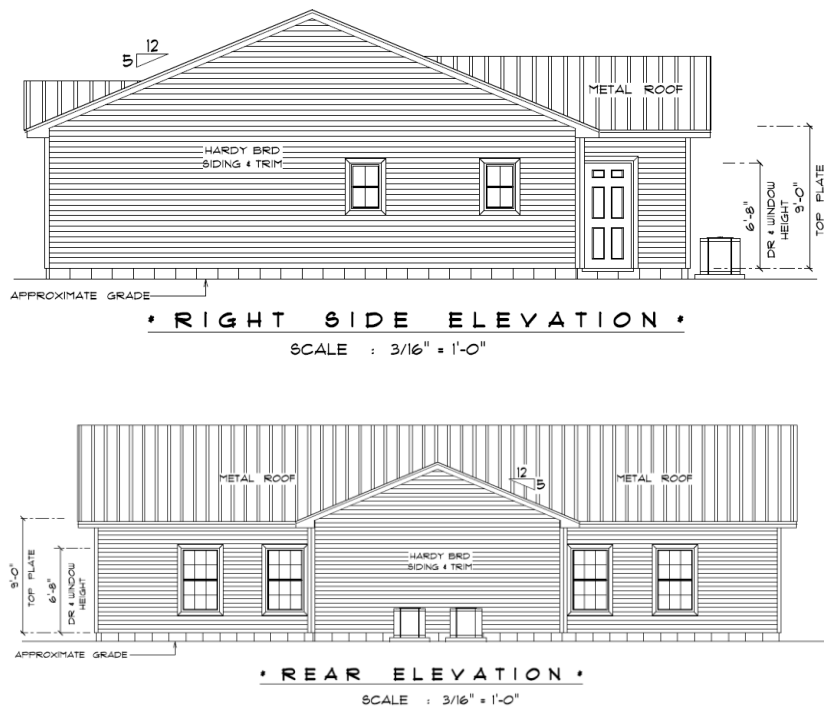


FIGURE 4: EXAMPLE OF BUILT DUPLEX WITH SAME PLAN



ANALYSIS:

Staff has the following comments related to this project:

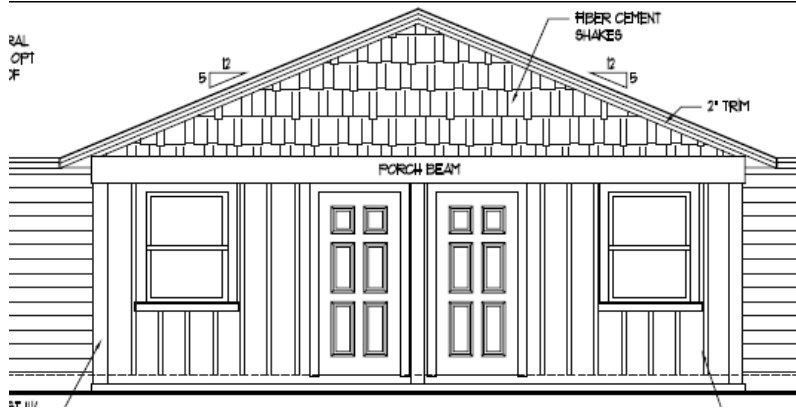
1. Staff recommends the parking spaces are revised. The proposed amount and size of pavement with wheelstops gives off a distinct multi-family feel that doesn't match other residences in the area, and this area is historically single-family residential. Per the plans, the paved driveway area is 54'6"x35'. Instead, staff would either recommend two separate standard residential sized driveways – one for each unit, without a curb stop; or if kept as one driveway, reduce the size to two parking spots and remove the curb stops.

FIGURE 5: EXAMPLE OF SIMILAR PAVED AREA



2. The proposed duplex does not have many architectural features that tie it to the area. Staff has identified some potential solutions based on the Historic Board's review of the last duplex in the district.
 - a. Decorative shakes in the roof gable
 - b. Thicker or flared pillars. Potentially pillars with a different material at the base, such as brick/masonry.
 - c. Enlarged porch area, as many of the historic homes have large front porches.
 - d. Shift the front doors to be next to each other to simulate 'french doors' as the last duplex did. This gives a more distinct 'single-family' feel.

FIGURE 6: EXAMPLE OF DECORATIVE SHAKES AND DOORS BEING NEXT TO EACH OTHER FROM PREVIOUS PROJECT



3. Landscaping – Due to the clear cutting of the existing trees on site without a permit, staff recommends that vegetation be added back to the site; both in front of the house for aesthetics (examples: hedges, potted plants, small landscaped areas with groundcover, small shrubs/trees, etc.) as well as trees for buffering the site. Staff would recommend the condition be to bring a landscaping plan back to the historic board for approval.

FIGURE 7: SITE PRIOR TO CLEAR CUTTING



FIGURE 8: SITE AFTER CLEAR CUTTING



STAFF RECOMMENDATION:

Staff would recommend one of the following actions be taken:

- Denial of the application; or
- Approval of the application with conditions:
 - Driveway/parking area revised
 - Additional architectural features to create compatibility to the district
 - Landscape plan brought to Historic Board for approval



Planning Department
23718 W US HWY 27, High Springs FL 32643

386-454-7322

223-000042

**CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL**

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: _____ PERMIT NO.: 223-000042
APPLICANT: Collins Place High Springs LLC PHONE: (352) 318-0533
PROJECT LOCATION: 18865 NW 244 St
OWNER'S NAME: Collins Place High Springs LLC
TAX PARCEL NUMBER: 00870-000-000 and 00870-001-000

DESCRIPTION OF PROJECT:
2 duplexes on split lot (1 to face NW 244 St / 2nd to face NW 189th Ave - unknown address at this time)
These will be the same duplexes built on NW 244 St near US Hwy 27 (same floor plan and exterior finishes)

LIST OF MATERIALS AND COLORS:
Metal roof - silver in color
Hardy board siding - shitake color (tan) with white trim

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.

[Signature]
Applicant Signature

R David Sutton
Print Name

NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

STAFF USE ONLY: APPROVED _____ NOT APPROVED _____

ZONING ADMINISTRATOR

DATE

Collins Place High Springs, LLC.
Project Description

The duplexes will have the same floor plan and design as the ones located just south of the property on NW 244 Street. Construction will consist of hardy siding and a metal roof. The exterior color of the building will be shitake (Sherwin Williams paint color) which is a dark tan color. The trim will be white and exterior doors will either be red or navy in color (undecided at this point).

Landscaping will be minimal but will have some shrubbery around the buildings.

Pictures of the existing duplexes on NW 244 Street near the Chevron have been included for reference.

If you have any questions, please do not hesitate to ask. I will be attending the meeting on June 20.

Thanks,



David Sutton

**Collins Place High Springs, LLC.
Special Exception and COA Application Response**

Sec. 11.08.03- General Standards for Approval

If the procedural requirements above have been met and the plan board is empowered to hear the application for special exception, the plan board shall conduct a public hearing and review the application for special exception as submitted. Prior to granting a special exception approval, the plan board shall ensure that:

(a) There is: (1) ingress and egress to the development and proposed structures, with particular reference to automotive and pedestrian safety; (2) separation of automotive, bicycle, traffic and control; (3) provision of services and servicing of utilities and refuse collection; and (4) accesses for fire, catastrophe and emergency services. Access management standards on state and county roads shall be based on the latest access management standards of the Florida Department of Transportation "FDOT", or Alachua County, respectively.

The 2 structures will have access from 2 city roads- NW 244 Street and NW 189 Avenue. Both of these allow access for emergency services and utilities. County and state roads are not applicable in this project.

(b) The location and relationship of off-street parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development does not impose a traffic or safety hazard, with particular reference to automotive, bicycle, and pedestrian traffic; does not unnecessarily impede traffic flow and control, access in case of fire or catastrophe; or if screening and landscaping are adequate or excessive.

Both duplexes will have driveways with four parking spaces, two for each unit. The drives will connect to one building to NW 244 St and the other to NW 189 Ave. Neither will impede any flow of traffic.

(c) If necessary, a completed traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of services of adjacent streets and intersections. Transportation system management techniques may be required, where necessary, to offset the traffic impacts.

N/A

(d) The drainage on the property is adequate with particular reference to the effects of provisions for drainage on adjacent and nearby properties, or the requirements of on-site

retention systems. The commission may grant approval as required by the Suwannee River Water Management District (SRWMD).

The drainage on each parcel is sufficient for the size building. Runoff will not have an affect on surrounding residences. SRWMD has not been contacted for this project.

(e) Any signs or proposed exterior lighting does not create an unnecessary glare, or constitute a traffic safety hazard, and are compatibility and harmonious with adjacent properties.

This is not a commercial project so there will not be any signage and exterior lighting will consist of floodlights and door lights as with any other residence.

(f) The orientation and location of buildings, recreational facilities, and open space in relation to the physical characteristics of the site is adequate, and the character of the neighborhood and the appearance and harmony of the building, with adjacent development and surrounding landscape are not materially adversely affected.

The location of the duplexes (available with site plan turned in) does not cause a detriment to the neighborhood. Other similar units located south on NW 244 St (although on commercially zoned property are still part of the neighborhood) fit nicely with the area. A newer residence just south of the proposed location on NW 244 Street has hardy board siding, the same type we will be using. Metal roofs are also very prevalent within the area.

(g) The intended use is compatibility with the existing natural environment of the site, historical and archaeological sites, and with properties in the neighborhood as outlined in the city's Comprehensive Plan.

The intended use will be residential fitting within the current R2 zoning. This application and response is for the special exception which is allowed also. Although the historic home on the property was not able to be preserved due to neglect and deterioration, this project is being built to honor our family who lived on the property before.

(h) There are no substantial detrimental effects to the proposed use. In considering this the commission should evaluate the impact of the concentration of similar or the same uses and/or structures on property values in the neighborhood.

There are not any detrimental effects to the proposed use. We are seeking to provide additional affordable housing that is needed in this community.

(i) There are no substantial detrimental effects to the proposed use. In considering this the commission should evaluate the impact of the concentration of similar or the same uses and/or structures on living or working conditions in the neighborhood.

There are not any detrimental effects to the proposed use. We are seeking to provide additional affordable housing that is needed in this community.

(j) The setbacks, screens, buffers, and general amenities to preserve internal and external harmony and compatibility with uses, inside and outside the proposed development are sufficient and adequate to control adverse effects of noise, lights, dust, fumes and other nuisances.

All setbacks have been followed according to the city building code and to preserve fruit trees remaining on the property.

(k) The land area is sufficient, appropriate, and adequate for the use and reasonable anticipated operations and expansion thereof.

The land area is suitable for this use and has been previously approved by city staff to be split into two parcels.

(l) The general amenities included as part of the development complement the character of the surrounding area.

The general amenities of the buildings will reflect nicely in the neighborhood. As stated previously, just south on NW 244 Street there are duplexes, although zoned commercially, are still part of the neighborhood and create a nice impression as you enter the area from US HWY 27 on NW 244 Street heading north.

(m) There is landscaping, as required in article VII of the LDC, and a preservation of natural man-made features of the site including trees, wetlands, and other vegetation.

Landscaping will be provided around the exterior of the buildings. This can be seen by the pictures submitted with the application.

(n) The development is sensitivity to on-site and/or adjacent (within 200 feet) historical or archaeological resources related to scale, mass, building materials, and other impacts.

