



AGENDA
HISTORIC PRESERVATION BOARD
City Hall, City Commission Chambers
March 28, 2024 8:30 A.M.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (*free of charge*) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD- Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may 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.

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the February 22, 2024 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report
 - i. 137 Lake Morton Drive (continued from 2023)
 - ii. 2430 New Jersey Road (continued from 2023)
 - iii. 302 E. Belvedere Street (continued From 2023)
 - iv. 632 Easton Street
 - v. 2304 Carolina Avenue
 - vi. 849 E. Lime Street
- IV. New Business:
 - A. Welcome New Board Members Adam Abitbol and Jason Hill
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD

Lakeland Electric Building Conference Rooms 1A/B

Thursday, February 22, 2024

8:30 a.m.

(Please note: These meeting minutes comply with FS 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board met in Regular Session; Bruce Anderson, Ricardo Jimenez, Chris Olson, Natalie Oldenkamp, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Chris Olson called the February 22, 2024 meeting of the Historic Preservation Board (“Board”) to order at 8:30 a.m. A quorum was reached, as seven Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Natalie Oldenkamp motioned to approve the January 25, 2024 meeting minutes as presented. Ms. MeLynda Rinker seconded the motion. The motion passed 6—0. Mr. Ricardo Jimenez was not present at the time of the motion.

III. Old Business: NONE

IV. New Business:

- A. Recommendation from staff to appoint Ricardo Jimenez to the Design Review Committee. Ms. MeLynda Rinker made a motion to appoint Ricardo Jimenez to the Design Review Committee. Mr. Bruce Anderson seconded the motion and it passed 6—0. Mr. Ricardo Jimenez was not present at the time of the motion.
- B. **HPB24-005 – 111 S. Florida Avenue** – Appeal of the Design Review Committee decision from January 25, 2024 that denied the request to maintain the painted brick on the front façade of the building on the subject property. Owner: Professional Developers of Central Florida LLC. Appellant: Mr. Zach Miller.

Chair Olson introduced the request.

Ms. Emily Foster presented the staff report, stating the subject property is located on the west side of South Florida Avenue, just north of the Polk Theatre, and consists of one lot with a total area of 0.17 acres. On the property is a two-story commercial building, built circa 1921, which is a contributing structure in the Munn Park Historic District. Known as the W. Fisk Johnson Building, it is a two-part commercial structure in the Masonry Vernacular architectural style that has brick and smooth stucco cladding, as well as a flat roof with parapet wall. The front façade features two storefronts with inset entry door areas and awnings, an inset entry to the second floor, and five sets of double- or single-hung sash

windows with arched headers. On January 25, 2024, the Applicant sought approval to retain the paint over the natural brick on the front façade of the building, which was completed in approximately July 2023, without Design Review approval by staff. According to the Applicant's contractor, the system used on the exterior of the brick building consisted of power washing, priming all brick with Sherwin-Williams Loxon primer, and finishing with two coats Sherwin-Williams high-performance acrylic coating. In the contractor's opinion, to remove this system would require abrasive blasting, which would likely damage the brick underneath. To provide context to this request, it is a part of a complete interior rehabilitation of the building, which included new mechanical and security systems, flooring, framing, wall covering, trim, and paint. The exterior of the building was also painted, including the previously unpainted, historical brick on the building's upper façade. The other elevations of the building, which consist of previously painted brick, exposed brick, and stucco, were also painted.

Ms. Foster stated that the request was evaluated using Secretary's Standards for the Treatment of Historic Properties: Standards for Preserving Historic Masonry, Secretary's Standards for Rehabilitation #2, #5, #9 and Chapter 6 of the Design Guidelines for Historic Properties. Staff finds that painting the unpainted, natural brick on the front façade of the subject building to be inconsistent with both the Standards and Design Guidelines, as well as adversely affects the historic character of this building. While harsh methods of paint removal, such as sandblasting or high-pressure washing, are not recommended as these methods can damage the brick underneath the paint, alternative removal methods exist, such as alkaline and/or organic solvent paint removers, which are gentler and are recommended to safely remove paint from brick. For the reasons presented, staff recommends that the Historic Preservation Board uphold the decision of the Design Review Committee in denying the request as submitted.

Chair Olson asked if the Applicant had any additional comments or questions. Mr. Zach Miller was present in support of the request. Mr. Miller summarized the process of how the brick was painted. Mr. Miller stated he is the tenant of the building and was under the impression that all approvals were received. He apologized and stated there was no malicious intent. Mr. Miller stated he has brought in several different contractors that state they believe power washing, sand blasting or abrasive wheels would be needed to remove all of the paint. He stated he and the professionals are concerned about removing the paint as the primer on the brick is not designed to come off, it's designed to preserve that building.

There were no public comments.

Mr. Michael Porter recused himself from the vote for this item due to a potential conflict of interest.

In response to Ms. MeLynda Rinker, Mr. Miller stated he the color of the primer is white.

In response to Mr. Bruce Anderson, Mr. Miller stated he does not have the documentation with the recommendations from the professionals that state the brick would be damaged but could send them to the Board as he has them electronically.

Mr. Anderson stated he would support tabling the appeal until the evidence is received.

In response to Mr. Chris Olson, Ms. Foster stated that permit that was reviewed by staff was only for interior renovation and a new door opening on the rear of the building and did not mention exterior painting.

Ms. MeLynda Rinker stated she agrees with Mr. Bruce Anderson and would like to see the evidence from the professionals.

Ms. Britney Wilson stated that the Board needs to see the degree of the damage before making any call.

Mr. Miller stated the brick is falling apart. It turns to dust and is crumbling in some areas, and stated he can provide the evidence.

Mr. Michael Porter suggested that the owner could take a small sample portion on the side of the building that is less obtrusive and remove the paint to show what condition the brick would be in.

In response to Mr. Anderson, Ms. Foster stated staff would do some of its own investigation and possible testing to see how easily, or if not, the white paint can be removed from the bricks without doing further significant damage.

MOTION: Postpone item until next month to give the applicant the opportunity to bring in the requested documentation and evidence. (B. Anderson/N. Oldenkamp, 5—0). Mr. Ricardo Jimenez was not present during applicant’s presentation.

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:58 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
City Hall, City Commission Chambers
March 28, 2024

immediately following the Historic Preservation Board Meeting

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (*free of charge*) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may 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.

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the February 22, 2024 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. [HPB24-044 – 1016 Oakhill Street](#) – Final Approval for replacement siding on the house at the subject address. Owner: Mr. James Fields. Applicant: Mr. Jordan Napoles, Mark Brown Construction.
 - C. [HPB24-045 – 14 Lake Hollingsworth Drive](#) – Final Approval to construct a second-story addition onto the house on the subject property. Owner: Pro Buy GSN LLC. Applicant: DCR Tampa LLC.
 - D. [HPB24-048 – 1007 Ruby Street](#) – Final Approval to install asphalt paving on an existing grass parking lot on the subject property. Owner: Bethel Gospel Tabernacle Inc. Applicant: Ms. Barbara Wholuba.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

Lakeland Electric Building Conference Rooms 1A/B

Thursday, February 22, 2024

(Note: These meeting minutes comply with F.S. 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Bruce Anderson, Ricardo Jimenez, Natalie Oldenkamp, Chris Olson, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair MeLynda Rinker at 8:59 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Bruce Anderson motioned to approve the January 25, 2024 meeting minutes. Mr. Chris Olson seconded the motion. The motion passed 7—0.

III. Review of Certificates of Review administratively approved.

A list of five (5) administratively approved Certificate of Review projects covering the period 1/20/24-2/15/24 was included with the agenda packet. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. Oath Administration for Public Testimony by Assistant City Attorney Alex Landback.

B. HPB24-019 – 207 Main Street – Final Approval for an internally illuminated projecting sign to be installed on the north facing façade of the building on the subject property. Owner: Cory Petcoff, TR Hillsborough LLC. Applicant: Christopher Cleghorn.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Emily Foster presented the staff report, stating the subject property is located along E. Main Street between S. Tennessee and S. Kentucky Avenues, directly south and across from Munn Park. The subject building is a two-story commercial building that was constructed in 1981 and is a non-contributing structure in the Munn Park Historic District. This building consists of three tenant spaces on the ground floor, with separate office spaces on the second floor. The east and west tenant spaces are currently occupied by Linkster's and Black and Brew, respectively, with the central tenant space unoccupied. However, the central tenant space is under renovation to accommodate a restaurant build-out for Hakucho LLC. The project proposes to install an internally lighted projecting sign on the front facade of the subject building. The design of the sign will be a borderless lightbox sign, which is a visual reference to signage used by modern Asian restaurants. The sign will be placed above the entrance to the restaurant, in a location comparable to where the existing neon projecting sign for Linkster's is located at that tenant space. According to the Applicant: "Our proposed exterior illuminated sign is not just a branding tool but an embodiment of our restaurant's Japanese theme, intimately linked with our brand identity. Unlike traditional backlit cabinet signs, our unique Asian-style borderless lightbox design offers tasteful, subdued illumination, complementing rather than detracting from the street's historical context. To us, the