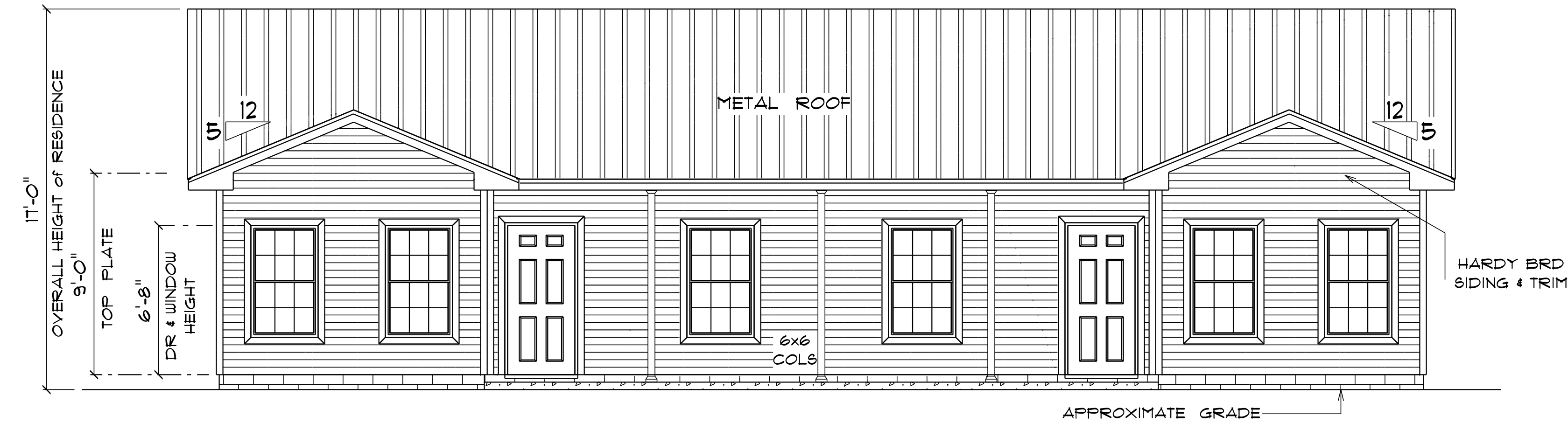
The development will not have an effect on other surrounding structures. As stated previously, building design and materials used are already on residences immediately surrounding the project site.

(o) The development meets adopted levels of services, and meets the requirements for a Certificate of Concurrency by complying with the adopted levels of services for:

- a. Water.**
- b. Sewer.**
- c. Parks and recreation.**
- d. Drainage.**
- e. Traffic.**
- f. Schools.**

The two buildings meet these levels. The contractor has spoken with public works regarding the installation of a new grinder system and water meter and was advised it was not an issue.





* FRONT ELEVATION *

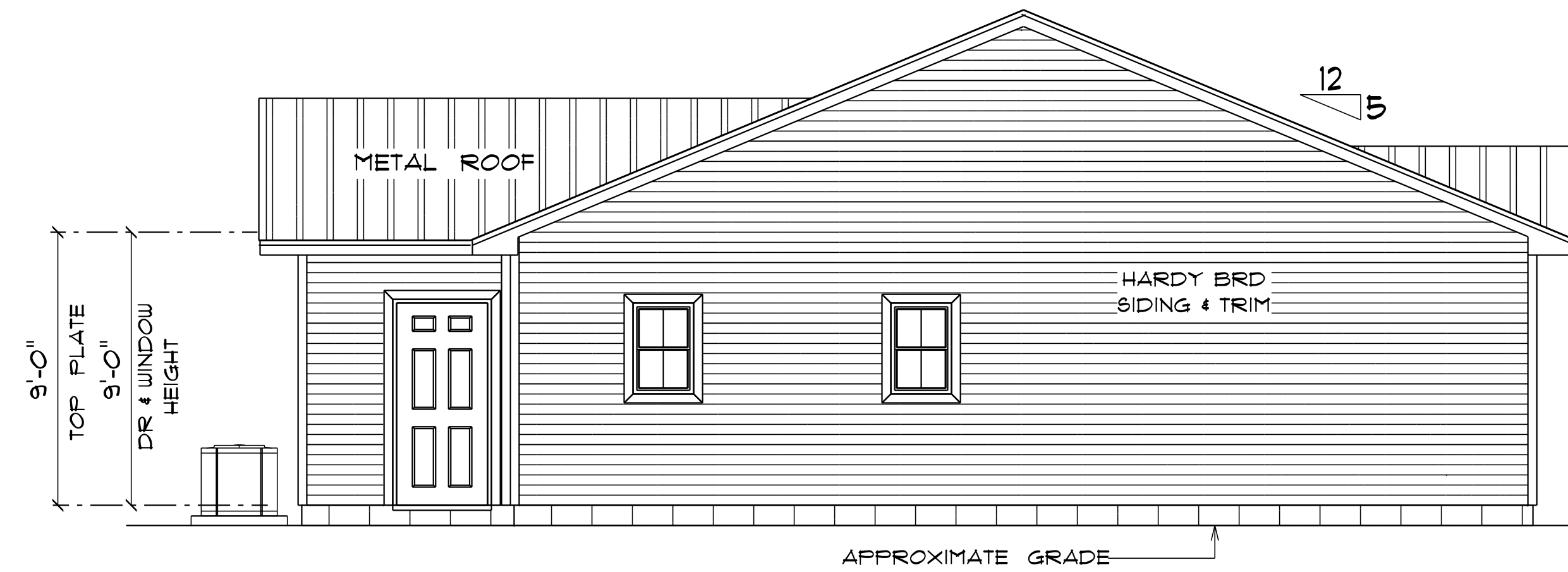
SCALE : 3/16" = 1'-0"

NOTE :
18" OVERHANG ON EAVES
5/12 PITCH



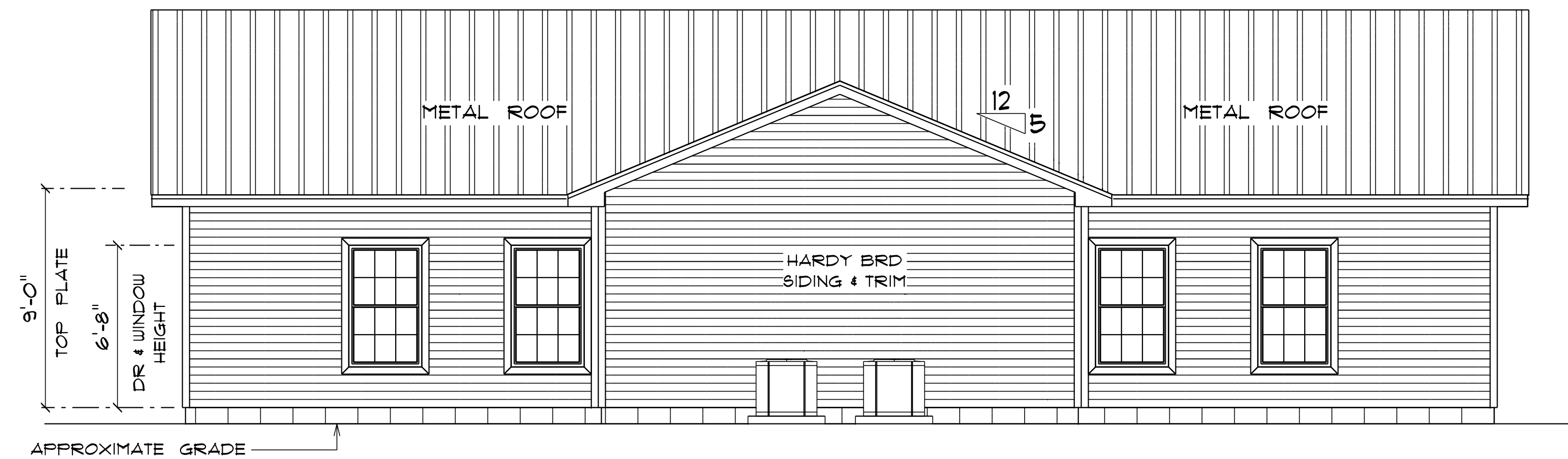
* RIGHT SIDE ELEVATION *

SCALE : 3/16" = 1'-0"



* LEFT SIDE ELEVATION *

SCALE : 3/16" = 1'-0"



* REAR ELEVATION *

SCALE : 3/16" = 1'-0"

DUPLEX
for
C.W. CONSTRUCTION
LOT #5

WHITE SPRINGS
FLORIDA

Teena M. Ruffo
2925 SW 58 47
Lake City Florida, 32025
Cell: (386) 867-1191
Email: teenaruffo@gmail.com

PRINTED DATE:
Friday, May 7, 2021

DRAWN BY: Teena M. Ruffo CHECKED BY:

BUILDING CONTRACTOR
CK CONSTRUCTION

FINALS DATE:

JOB NUMBER:

DRAWING NUMBER

A-4

OF 5 SHEETS

NEW BUSINESS

Z24-000014: CERTIFICATE OF APPROPRIATENESS
RESIDENTIAL RENOVATIONS (FORREST)

City of High Springs
23718 W US HWY 27
High Springs, Florida 32643



Telephone (386) 454-7322
Facsimile: (386) 454-2126
Web: www.highsprings.us

PLANNING DEPARTMENT

STAFF REPORT

SUBJECT: Certificate of Appropriateness – Residential Renovations (Forrest)
APPLICANT: Shannon Forrest
REQUEST: Residential Renovations (Exterior paint, porch siding, front door, copper gutters, repair/extend privacy fence)

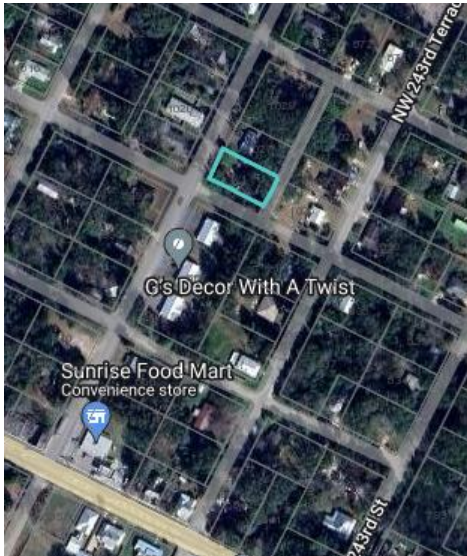
PROJECT LOCATION:

Tax Parcel: 01026-001-000

Address: 24384 NW 187th Road

Property Owner: Shannon Forrest

FIGURE 1: LOCATION



BACKGROUND:

At the previous meeting, the Historic Board approved for a shed to be placed at the site, with the condition that the color be changed from black siding to a 'light color'.

After the meeting occurred it was reported to the planning office that the house itself had been painted all black. Staff reached out to the owner to have them apply for a Certificate of Appropriateness.

Their submittal to our office outlines the following proposed changes:

- Paint exterior of house black with white trim
- Replace interior siding on front porch with stained wood planks
- Replace front door with frosted window and painted green.
- Add copper or copper colored gutters
- Repair and extend privacy fence.

FIGURE 2: ORIGINAL PAINT COLORS ON SITE



Originally, the house was a cream/white color with green trim/accent.

FIGURE 3: CURRENT PAINT (UNPERMITTED)



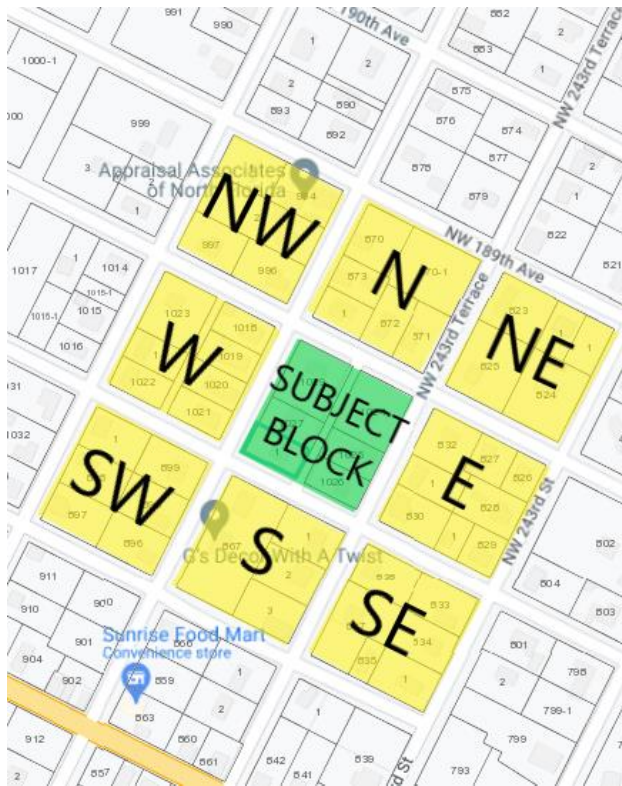
The current color of the house is black, which was done without a Certificate of Appropriateness.