three-dimensional character of this type of signage separates this sign from being a traditional cabinet sign. While we love the reverse lit signage in more instances, for us, transitioning to a reverse-lit format could compromise the intended ambiance, pivotal to our business ethos, as this design echoes the style of our 16 interior light fixtures, a significant investment. This type of signage that we are requesting is prevalent in modern Asian restaurants that inspire us, and represents a crucial element of our identity and aesthetic, which we believe warrants consideration distinct from standard cabinet signage.” While the Applicant has not determined detailed specifications for the proposed sign, they provided multiple examples of the type of lightbox signage for which approval is being sought. Additionally, the Applicant understands that there are dimensional requirements for projecting signs as stated in the Sign Standards of the Dixieland CRA Commercial Corridor Design Guidelines, which are used for all commercial signage in the City’ s historic districts and will abide by these Standards. However, the principal reason for this request is to receive approval for the internal illumination and lightbox style of the proposed sign.

Ms. Foster stated that the request was evaluated using Chapter 4 of the Design Guidelines for Historic Properties and Chapter VI of the Dixieland CRA Commercial Corridor Design Guidelines. Staff finds that the conceptual design and internal illumination of the requested style of sign as presented in the examples provided by the Applicant meets the intent of the Sign Guidelines and Standards and is not determined to be cabinet signage due to its borderless, three-dimensional nature and a association with modern Asian restaurant signage. In addition, the proposed signage is similar in concept to the Crews State Bank signage approved by the Design Review Committee in 2023. In order for a sign permit to be approved and issued, the proposed sign will be required to meet the dimensional requirements as stated in the Dixieland CRA Commercial Corridor Design Guidelines Sign Standard for the approval of a sign permit.

Ms. Foster stated Staff recommends final approval of the request with the condition that the dimensions of the proposed sign meet the Dixieland CRA Commercial Corridor Design Guidelines Sign Standards for projecting signs.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Christopher Cleghorn was present in support of the request.

In response to Chair Rinker, Mr. Cleghorn stated he currently does not know the dimensions of the sign but will coordinate with Ms. Foster to make sure the dimensions will be appropriate.

There were no public comments.

MOTION: Final approval of the request with the condition recommended by staff. (C. Olson/N. Oldenkamp, 7—0).

- C. HPB24-021 – 304 Belvedere Street W** – Final Approval to construct an addition onto the rear elevation of the house on the subject property. Owner: Steven and Kathryn Daniel. Applicant: Steven Daniel, SRD Construction and Development Co.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Emily Foster presented the staff report, stating the subject property is an interior lot consisting of 0.32 acres. On this property is a one-story, single-family, masonry vernacular house, which is a non-contributing building in the Beacon Hill Historic District. The house has a hipped roof with typical roofing shingles along with a boxed soffit and fascia. The exterior walls of the house are painted struck-block concrete and lap siding exists in the side gable of the garage. The existing windows are single-hung vinyl windows with a one-over-one lite configuration. The Applicant’s request proposes to construct an addition of approximately 594 square feet onto the southwest rear corner of the home, part of which will be visible from W. Belvedere Street, although this

portion will be setback from the front elevation of the house by 23 feet, 8 inches. The addition will consist primarily of a bedroom, bathroom, and laundry room. The design and materials for the addition are intended to match the existing house, and include:

- A concrete slab foundation tied into the existing foundation;
- Painted concrete block walls and horizontal siding to match existing in gable (material TBD);
- Vinyl or aluminum single-hung sash windows with a one-over-one lite configuration;
- Fiberglass shingles to match existing roofing; fascia and soffit to match existing (material TBD).

Ms. Foster stated the site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards in the Land Development Code. The request was evaluated using Secretary's Standards for Rehabilitation #10 and Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Standards, staff finds the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house is maintained. In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the materials of the existing house and meet the intent of the Design Guidelines. The design of the proposed addition's windows, wall cladding, enclosed soffit, and roof pitch and form is consistent with the modern masonry vernacular style of the subject house. Furthermore, the addition is appropriately placed on the rear elevation of the house. Finally, the building setbacks for the new addition meet the requirements of the Land Development Code's Urban Form Standards.

Ms. Foster stated staff recommends final approval of the request as submitted.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Steve Daniel was present in support of the request.

There were no public comments.

MOTION: Final approval of the request as submitted. (B. Anderson/N. Oldenkamp, 6—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:23 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation



Certificates of Review - Minor

Date Approved from 2/16/2024 to 3/21/2024

Number	Location	Description	Milestone	Approved
Historic Preservation (27)				
Minor Review (27)				
HPB24-033		1215 KING AVE, LAKELAND, FL 33803 CONTRIBUTING Demolition of detached garage in rear yard.	Approved	02/22/24
HPB24-034		922 SOUTH BLVD, LAKELAND, FL 33803 CONTRIBUTING Construction of a small building addition (32.2 SF) onto the rear elevation of the house on subject property.	Approved	02/22/24
HPB24-035		544 BELMAR ST W, LAKELAND, FL 33803 CONTRIBUTING Replace 11 windows with same size windows	Approved w Cond	02/26/24
HPB24-036		208 HUNTER ST, LAKELAND, FL 33803 CONTRIBUTING 4 ft. tall wood privacy fence at back of house and 6 ft. tall wood privacy fence along east side property line at rear of property.	Approved	02/26/24
HPB24-037		1122 DOROTHY ST, LAKELAND, FL 33815 VACANT This is in conjunction to the fence permit for 1126 Dorothy St. Joseph Gavin owns both. Both fences will be going across the FRONT yards. The material is 4' high aluminum. Install approximately 135' of 4' high ALUMINUM, 1 gate at this location.	Approved	02/26/24
HPB24-039		834 JEFFERSON AVE, LAKELAND, FL 33801 CONTRIBUTING ENCLOSE SCREENED PORCH BETWEEN HOUSE AND CARPORT USING 4" CMU STRUCK HORIZONTALLY, WINDOWS TO MATCH EXISTING ON HOUSE (TBS BY OWNER), AND EXTERIOR DOOR TO MATCH EXISTING ON HOUSE (TBS BY OWNER)	Approved	02/26/24
HPB24-031		305 ARIANA ST, LAKELAND, FL 33803 NON-CONTRIBUTING Replacing 13 windows size for size, like for like using mullions as needed	Approved w Cond	02/27/24
HPB24-032		301 BELMAR ST E, LAKELAND, FL 33803 NON-CONTRIBUTING Block 12x15 room addition with bathroom to existing laundry room auxiliary building.	Approved	02/27/24
HPB24-040		307 BELVEDERE ST W, LAKELAND, FL 33803 NON-CONTRIBUTING	Approved	02/27/24

233 linear feet of 6 ft. tall board-on-board wood privacy fence, 1 48" wide walk gate, 1 60" wide walk gate to enclose rear yard of subject property.

[HPB24-024](#) Approved w Cond 02/28/24

719 ORANGE ST E, LAKELAND, FL 33801 CONTRIBUTING

I would like to replace the existing columns on the porte cochere with columns that match the existing columns on the front of the porch.

[HPB24-027](#) Approved 02/28/24

1923 PAWNEE TRL, LAKELAND, FL 33803 CONTRIBUTING

Replace broken driveway with pavers.

[HPB24-028](#) Approved 02/28/24

1829 CHEROKEE TRL, LAKELAND, FL 33803 NON-CONTRIBUTING

Wood fence below 6' with two gates: one right side of property by AC units and another driveway side as noted on drawings.

[HPB24-038](#) Approved 02/28/24

1914 PAWNEE TRL, LAKELAND, FL 33803 CONTRIBUTING

Replace 2 sets existing exterior doors

[HPB24-029](#) Approved 02/29/24

619 PARK ST E, LAKELAND, FL 33803 CONTRIBUTING

Installation of approximately 40'-72" tall Board on Board Wood Fence with Water Sealed Pickets, 16'-48" Tall Board on Board Wood Fence with Water Sealed Pickets.