ANALYSIS:

1. Black exterior paint with white trim:

There are no instances of black siding paint within the surrounding adjacent blocks. There are, however, instances of black as the trim/accent color.

See below figure where I have labeled the adjacent blocks, and collected the information in a table of existing colors of homes:



SUBJECT BLOCK		
Main House Color	Trim	Other Accent Colors
Cream	Light Brown	Red door
Red Brick Home	N/A	White door
White	Blue/Grey trim	Brown door
Light Yellow	White Trim	White door with decorative frosted glass
White	Grey	Grey accents. Seafoam door.
White	White	Couldn't see actual door from road, but the screen door is white.
SOUTHERN ADJACENT BLOCK		
Main House Color	Trim	Other Accent Colors
Tan/Grey	White	Light blue door
Tan/Grey	White	Light blue door
Tan/Grey	White	Light blue door
Yellow	White	Brown door
Grey/Blue	White	Dark colored door (couldn't tell from road – door is set back in porch)
Light green	White	Red door
SOUTH-WEST ADJACENT BLOCK		
Main House Color	Trim	Other Accent Colors
White	White	White door
Peach	Green	White door
White	Brown	Brown door
Brown	White	Brown/cream door
Light green	Brown	Brown door, frosted glass. Porch is brown.
White	Green trim	Could not see door from road.
SOUTH-EAST ADJACENT BLOCK		
Main House Color	Trim	Other Accent Colors
Tan	White	Reddish brown door
Light blue	Light blue	Purple door
Yellow	Green	Green door
White	Green	Green door

Brown	White	Red/Orange door
Light blue/green	Blue/Green	White door
EAST ADJACENT BLOCK		
Main House Color	Trim	Other Accent Colors
White	Red	White door
Yellow	Grey/Blue	Grey Blue door
White	Black	Red door
Cream	White	Could not see door from road due to porch/fencing.
Light grey/blue	White	Red door. Red Accents. Accessory structure (shed) is white with black trim.
White	Grey window trim	Black accents. Red brick accents. White door.
White/very light grey	White	Grey/Blue accents. Brown door.
White/very light grey	White	Grey/Blue accents. Grey/Blue door.
NORTH-EAST ADJACENT BLOCK		
Main House Color	Trim	Other Accent Colors
White	White	Green accents. Cream door.
Light seafoam	Black trim	Yellow and White door.
Light Green	White	White door.
Grey	White	White door
White	White	White door
NORTH ADJACENT BLOCK		
Main House Color	Trim	Other Accent Colors
Tan	White	White door.
Light green	White	White door.
Cream	White	Black accents. Black door.
Grey	White trim	Cream door.
NORTH-WEST ADJACENT BLOCK		
Main House Color	Trim	Other Accent Colors
Cream	White	Grey/White door.
Red	White	Jasper (dark green) floor of porch
Blue/green	White	Red door. Red accessory structures (shed) with white trim
Tan	Green	Green door
Grey/Blue	Grey/Blue	Brown door
WEST ADJACENT BLOCK		
Main House Color	Trim	Other Accent Colors
Yellow	White	Dark colored door (could not see color through screen porch)
Tan/Yellow	White	Black door
White	Green	White door
Cream	Blue/Grey	Could not see color through screened porch.
White	Brown	White door
Reddish brown	White	Dark brown pillar. Could not see majority of house due to foliage/carport
Tan	White	Dark brown or black. Red or brown door.

Examples in the area of houses with black trim or accents:



(Parcel 00832-000-000 – on the east adjacent block)



(Parcel 00828-000-000 – on the east adjacent block)



(Parcel 00823-000-000 – on the north-east adjacent block)



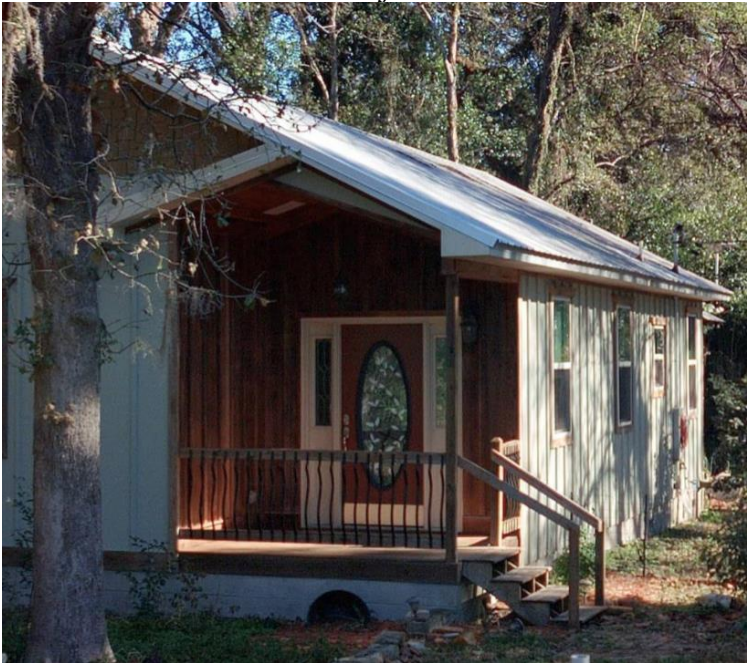
(Parcel 00873-001-000 – on the north adjacent block)

Similar to the shed that was proposed on the same property, staff is of the opinion that a house with a main color of black does not fit the area. Black is most suited to trim or accent color. The best option for the district would be to change the paint color – however, staff is not opposed to exploring other options/ideas from the Board that might help in lightening up the structure as a whole, as we do understand this paint has already been placed.

2. Replace interior siding on front porch with stained wood planks
The examples per the applicant:



I found one instance in the adjacent blocks of a similar installation:



(Parcel 00898-000-000 – South-west adjacent block)

3. Replace front door with frosted window and painted green
There are several instances of frosted or decorative doors within the district (such as in the photo above with the wooden siding example).

As for the color, the applicant gave us these examples:

New Front Door Style:



Front Door Color Options:



The green/teal/blue colors are all existing colors in the district. Additionally, I found the following examples in the district for decorative doors or similarly colored doors:



4. Add copper or copper colored gutters

The applicant proposes copper/copper-colored gutters, either K-style or Half Round. The gutters on the subject house were previously white, but were removed during a siding repair, as they were falling apart. They were aluminum K-style gutters.

I could not find any instances of copper colored gutters in the area. Of the houses that had visible gutters, they were the average white gutters.

5. Repair and extend privacy fence.

The applicant proposes to repair the existing privacy fence, and remove the small picket fence in the front that is rotting. No issues anticipated.

Photo of existing fence (Google Maps Oct. 2023):



Other side of house, where the picket fence is (Google Maps March 2021):





Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

**CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL**

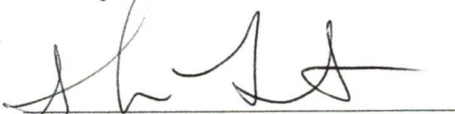
Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 2/27/24 PERMIT NO.: Z24-000014
APPLICANT: Shannon Forrest PHONE: 334-714-1984
PROJECT LOCATION: 24384 NW 187th RD
OWNER'S NAME: Shannon Forrest
TAX PARCEL NUMBER: _____
DESCRIPTION OF PROJECT:
Paint exterior of the house black with white trim. Replace interior siding on front porch
with stained wood planks. Replace front door with frosted window and painted green.
Add copper or copper colored gutters. Repair and extend privacy fence - see document.
Remove rotted picket fence.

LIST OF MATERIALS AND COLORS:
Siding - black; trim - white; porch walls - stained pine planks; front door - green
with frosted window; copper gutters;

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.


Applicant Signature

Shannon Forrest
Print Name

NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

STAFF USE ONLY: APPROVED _____ NOT APPROVED _____

ZONING ADMINISTRATOR

DATE

Reference Photos:

Black siding with white trim

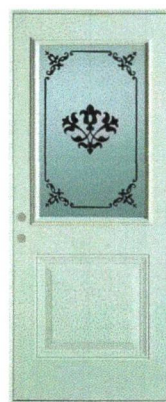


Reference Photos:

Front porch interior siding stained pine planks

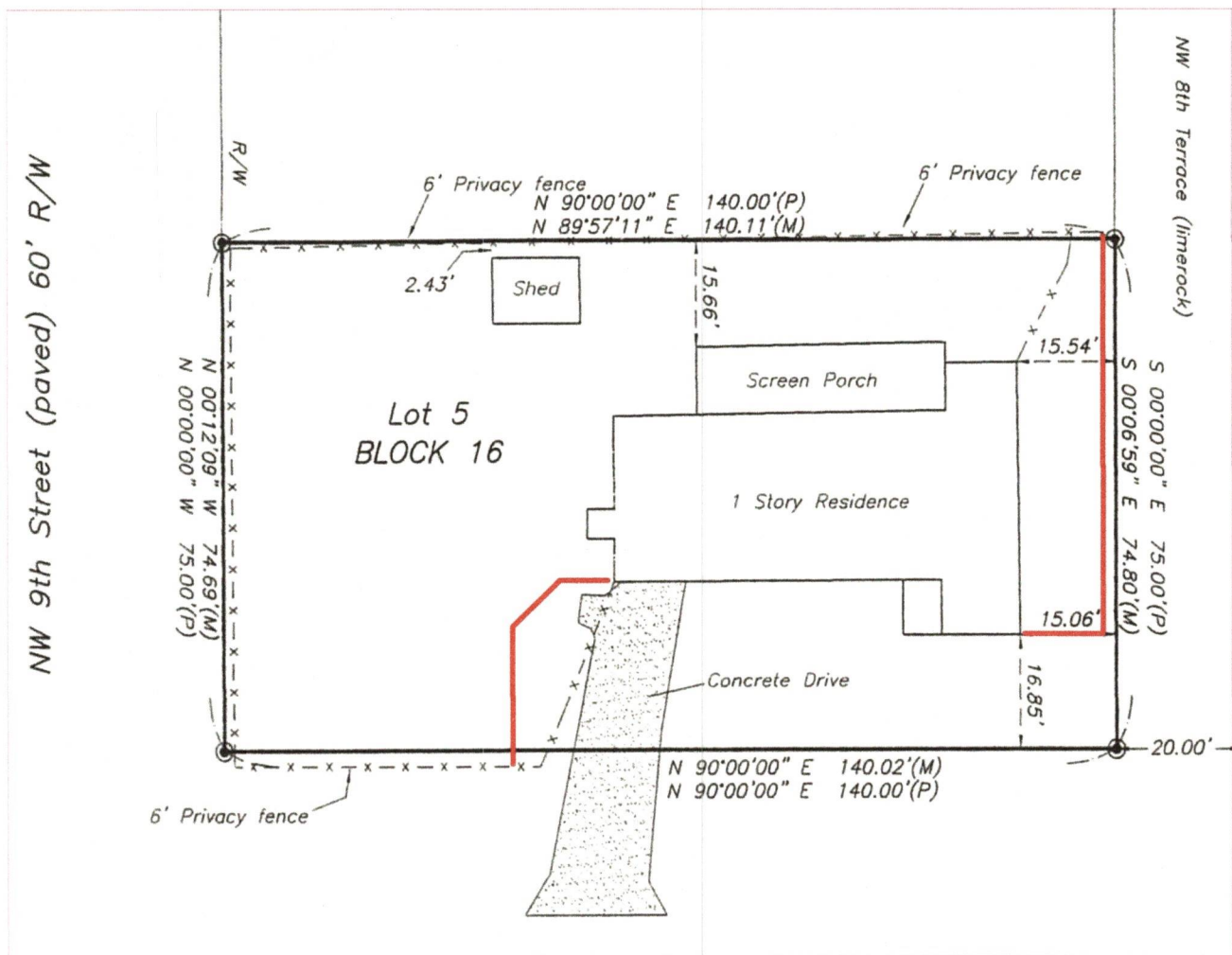


New Front Door Style:



Front Door Color Options:





6' Privacy fence will be replaced in the original location, except where noted in **RED**



NEW BUSINESS

Z24-000015: CERTIFICATE OF APPROPRIATENESS
REROOF (WATKINS)

City of High Springs
23718 W US HWY 27
High Springs, Florida 32643



Telephone (386) 454-7322
Facsimile: (386) 454-2126
Web: www.highsprings.us

PLANNING DEPARTMENT

STAFF REPORT

SUBJECT: Certificate of Appropriateness – Reroof (Watkins)
APPLICANT: Worthmann LLC (contractor for Dennis Watkins, the owner)
REQUEST: Remove existing shingles and replace with metal roof

PROJECT LOCATION:

Tax Parcel: 00853-001-000

Address: 18574 NW 243rd Terrace

Property Owner: Dennis Watkins

FIGURE 1: LOCATION

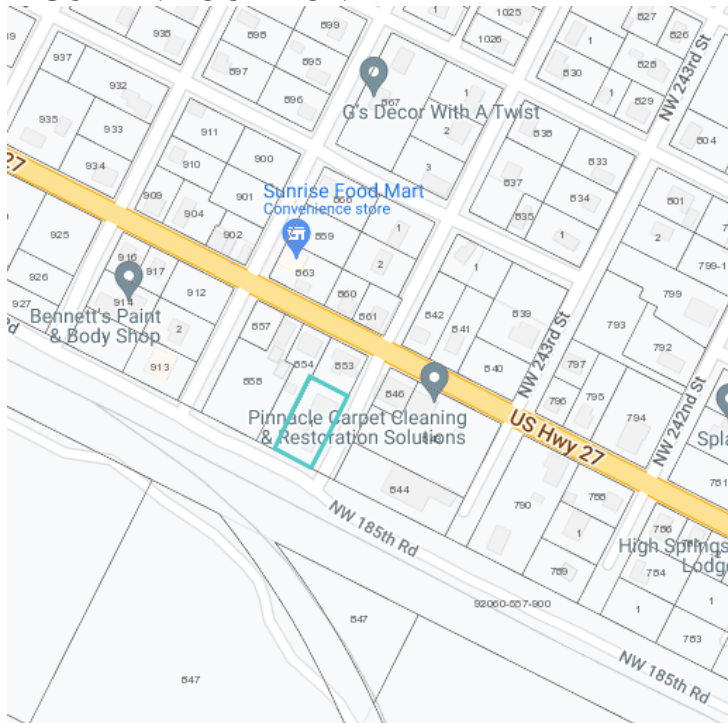


FIGURE 2: SUBJECT PROPERTY



(Photo from Google Maps March 2023)

The applicant proposes to remove the existing shingles, and replace with a metal roof. All three of the existing neighbors on the same block have metal roofs.

Neighboring three houses:





14007
WATKINS

Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL

Z 24-000015

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 2/27/2024 PERMIT NO.: RFP-24-000022
APPLICANT: WORTHMANN LLC PHONE: 352-472-3228
PROJECT LOCATION: 18574 NW 243 TER, HIGH SPRINGS, FL 32643
OWNER'S NAME: DENNIS WATKINS
TAX PARCEL NUMBER: 00853-001-000

DESCRIPTION OF PROJECT:

Remove shingles that are existing.
Replace with new 26 gauge metal roof.

LIST OF MATERIALS AND COLORS:

galvalume - roof, Accessory and drip edge

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.

[Signature]

Applicant Signature

Drew Worthmann

Print Name

NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

STAFF USE ONLY:

APPROVED _____

NOT APPROVED _____

ZONING ADMINISTRATOR _____

DATE _____

NEW BUSINESS

Z24-000016: CERTIFICATE OF APPROPRIATENESS
AWNINGS (TWO FINGER PROPERTIES LLC)

City of High Springs
23718 W US HWY 27
High Springs, Florida 32643



Telephone (386) 454-7322
Facsimile: (386) 454-2126
Web: www.highsprings.us

PLANNING DEPARTMENT

STAFF REPORT

SUBJECT: Certificate of Appropriateness – Awnings
APPLICANT: Two Finger Properties LLC
REQUEST: Remove existing awning and install black metal awning

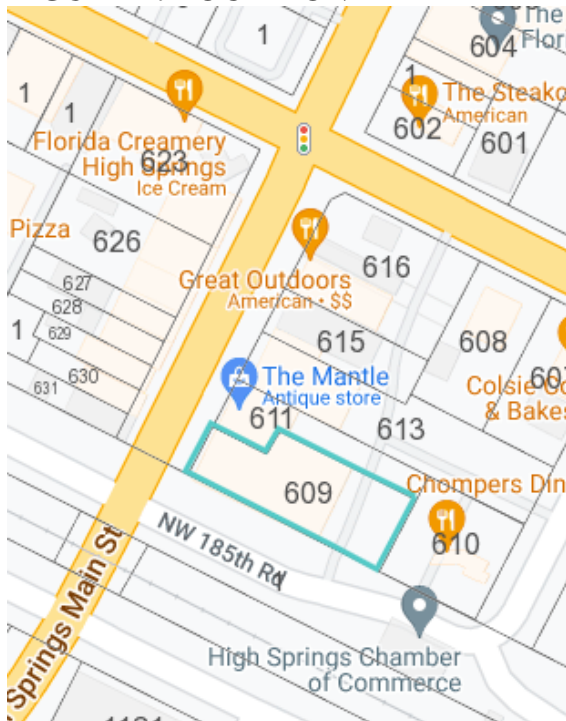
PROJECT LOCATION:

Tax Parcel: 00609-000-000

Address: 18559 and 18555 High Springs Main Street

Property Owner: Two Finger Properties LLC

FIGURE 1: LOCATION

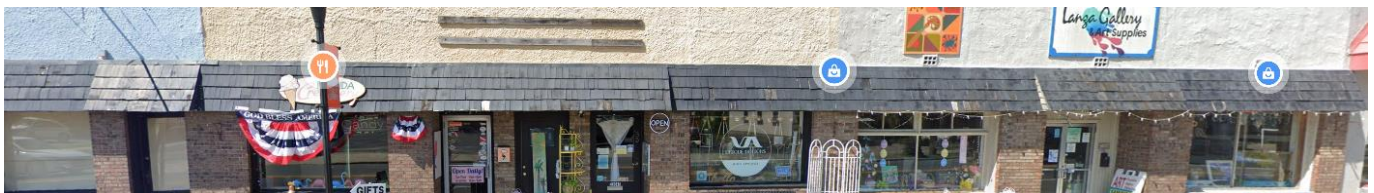


The applicant proposes the removal of the existing awning, and the installation of a black metal awning at the building where Decades and Good News Art are. The existing awning is beginning to deteriorate/warp. The applicant will also touch up the paint as needed once the item is removed (only to the upper black accent color)

FIGURE 2: EXISTING AWNING (Google Maps Oct. 2023)

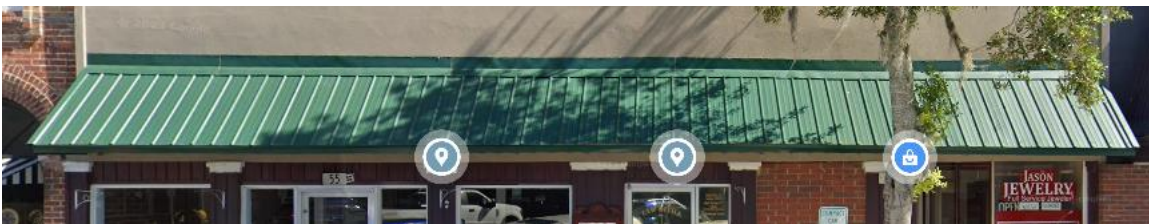
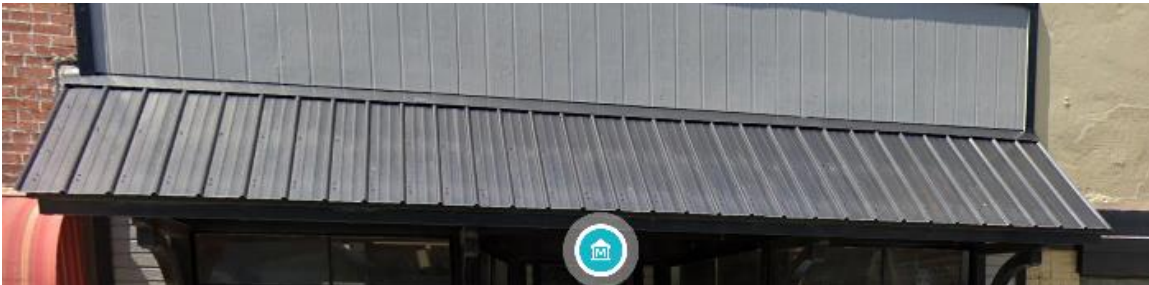


FIGURE 3: EXISTING AWNINGS IN THE AREA (Photos from Google Maps Oct. 2023)





Note: Historic Board voted to allow a black awning here at a previous meeting. It has not been changed yet, however.



Over all, there is a wide variety of materials, shapes, and colors for awnings in the downtown area.



Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

**CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL**

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 3-4-24 PERMIT NO.: Z24-000016
APPLICANT: Two Finger Properties LLC PHONE: 352-339-6297 - Kelly Barber
PROJECT LOCATION: 18559 & 18555 High Springs Main St (Decades + Good News Arts)
OWNER'S NAME: Two Finger Properties, LLC
TAX PARCEL NUMBER: 00609-000-000

DESCRIPTION OF PROJECT:

- Remove existing awning, install new black metal awning (5' wide)
- Above new awning may require touch-up painting - will use same paint color that is on the building now. (Black Fox SW 7020)

LIST OF MATERIALS AND COLORS:

Black metal awning

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.