[HPB24-043](#) Approved w Cond 02/29/24

953 TENNESSEE AVE S, LAKELAND, FL 33803 CONTRIBUTING

Remove two small windows on either side of chimney on north side elevation wall and replace with two vinyl fixed

[HPB24-030](#) Approved w Cond 03/06/24

142 LAKE MORTON DR, LAKELAND, FL 33801 CONTRIBUTING

Replacing 1 window size for size

[HPB24-042](#) Approved 03/06/24

1018 LEXINGTON ST, LAKELAND, FL 33801 CONTRIBUTING

Install a 10'L by 8'W pre-manufactured metal storage shed factory built by Lark Builders, Inc. Shed will be situated and anchored on a concrete slab (minimum 5" thickness). Both the concrete pad and anchoring will meet manufacturer's requirements.

[HPB24-047](#) Approved 03/06/24

453 FRANCIS BLVD, LAKELAND, FL 33801 CONTRIBUTING

Close off back yard with 4ft chain-link fence to match the other side of the yard.

[HPB24-049](#) Approved 03/08/24



Certificates of Review - Minor

Date Approved from 2/16/2024 to 3/21/2024

202 MASSACHUSETTS AVE N, LAKELAND, FL 33801 CONTRIBUTING

Adding Store Front and Knee Wall to match existing elevation of Rec Room Bar

[HPB24-051](#)

Approved

03/14/24

725 ORANGE ST E, LAKELAND, FL 33801 NON-CONTRIBUTING

Install Valencia at the Park Non-Illuminated Ground Sign

[HPB24-057](#)

Approved

03/14/24

219 HIGHLAND ST W, LAKELAND, FL 33803 CONTRIBUTING

DEMOLITION OF DETACHED GARAGE DUE TO STORM/TREE DAMAGE. WORK WILL BE DONE BY HOMEOWNER.

[HPB24-058](#)

Approved

03/14/24

212 HIGHLAND ST W, LAKELAND, FL 33803 NON-CONTRIBUTING

Remove and replace 3 window size for size. Existing windows are non-historic metal windows. Replacement windows are Pella vinyl single-hung sash windows (FL#33447.1 and FL#33447.4).

[HPB24-041](#)

Approved w Cond

03/18/24

813 PENNSYLVANIA AVE, LAKELAND, FL 33801 CONTRIBUTING

Replace 5 windows and 3 doors size for size

[HPB24-052](#)

Approved

03/18/24

1048 FLORIDA AVE S, LAKELAND, FL 33803 NON-CONTRIBUTING

we would like to repaint the entire building. our plans are as follows :

[HPB24-053](#)

Approved w Cond

03/18/24

814 SOUTH BLVD, LAKELAND, FL 33801 CONTRIBUTING

Install a partial perimeter fence

[HPB24-056](#)

Approved

03/18/24

1046 FLORIDA AVE S, LAKELAND, FL 33803 NON-CONTRIBUTING

need to repaint the building as it is faded.

[HPB24-059](#)

Approved

03/18/24

740 FLORIDA AVE S, LAKELAND, FL 33801 NON-CONTRIBUTING

Install of Temporary Groundwater Remediation System

Total Planning Projects Approved: 27



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
March 28, 2024**

Project #	HPB24-044
Project Type	Replacement Siding
Property Address; Historic Name	1016 Oakhill Street William B. Long House (Lakeland City Directory 1950)
Historic District; FMSF#	Lake Hunter Terrace Historic District; PO6320
Owner/Applicant	Mr. James Fields / Mr. Jordan Napoles, Mark Brown Construction Inc.
Future Land Use; Zoning; Context District	Residential Medium; RA-3; Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to remove the existing siding on the subject house and detached garage and replace it with fiber-cement siding and trim.

SUMMARY OF BACKGROUND INFORMATION AND INITIAL REQUEST

The subject property is an interior lot (Lake Hunter Terrace Heights, Block C, Lot 4 & W 25 feet of Lot 3) that is 0.23 acres in size. On this property is a one-story masonry and frame vernacular house built circa 1948, which is a contributing building in the Lake Hunter Terrace Historic District. The house is mostly clad in straight-edge Transite asbestos shingle siding with a textured, vertical grain. (Transite is a trade name for Johns-Manville asbestos-cement wallboard. The word eventually grew to be used as a generic name for any cement board that typically has asbestos added to strengthen, reduce the overall weight, and stabilize thermal variance¹.)