[Signature]
Applicant Signature

Kelly Barber
Print Name

NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

STAFF USE ONLY: APPROVED _____ NOT APPROVED _____

ZONING ADMINISTRATOR

DATE



Existing awning is starting to deteriorate









- New awning will look similar to these
- Black metal

NEW BUSINESS

Z24-000017: CERTIFICATE OF APPROPRIATENESS
AWNINGS (SPRING BUILDING LLC)

City of High Springs
23718 W US HWY 27
High Springs, Florida 32643



Telephone (386) 454-7322
Facsimile: (386) 454-2126
Web: www.highsprings.us

PLANNING DEPARTMENT

STAFF REPORT

SUBJECT: Certificate of Appropriateness – Awnings
APPLICANT: Spring Building LLC
REQUEST: Remove existing awning and install black metal awning

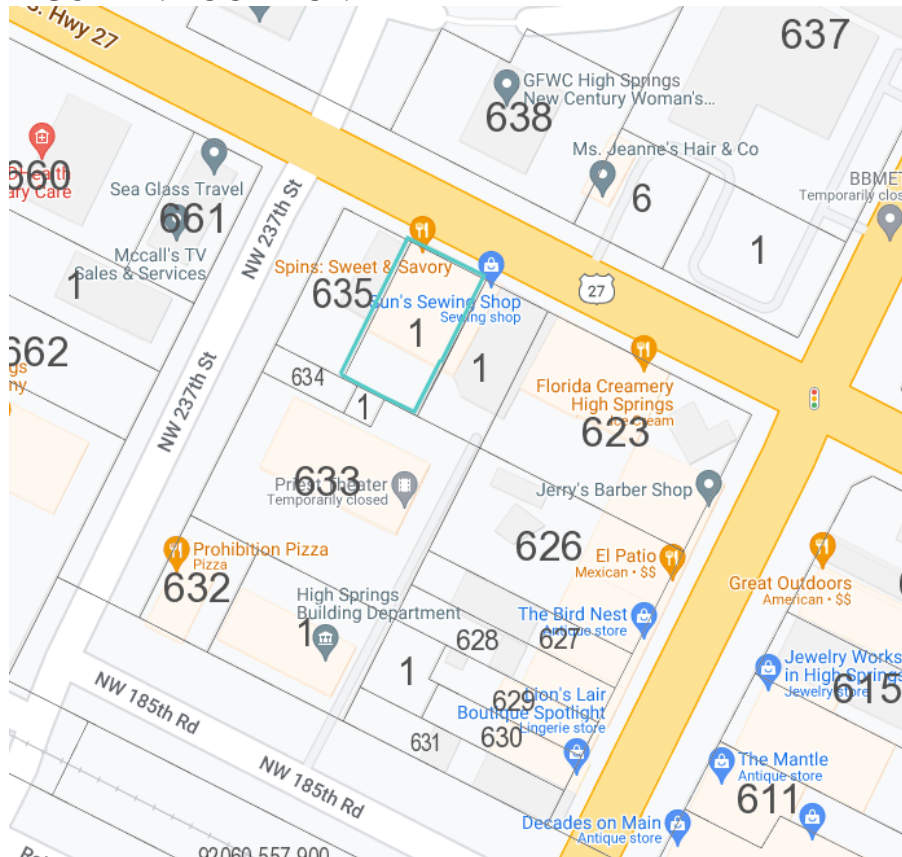
PROJECT LOCATION:

Tax Parcel: 00635-001-000

Address: 23669 W US HWY 27

Property Owner: Spring Building LLC

FIGURE 1: LOCATION



The applicant proposes the removal of the existing awning, and the installation of a black metal awning from Edward Jones to Spins.

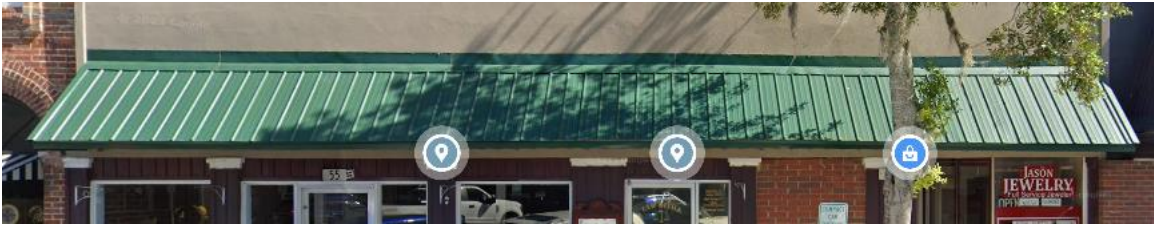
FIGURE 2: EXISTING AWNING (Google Maps Oct. 2023)



FIGURE 3: EXISTING AWNINGS IN THE AREA (Google Maps Oct. 2023)



Note: Historic Board voted to allow a black awning here at a previous meeting. It has not been changed yet, however.



Over all, there is a wide variety of materials, shapes, and colors for awnings in the downtown area.



Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

**CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL**

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 3-4-24 PERMIT NO.: 224-000017
APPLICANT: Spring Building, LLC PHONE: 352-339-6040 Christy Barber
PROJECT LOCATION: 23669 W US 27, High Springs FL
OWNER'S NAME: Spring Building, LLC
TAX PARCEL NUMBER: 00635-001-000

DESCRIPTION OF PROJECT:

• Remove existing fabric awnings
• Install new black metal awning
5' wide
length of building from Edward Jones to Spins

LIST OF MATERIALS AND COLORS:

Black metal awning

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.

Christy Barber
Applicant Signature

Christy Barber
Print Name

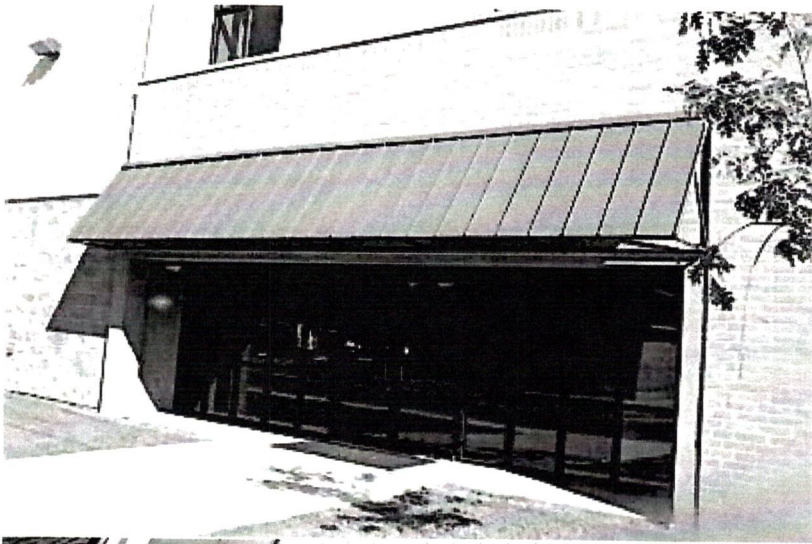
NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

STAFF USE ONLY: APPROVED _____ NOT APPROVED _____

ZONING ADMINISTRATOR

DATE





- New awnings will look similar to these
- Black metal

NEW BUSINESS

Z24-000018: CERTIFICATE OF APPROPRIATENESS
REROOF (HONEY BEE VENTURES)

City of High Springs
23718 W US HWY 27
High Springs, Florida 32643



Telephone (386) 454-7322
Facsimile: (386) 454-2126
Web: www.highsprings.us

PLANNING DEPARTMENT

STAFF REPORT

SUBJECT: Certificate of Appropriateness – Reroof
APPLICANT: True Force Roofing (contractor on behalf of owners)
REQUEST: Reroof

PROJECT LOCATION:

Tax Parcel: 00615-000-000

Address: 18581 High Springs Main Street, Ste. 20

Property Owner: Honey Bee Ventures

FIGURE 1: LOCATION



The applicant proposes the removal of the current flat roof membrane and foam insulation, and the installation of a new roof. Due to the materials changing, the item must come before the board. Please see the submittal documents for photos of the existing roof, as well as the proposed materials.



Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

**CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL**

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 2/27/24 PERMIT NO.: 224-000018
APPLICANT: True Force Roofing ~~No permit yet.~~
PROJECT LOCATION: 18581 High Springs Main Street. STE 20, High
OWNER'S NAME: Honey Bee Ventures Springs, FL 32643
TAX PARCEL NUMBER: 00615-000-000

DESCRIPTION OF PROJECT:

Scope of Work: Will remove existing flat roof membrane & foam insulation down to existing deck. Inspect and replace any bad wood. Will install new 2" ISO Board with screws/washers to ensure proper water flow & cover with new 60 mil TPO membrane with all trim/flashing.

LIST OF MATERIALS AND COLORS:

2" ISO BOARD/screws washers/Membrane Glue/60mil TPO. Membrane(white)
All Termination BAR & Galvalume Coping & Flashing to properly seal/secure the edges from any possibilities of leaks!

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.

[Signature]
Applicant Signature

Donald Burnsed
Print Name

NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

STAFF USE ONLY:

APPROVED _____

NOT APPROVED _____

ZONING ADMINISTRATOR

DATE







EverGuard® TPO 60 mil Membrane Information Sheet

Updated: 6/18



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*



EVERGUARD® TPO

MEMBRANE

60 MIL

Quality You Can
Trust...From
North America's
Largest Roofing
Manufacturer!™

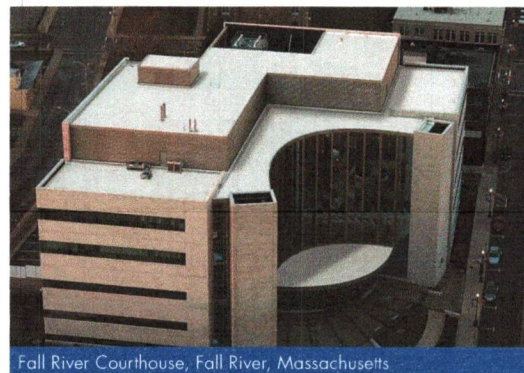
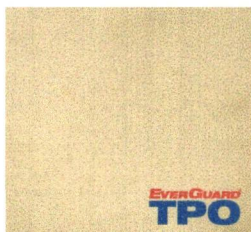
gaf.com

Why TPO

- Great Value—Excellent performance at a cost-effective price
- Excellent Seam Strength—Heat-welded seams provide greater seam strength to taped and other seams
- Long-term Weathering—Excellent long-term heat and UV resistance
- Energy Saving—Highly reflective and emissive white roof can help reduce energy costs and urban heat island effect
- CREST Energy Savings Calculator—See your potential savings at cool.gaf.com
- Versatile Application Method

Why GAF EverGuard® TPO

- Outperforms standard TPO in heat aging and UV tests—the best predictors of TPO performance
 - After accelerated heat aging at 275°F (135°C) for 105 days, EverGuard® TPO showed no cracking—while every one of the competitors' samples had failed! **See below:**
 - UV testing—Greater than 2.5 times the industry standard (ASTM D6878 weather resistance test)
- Guarantees are available up to 25 years when using EverGuard® TPO 60 mil Membrane.*
- Easier to install due to:
 - Large welding window
 - Most complete line of accessories
 - 10' (3.05 m) wide sheets



Installation

EverGuard® TPO 60 mil Membrane is suitable for all types of single-ply systems:

- Mechanically Attached Application...for a quick and cost-effective system that can be installed practically year-round.
- RhinoBond® Application...can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.*
- Adhered Application...can be installed with EverGuard® 1121 Solvent-Based Adhesive, EverGuard® Low VOC Adhesive, or EverGuard® WB181 Water-Based Adhesive for the smoothest appearance. Provides excellent wind uplift performance.

Accessories

Field fabrication of TPO accessories is time-consuming, costly, inconsistent, and can lead to unreliable details that compromise a watertight roofing system. EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity up to 200%,** while reducing installed cost by up to 12%.

*See applicable guarantee for complete coverage and restrictions.

**Based on GAF estimate to field-fabricate flashing details.



U.S. only



California
Title 24
Compliant



TPO membranes meet the
performance requirements
of ICC ER-6030

EverGuard® TPO 60 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	305 lbf x 290 lbf (454 x 432 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	135 lbf (membrane failure) (201.1 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	75 lbf x 130 lbf (111.8 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 lb. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 kJ/(m² · nm) at 340 nm	>25,000 kJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
Guarantee			
Up to 25 years			

*White, Energy Gray, and Energy Tan Membranes Only

**ENERGY STAR® only valid in the U.S.

Product Data

Roll Size	5'x 100'	6' x100'	8'x100'	10'x100'	12'x100'
	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	162 lb. (73.5 kg)	194.4 lb. (88.2 kg)	257 lb. (117 kg)	322 lb. (146.1 kg)	386.4 lb. (175.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/package tolerance and variation.					

RhinoBond® is a registered trademark of OMG.



gaf.com



Product Approval
USER: Public User

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OFFICE OF THE SECRETARY

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

FL #	FL5293-R57						
Application Type	Revision						
Code Version	2023						
Application Status	Approved						
Comments							
Archived	<input type="checkbox"/>						
Product Manufacturer	GAF						
Address/Phone/Email	1 Campus Drive Parisppany, NJ 07054 (800) 766-3411 mstieh@gaf.com						
Authorized Signature	Robert Nieminen lreith@nemoetc.com						
Technical Representative	William Broussard						
Address/Phone/Email	1 Campus Drive Parsippany, NJ 07054 (800) 766-3411 TechnicalQuestionsGAF@gaf.com						
Quality Assurance Representative							
Address/Phone/Email							
Category	Roofing						
Subcategory	Single Ply Roof Systems						
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer <input type="checkbox"/> Evaluation Report - Hardcopy Received						
Florida Engineer or Architect Name who developed the Evaluation Report	Robert Nieminen						
Florida License	PE-59166						
Quality Assurance Entity	UL LLC						
Quality Assurance Contract Expiration Date	07/12/2025						
Validated By	John W. Knezevich, PE <input checked="" type="checkbox"/> Validation Checklist - Hardcopy Received						
Certificate of Independence	FL5293_R57_COI_2023_01_COI_NIEMINEN.pdf						
Referenced Standard and Year (of Standard)	<table><thead><tr><th>Standard</th><th>Year</th></tr></thead><tbody><tr><td>ASTM D2178</td><td>2015</td></tr><tr><td>ASTM D4601</td><td>2012</td></tr></tbody></table>	Standard	Year	ASTM D2178	2015	ASTM D4601	2012
Standard	Year						
ASTM D2178	2015						
ASTM D4601	2012						

ASTM D4897	2016
ASTM D6163	2016
ASTM D6164	2016
ASTM D6222	2016
ASTM D6878	2021
ASTM G155	2013
FM 4470	2016
FM 4474	2011
TAS 114	2011

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted 08/18/2023
Date Validated 08/21/2023
Date Pending FBC Approval 08/30/2023
Date Approved 10/17/2023
Date Revised 12/19/2023

Summary of Products

FL #	Model, Number or Name	Description
5293.1	EverGuard TPO Roof Systems (HVHZ)	Thermoplastic polyolefin roofing systems for use in FBC HVHZ jurisdictions.
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: No Impact Resistant: N/A Design Pressure: +N/A/-502.5 Other: 1.) The design pressure noted in this application relates to on particular assembly. Refer to the PEER Appendix for all assemblies and associated design pressures. 2.) Refer to the PEER, Section 5 for Limits of Use.		Installation Instructions FL5293_R57_II_2023_08_04_FINAL_A1_PEER-GAF-009.B_HVHZ_FL5293-R57.pdf Verified By: Robert Nieminen PE-59166 Created by Independent Third Party: Yes Evaluation Reports FL5293_R57_AE_2023_08_04_FINAL_PEER-GAF-009.B_HVHZ_FL5293-R57.pdf Created by Independent Third Party: Yes
5293.2	EverGuard TPO Roof Systems (NON-HVHZ)	Thermoplastic polyolefin roofing systems for use in FBC non-HVHZ jurisdictions.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: +N/A/-502.5 Other: 1.) The design pressure noted in this application relates to on particular assembly. Refer to the PEER Appendix for all assemblies and associated design pressures. 2.) Refer to the PEER, Section 5 for Limits of Use.		Installation Instructions FL5293_R57_II_2023_08_04_FINAL_A1_PEER-GAF-009.A_NON-HVHZ_FL5293-R57.pdf Verified By: Robert Nieminen PE-59166 Created by Independent Third Party: Yes Evaluation Reports FL5293_R57_AE_2023_08_04_FINAL_PEER-GAF-009.A_NON-HVHZ_FL5293-R57.pdf Created by Independent Third Party: Yes

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NEW BUSINESS

Z24-000019: CERTIFICATE OF APPROPRIATENESS
SHED (GARCIA)

City of High Springs
23718 W US HWY 27
High Springs, Florida 32643



Telephone (386) 454-7322
Facsimile: (386) 454-2126
Web: www.highsprings.us

PLANNING DEPARTMENT

STAFF REPORT

SUBJECT: Certificate of Appropriateness – Residential Shed
APPLICANT: Christian Garcia
REQUEST: Storage Shed

PROJECT LOCATION:

Tax Parcel: 00829-000-000

Address: 18758 NW 243rd Street

Property Owner: Christian Garcia

FIGURE 1: LOCATION



FIGURE 2: AREA TO BE INSTALLED



FIGURE 3: EXISTING HOUSE COLORS:





Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

**CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL**

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 2-14-2024 PERMIT NO.: 224-000019
APPLICANT: Christian Garcia PHONE: (239) 243-1512
PROJECT LOCATION: 18758 NW 243rd St High Springs, FL 32643
OWNER'S NAME: Christian Garcia & Amanda Di Lorenzo
TAX PARCEL NUMBER: 00829-000-000
DESCRIPTION OF PROJECT:
Shed for Storage

LIST OF MATERIALS AND COLORS:

Colors: Trim - Blue, Siding - White
Please see nelson building quote for full plans/materials

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.


Applicant Signature

Christian Garcia
Print Name

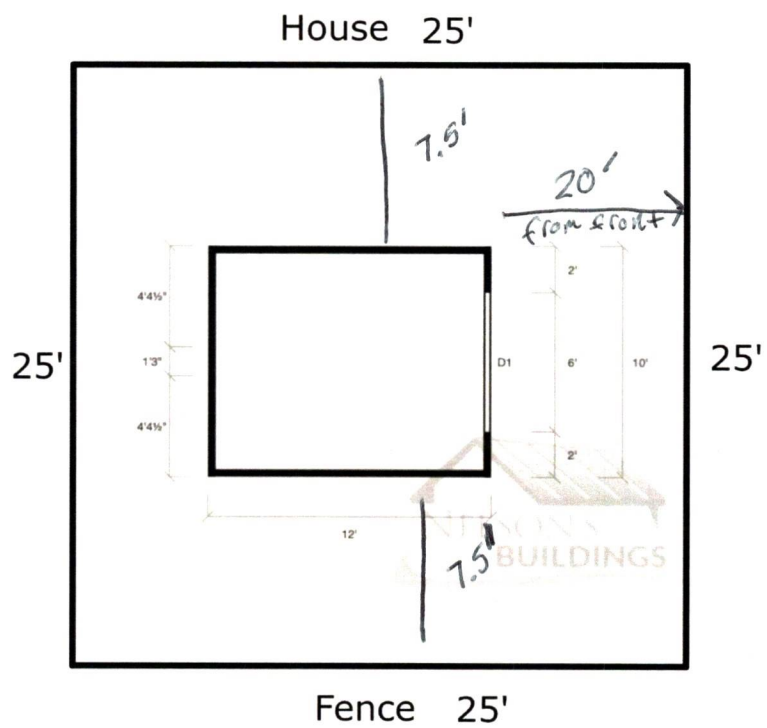
NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

STAFF USE ONLY: APPROVED _____

NOT APPROVED _____

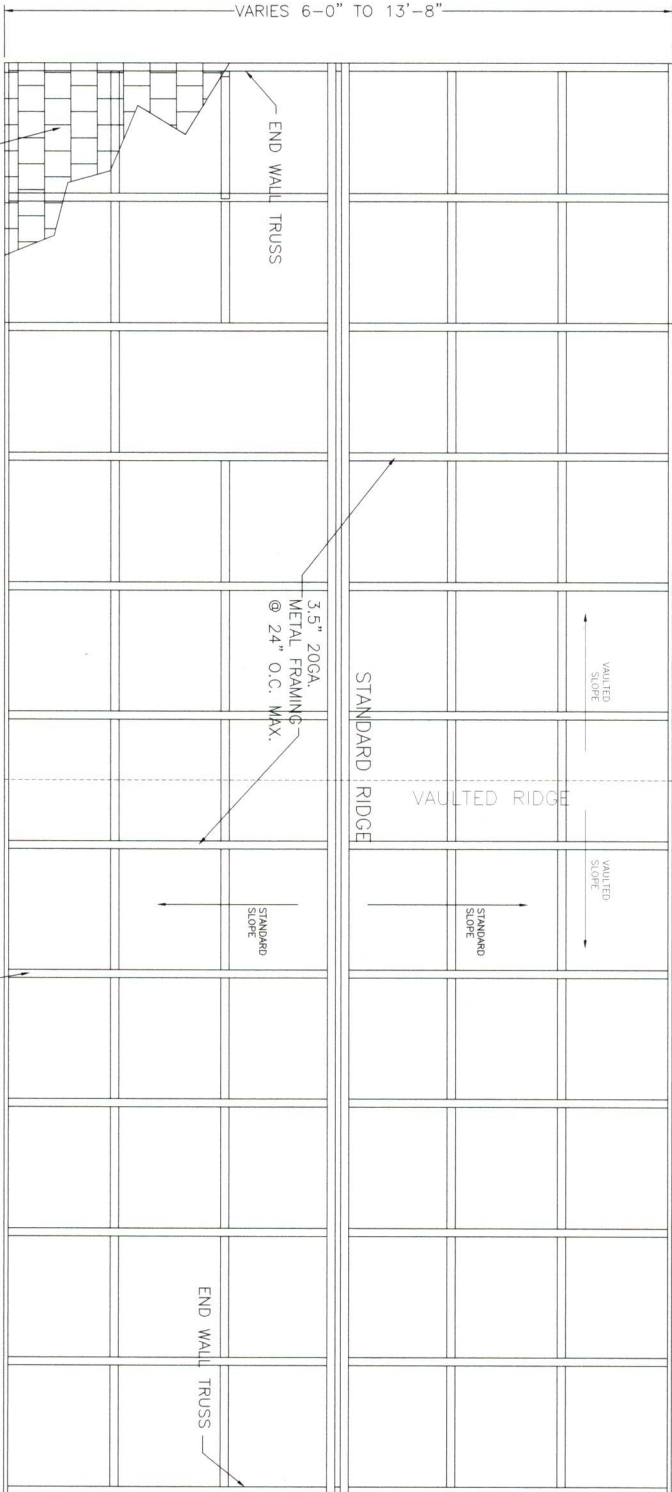
ZONING ADMINISTRATOR

DATE



OPTIONAL PORCH- 4' OR 6'-

50'-0" MAXIMUM BUILDING LENGTH - 30'-0" MAX FOR VAULTED ROOF



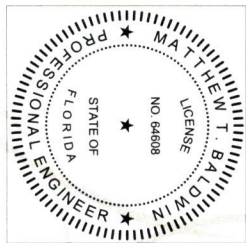
ROOF FRAMING PLAN

RAFTERS ARE IN-LINE WITH WALL STUDS FOR CONTINUOUS LOAD TRANSFER PATH

- ROOF SHEATHING OPTIONS:
- BOX RIB ALUMINUM
 - 29 GAUGE STEEL AG PANEL
 - STANDING SEAM STEEL
 - ASPHALT SHIGLES

MAXIMUM DESIGN PRESSURES									
170mph BASIC WIND SPEED									
ZONE	1	2a	2r	2e	3r	3e	4	5	
	+21.8	+31.9	+17.4	+17.4	+31.9	+31.9	+31.9	+38.2	
	-48.2	-115.2	-62.6	-24.7	-136.9	-115.2	-35.5	-48.4	

Digitally signed
by Matthew
Baldwin
Date:
2021.09.13
10:39:55 -04'00'



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW BALDWIN, PE, ON 09/13/2021.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

APPROVED FOR HVHZ

FBC 1626.1 EXCEPTION: F. STORAGE SHEETS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF
720 SQUARE FEET (67 M2) OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE.