The Applicant requests to remove all existing asbestos siding and trim on the house and detached garage and replace it with James Hardie fiber-cement lap siding with a 7-inch exposure and wood grain texture, and 4- and 6-inch James Hardie smooth trim for around windows and doors. While the condition of the existing Transite siding is fair, with some visible chips and cracks, the underlying reason for this request is that the homeowner is having issues with securing homeowners insurance due to the asbestos material within the siding.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s *Design Guidelines for Historic Properties (“Design Guidelines”)* are the basis for review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards.

The following *Standards* apply to this request:

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Standard #10. New additions and adjacent or related new construction will 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.

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance; Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

- Exterior siding should be similar in style to the original.
- If siding is replaced, all trim board dimensions and joinery details should be maintained and kept visible.
- One alternative for wood is fiber-cement, a mixture of Portland cement, cellulose or wood fiber material, sand, and other components. It can be formed into a variety of siding patterns, have a smooth or embossed face, or be textured for a cedar look. These products may be used as a replacement material or for new construction.
- If replacement of asbestos siding is unavoidable, use similar board dimensions and joinery details; fiber-cement products may serve as replacement material.
- Environmental remediation is required for removing and discarding asbestos siding.

ANALYSIS:

Staff finds that the use of fiber-cement lap siding for replacing wood lap siding is consistent with the Standards and Design Guidelines, and the lap style of this material has been approved as a replacement siding type for non-contributing houses with asbestos shingle siding. However, as the subject house is a contributing building in a Historic District, it is recommended that the Applicant use a fiber-cement shingle siding type as a more compatible imitation of the straight-edge Transite siding. The use of Hardie fiber-cement trim as replacement trim for the windows and doors of both structures, as requested, is consistent with the Standards and Design Guidelines. Finally, as the detached garage is an accessory building and subordinate to the house, staff finds the use of Hardie fiber-cement lap siding acceptable for use on this structure.

STAFF RECOMMENDATION:

Approval of the request to remove the existing Transite siding on the house and detached garage and the installation of replacement siding and trim as requested with the following condition:

1. For the replacement siding on the house only, use a fiber-cement, straight-edge shingle siding to simulate the appearance of the Transite siding.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

ⁱ Crossroads Environmental, Inc. "The Truth about Transite." (<http://www.abatemyhome.com/truth-about-transite/>) accessed March 15, 2024.