- GENERAL NOTES:
1. FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
 2. BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY.
 3. THIS BUILDING IS EXEMPT FROM THE FBC PER SECTIONS 1010.4.2.4, 1602.1, 1602.2, 1602.3, 1602.4, 1602.5, 1602.6, 1602.7, 1602.8, 1602.9, 1603.0, 1603.1, 1603.2, 1603.3, 1603.4, 1603.5, 1603.6, 1603.7, 1603.8, 1603.9, 1604.0, 1604.1, 1604.2, 1604.3, 1604.4, 1604.5, 1604.6, 1604.7, 1604.8, 1604.9, 1605.0, 1605.1, 1605.2, 1605.3, 1605.4, 1605.5, 1605.6, 1605.7, 1605.8, 1605.9, 1606.0, 1606.1, 1606.2, 1606.3, 1606.4, 1606.5, 1606.6, 1606.7, 1606.8, 1606.9, 1607.0, 1607.1, 1607.2, 1607.3, 1607.4, 1607.5, 1607.6, 1607.7, 1607.8, 1607.9, 1608.0, 1608.1, 1608.2, 1608.3, 1608.4, 1608.5, 1608.6, 1608.7, 1608.8, 1608.9, 1609.0, 1609.1, 1609.2, 1609.3, 1609.4, 1609.5, 1609.6, 1609.7, 1609.8, 1609.9, 1610.0, 1610.1, 1610.2, 1610.3, 1610.4, 1610.5, 1610.6, 1610.7, 1610.8, 1610.9, 1611.0, 1611.1, 1611.2, 1611.3, 1611.4, 1611.5, 1611.6, 1611.7, 1611.8, 1611.9, 1612.0, 1612.1, 1612.2, 1612.3, 1612.4, 1612.5, 1612.6, 1612.7, 1612.8, 1612.9, 1613.0, 1613.1, 1613.2, 1613.3, 1613.4, 1613.5, 1613.6, 1613.7, 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409 DIXON STREET
VIDALIA, GEORGIA 30474
PHONE NUMBER: (912) 538-1888

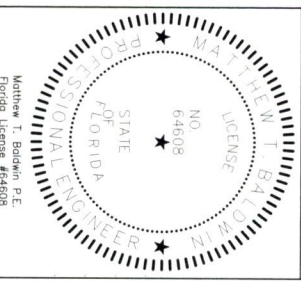
PHONE NUMBER: (912) 538-1888

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REVISIONS			
REV	DESCRIPTION	DATE	BY

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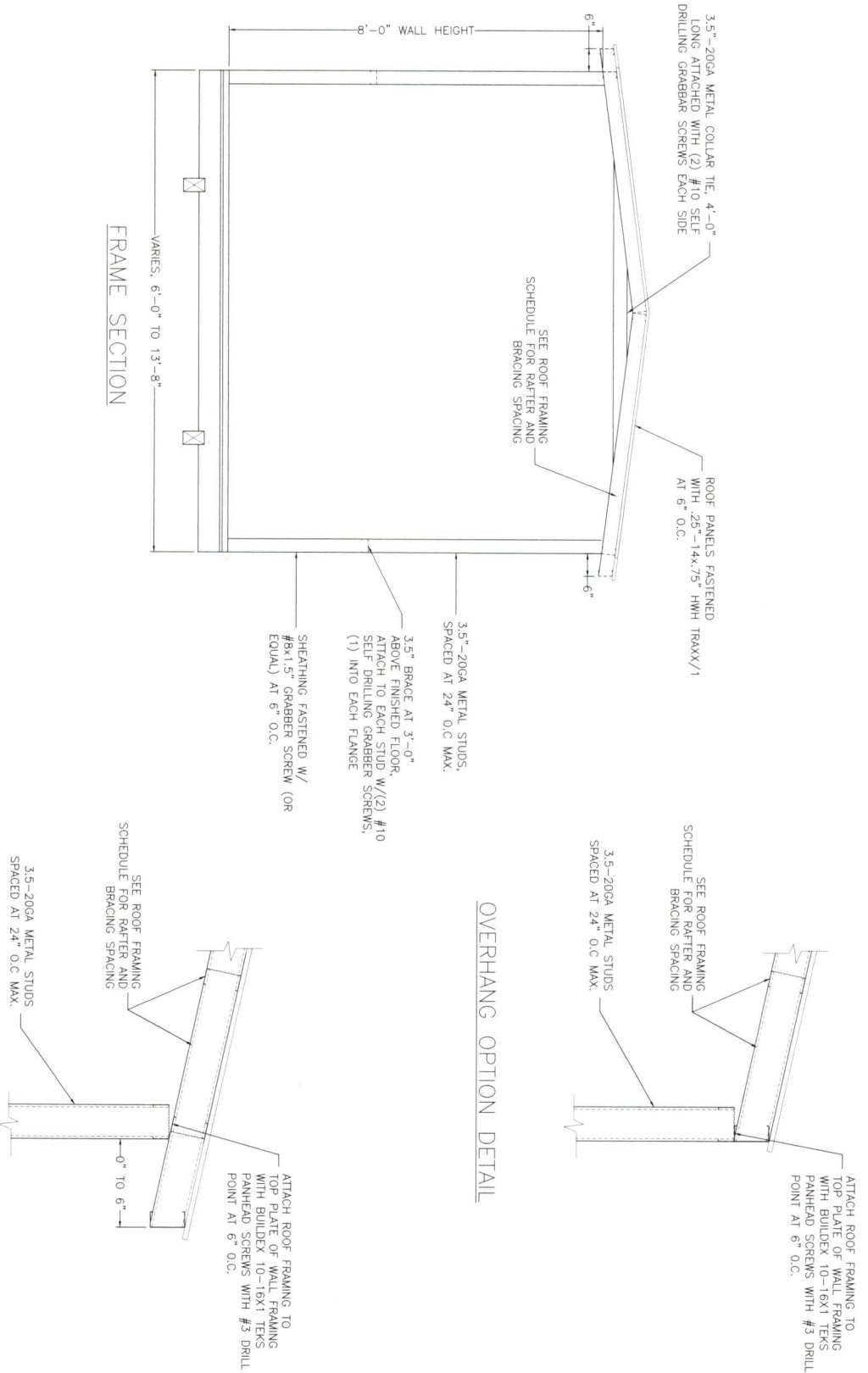
Drawn By:	MTB
Date:	11-15-20
Scale:	NTS
Model#:	LB-S-LBE-170D



Matthew T. Baldwin P.E.
Florida License #64608

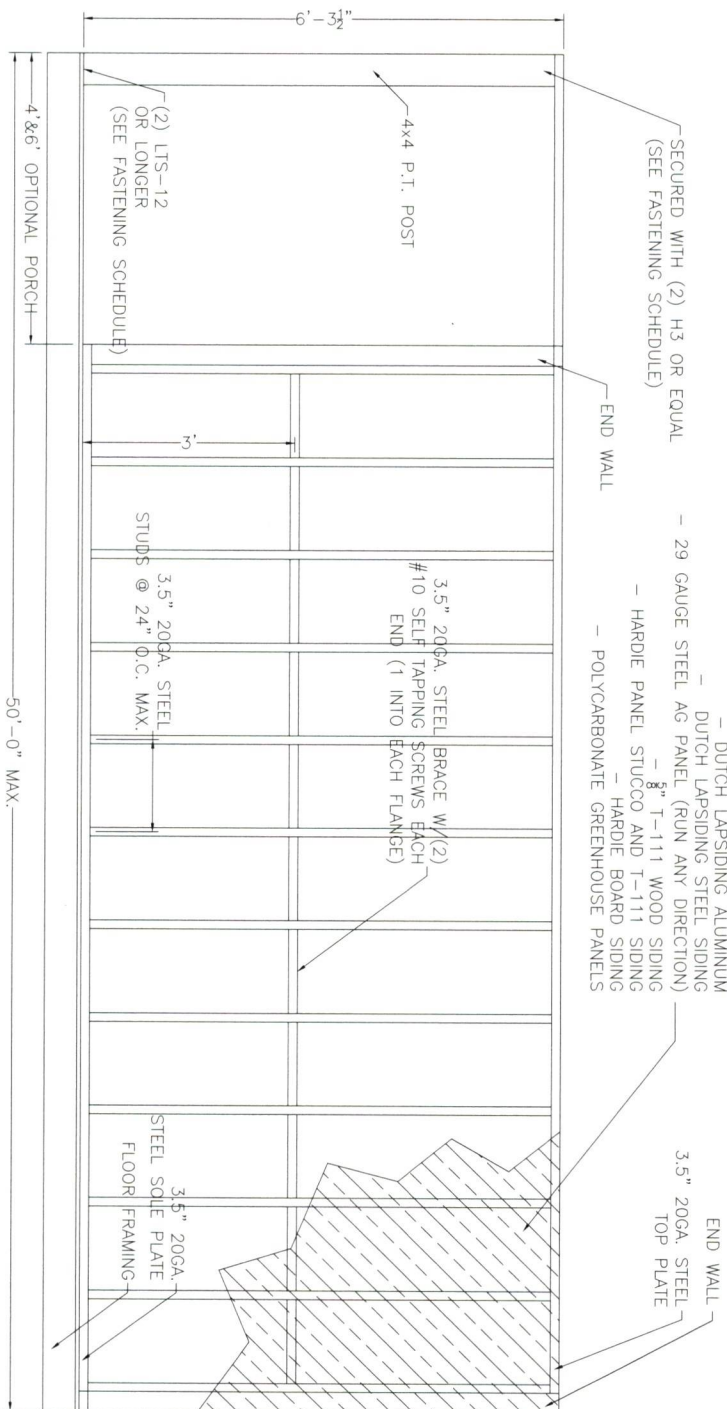
Sheet: FBPR-2 OF 7

TITLE: ROOF DETAILS-STEEL LAP/BOX EAVE



OVERHANG OPTION DETAIL

OVERHANG OPTION DETAIL



STANDARD WALL DETAIL

SHAP & FASTER METHOD (AI)				
	SHAP	FASTER	SHAP	FASTER
DATA(1)	100	320	4-60	4-60
DATA(2)	100	320	4-60	4-60
DATA(3)	100	320	4-60	4-60
DATA(4)	100	320	4-60	4-60
DATA(5)	100	320	4-60	4-60
DATA(6)	100	320	4-60	4-60
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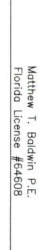
TITLE: WALL LAYOUT-STEEL LAP/BOX EAVE Sheet: FBPR-3 OF 7	Drawn By: MTB Date: 11-05-20 Scale: NTS Month: LB-S, LE-T, 1/00
	NO. 64608 STATE OF FLORIDA PROFESSIONAL ENGINEER
	Matthew T. Baldwin, P.E. Florida License #64608



PHONE NUMBER: (912) 538-1888

REV	DESCRIPTION	DATE	BY

Drawn By:	MTB
Date:	11-15-20

OX
THEM T. BAL...

Sheet: T-BPR-4 Of 7



CODE INFORMATION

WIDTH	JOIST SIZE*
6'-0"	2"x4"
6'-1" TO 11'-8"	2"x6"
> 11'-8"	2"x8"

*FLOOR SHEATHING SECURED WITH 28"x0.113" NAIL
(OR EQUAL)
@ 6" O.C. MAX EDGE AND FIELD

VALUES ARE FROM END OF JOIST
TO CENTERS OF SKIDS ONLY.



P.T. 4x6 S.Y.P. #2 OR (2) P.T. 2x6
S.Y.P. #2 SKIDS

4'-0" OR 6'-0"
OPTIONAL PORCH

2 & 3 SKID FLOOR FRAMING PLAN

FLOOR LAYOUT—STEEL LAP/BOX EAVE



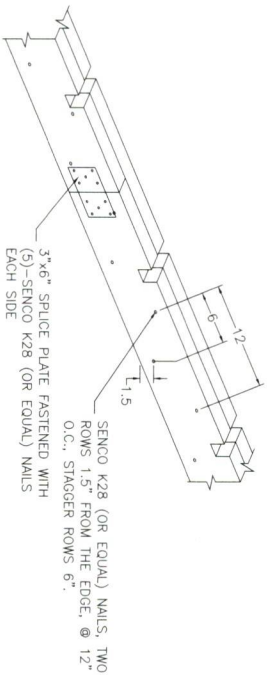
Sheet: FBPR-5 OF 7

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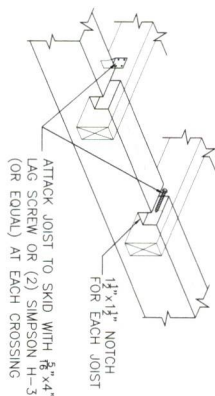
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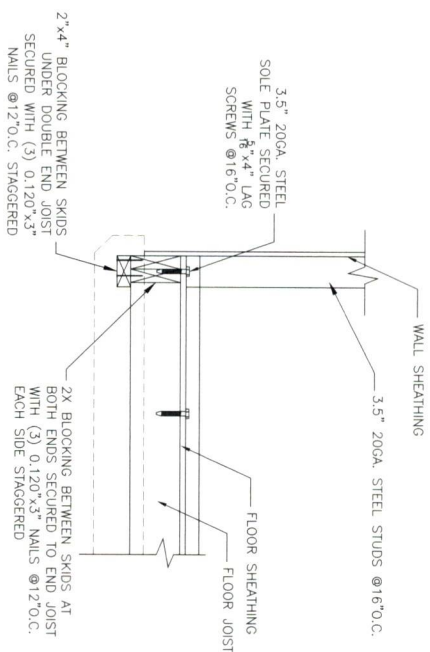
4"x6" P.T. SKID SPLICE



(2) 2"x6" P.T. SKID
SPICE/SECURING



JOIST TO SKID CONNECTION



WALL TO FLOOR CONNECTION DETAIL

409 DIXON STREET
VIDALIA, GEORGIA 30474

PHONE NUMBER: (912) 538-1888

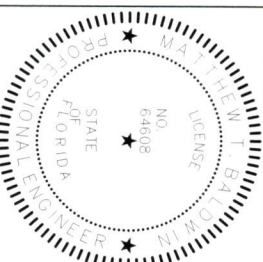
CODE INFORMATION		
CODE VERSION	DATE	BY
MANUFACTURER	LOAN	08/10/2012
BUILDING TYPE	MANUFACTURING SHED	08/10/2012
CONSTRUCTION TYPE	STEEL FRAMING, INSULATED PANEL WALLS	08/10/2012
FIRE PROTECTION	NONE	08/10/2012
FIRE SUPPRESSION SYSTEM	NONE	08/10/2012
OCCUPANCY	UTILITY	08/10/2012
ALLOWABLE NUMBER OF STORES	1	08/10/2012
BASE WIND SPEED	30-100 mph	08/10/2012
EXPOSURE	B	08/10/2012
ENCLOSURE	ENCLOSED	08/10/2012
INTERNAL PRESSURE COEFFICIENT	+/- 0.18	08/10/2012
WIND SURFACE FACTOR	1.0	08/10/2012
ROOF DEAD LOAD	10 psf	08/10/2012
ROOF LIVE LOAD	30 psf or 3000 POINT LOAD	08/10/2012
FLOOR DEAD LOAD	10 psf	08/10/2012
FLOOR LIVE LOAD	75/250 psf	08/10/2012
TYPE BEARING OF WALLS, FLOOR, ROOF	N/A	08/10/2012
WINDSPEED PROTECTION CATEGORY	1	08/10/2012
WINDSPEED PROTECTION DRAINAGE	NO	08/10/2012
WINDSPEED PROTECTION DRAINAGE	7/18 DRAIN OR LESS	08/10/2012

[illegible]

TITLE: FLOOR DETAILS—STEEL LAP/BOX EAVE

Matthew T. Baldwin P.E.
Florida License #64608

Sheet: FBPR-6 OF 7



ELECTRICAL SYMBOL KEY



409 DIXON STREET
VIDALIA, GEORGIA 30474
PHONE NUMBER: (912) 538-1888

CODE INFORMATION	
CODE VERSION	1.00
MANUFACTURER	LAUREL BUILT
BUILDING TYPE	RECREATION
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORES	1
BASE WIND SPEED	140-1-Trough
EXPOSURE	D
ENCLOSURE	DELETED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	Trough
ROOF LIVE LOAD	30psf on 3000 FRONT LOAD
FLOOR DEAD LOAD	Trough
FLOOR LIVE LOAD	75/100psf
TOP FINISH OF WALLS, FLOOR, ROOF	N/A
MODULUS FOR BUILDING	1
HORIZONTAL PROTECTION USAGE	NO
HORIZONTAL SHEETL USAGE	NO
SHOULDER FOOTING	779 3417 on LSS

[illegible]

<p>Matthew J. Boland Florida License #24658</p>	<p>NO. 64608</p> <p>STATE OF FLORIDA</p> <p>PROFESSIONAL ENGINEER</p>	<p>MA THE N T B A L E N C E</p>	<p>Down By 11-15-20</p> <p>Date N/A</p> <p>Scale 1/8" = 1'-0"</p> <p>Sheet 1 OF 7</p>
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Halsey Beshears, Secretary

Ron DeSantis, Governor

May 02, 2022

Robert Moore

Lark Builders, Inc.
P.O. Drawer 629
Vidalia, GA 30475

RE: Manufacturer Certification, ID MFT-114; Expiration Date: April 29, 2025

Dear Robert Moore

It is my pleasure to inform you that Lark Builders, Inc., located at 409 DIXON STREET, P O DRAWER 629, VIDALIA, GA 30475, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, to manufacture Factory Built Schools, Storage Sheds, Manufactured Buildings for installation in Florida.

Construction or modification on a manufactured building cannot begin until the Third Party Agency has approved the plans in accordance with the current Florida Building Code. Your Third Party Agency is a contractor for the Department and has statutory authority and responsibilities that must be met to maintain approved status. You may expect and demand quality plans review and inspections.

Each Code change will make your plans obsolete until they have been reviewed, approved and indicated [on the cover page of the plans] for compliance with the Code by your Third Party Agency for plans review. Please ensure that your plans are in compliance and are properly posted on our website. All site-related installation issues are subject to the local authority having jurisdiction.

The Department's contractor will make unannounced monitoring visits at least once each year. You must grant complete access to your manufacturing facility and records to remain in compliance with the rules and regulations of this program.

Your certification is approved for three years from this date. You will receive a renewal notice by Email generated by the BCIS (www.floridabuilding.org) for online renewal. If you have questions you may contact Robert Lorenzo at 850-717-1835 or our FAX at 850-414-8436.

Please visit our website at www.floridabuilding.org to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,



Robert Lorenzo
Manufactured Buildings Program

cc: Top Line Engineering, LLC

From: Info Nelson info@nelsonsbldings.com
Subject: Here's Your Custom Shed Design Link and Estimate (#1703788216447230)
Date: December 28, 2023 at 1:30 PM
To: dr.christiangarcia@outlook.com

Congratulations on designing your shed! Our goal is to exceed your expectations of our service and product. We're excited to start building it for you. We'll review your order below and contact you within three (3) business days to finalize your order. If you have immediate questions or concerns, please call us at (352) 374-7705.



Nelson's Buildings
 (352) 374-7705
 info@nelsonsbldings.com

Customer Order - Dec 28, 2023

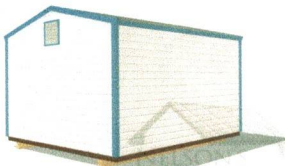


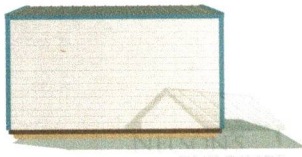
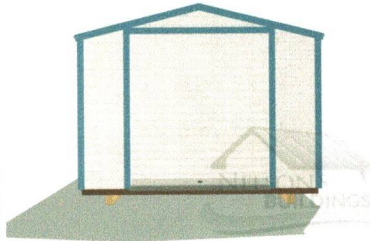
Ship To			
Customer Name	Christian Garcia	Order #	1703788216447230
Installation Address	18758 NW 243rd ST		
City	High Springs	State	FL
		ZIP Code	32643
Email	dr.christiangarcia@outlook.com	Phone	239 243 1512
		Mobile	

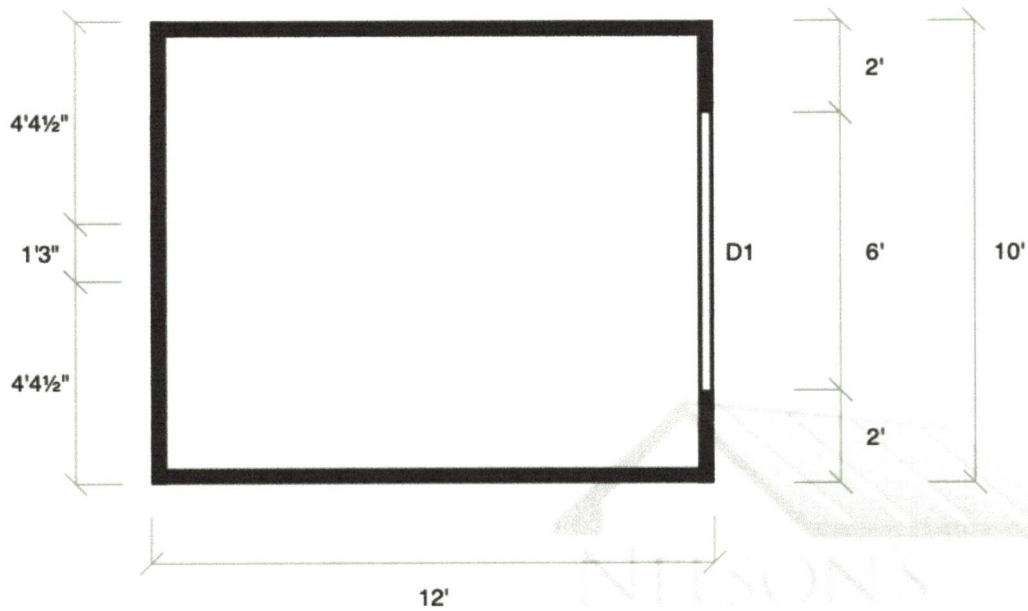
Building Info	Size	Color
Style: Lapsider	10x12 6'6" Sidewall Height	Roof Galvalume <input checked="" type="checkbox"/>
Roof Overhang: Standard		Trim Mediterranean Blue <input checked="" type="checkbox"/>
Roof Material: Steel Roofing		Siding White <input type="checkbox"/>
Base Pressure Treated Skids		
Siding Metal Lap Siding		

Design Link & Notes

Design Link <https://idearoom.nelsonsbldings.com/?lng=en-US#2302bbf01a502d2ecfa5b64a39867e94>

Images

 <p>Perspective</p>	 <p>Front</p>	 <p>Left</p>
 <p>Right</p>	 <p>Back</p>	<p>\$4,327+tax 3-4 weeks 5'x5' Ramp \$455+tax</p>



SYMBOL LEGEND

D1 6'x7' Rollup-Up Door Closed Wall

The information below is an estimate only. Final pricing - including pricing adjustments, discounts, delivery, and taxes - will be provided with final quote prior to purchase.

Description	Quantity
Structure Details	
Style: Lapsider	1
Sidewall Height: 6'6"	1
Size: 10x12	1
Roof Overhang: Standard	1
Base: Pressure Treated Skids	1
Siding: Metal Lap Siding	1
Roof Pitch: 3/12	1
Siding Color: White	
Trim Color: Mediterranean Blue	
Roof Color: Galvalume	
Roof Material: Steel Roofing	1
Doors & Ramps	
Handle: Knob	1
Handle: T Handle	1
46"x72" Door (Credit)	1
Rollup Doors & Ramps	
6'x7' Rollup-Up Door	1
Color: White	
Diamond Tread Plate	1

Windows & Accessories	
Small Window (Credit)	2
Flooring & Interior	
Flooring: 3/4" Tongue and Groove Plywood	1
Floor Joist: 20 gauge 2x6 g90 galvanized steel 16" OC	1
Vents	
12x12 Vent	1
Color: Galvalume	
Additional Options	
24" Centers (20 Gauge G-90 Galvanized Wall Studs)	1

Signatures

Customer Signature:	
Date	
Desired Delivery Date:	
Delivery Notes:	

Dealer or Manufacturer Signature:	
Date	

Pricing will be sent by a representative to ensure all pricing given is accurate. Current pricing and promotions will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact us for questions, concerns, or custom styles or sizes.

Pricing Table (For Internal Use): - Default

[Buy This Building Now!](#)

This estimate is provided by Nelson's Buildings for use by customers of Nelson's Buildings only.



Nelson's Buildings
(352) 374-7705
info@nelsonsbldgs.com