1016

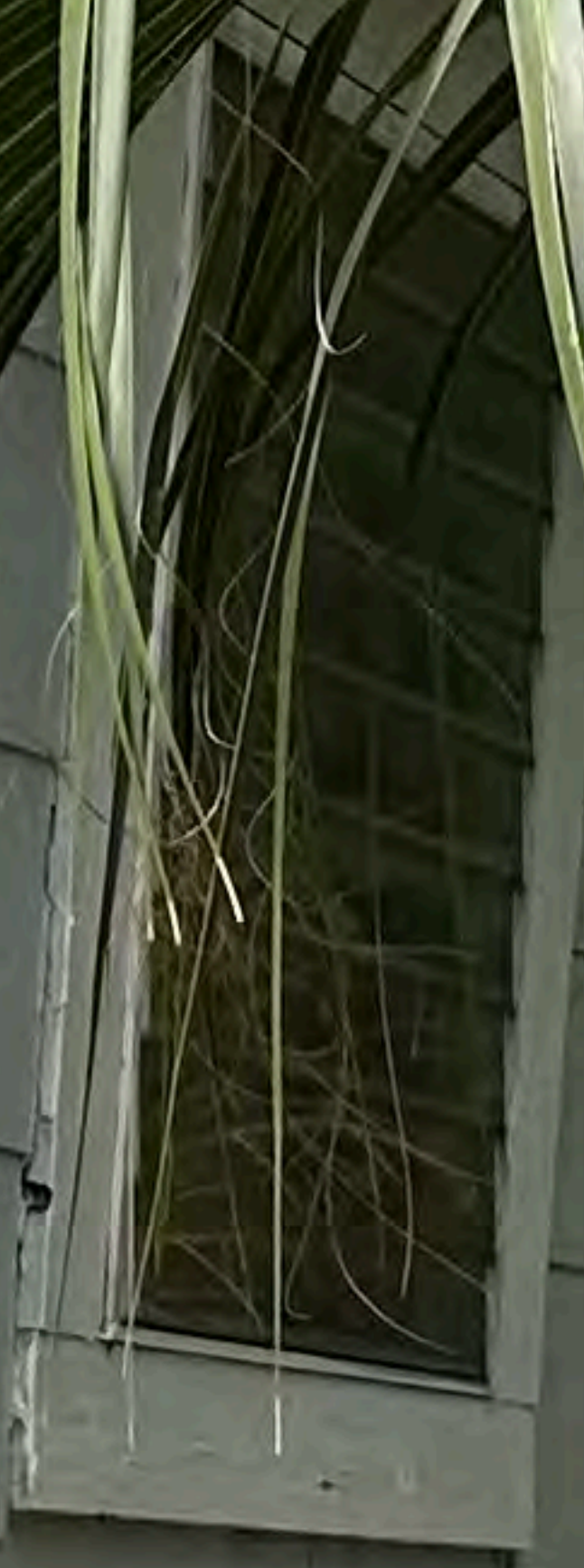


1
0
1
6













**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
March 28, 2024**

Project #	HPB24-045
Address; Historic Name	14 Lake Hollingsworth Drive
Owner/Applicant	Pro Buy GSN LLC / DCR Tampa LLC, Mr. Patrick Duggan
Project Type	Building Addition
Historic District; FMSF#	South Lake Morton Historic District; N/A
Zoning; Future Land Use; Context District; SPI	RA-1; Residential Medium Urban Neighborhood; South Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Brick and wrought iron fence, 11/19/1993 (1993-64); 16' & 5' high aluminum picket fence with brick footers, 11/19/2010 (2010-167).

REQUEST

The Applicant requests Final Approval to construct a second-story addition to the house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located on Lake Hollingsworth along the southern boundary of the South Lake Morton Historic District (Dixieland Subdivision, unnumbered lot with lengthy legal description) and consists of 0.46 acres. On this property is a one-story, single-family, masonry house, which was built in 1976 and is a non-contributing building in the South Lake Morton Historic District. The house exhibits a post-modern aesthetic with stuccoed block walls, low-pitched and slanted roofs, undivided lite windows, and decorative metal accents.

The Applicant’s request proposes to construct a second-story addition of approximately 1,948 square feet. The addition will consist of bedrooms, bathrooms, an office, and a living room. As part of the proposal, the existing entrance atrium at the front of the house will be enclosed to construct an interior stairwell going up to the addition; the new front door entrance will be relocated to the southeast corner of the house, to the far right of the garage door. The design and materials for the addition are intended to match the existing house, and include:

Scope	Material
Construction	Wood framing
Exterior Cladding	Wire lath and stucco finish
Windows/Doors	Metal framed full lite windows and sliding doors
Balcony Handrail	42" stainless steel cable railing system
Roof	Asphalt shingles and modified bitumen roofing system.

As the addition will be placed on and within the footprint of the existing structure, the proposal will meet the building setback requirements of the Urban Form Standards in the Land Development Code.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s *Design Guidelines for Historic Properties* (“Design Guidelines”) are the basis for review per the City of Lakeland Land Development Code, Article 11: Historic Preservation Standards.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.5: Additions

- Ensure that Historic Buildings Remain the Central Focus. An addition should not damage or obscure architecturally important details and materials of the primary structure or other resources on the site. Additions should be distinguishable from the original structure without distracting from it.
- False Historicism/Conjectural History is Discouraged. Design additions should reflect their era of construction while respecting the historic context and architectural style of the original structure. Avoid using architectural details for additions that are more ornate than those found on the original structure or that are not characteristic of the original structure's architectural character.
- Additions that protect and maintain original architectural features during construction are appropriate.
- Additions that minimize the loss of any architectural details or features are appropriate.
- Additions that are subordinate to and compatible with the style and scale of the host structure are appropriate.
- Side additions that are located behind the principal street-facing façade, or rear additions that are unnoticeable from the street or setback considerably from the street-facing façade are appropriate.
- Additions that are designed with some distinction between the historic house and non-historic features are appropriate.
- Additions that are differentiated from the host structure, e.g. by a recess in wall plane, lower roof height, or vertical trim piece are appropriate.

ANALYSIS:

In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect materials similar to those used on the existing house and meet the intent of the Design Guidelines. The design of the proposed addition's windows, door, wall cladding, enclosed soffit, and roof pitch and form is consistent with the modern masonry vernacular style of the subject house. While building additions are recommended to be placed at the rear elevation of a house, the subject house is a non-contributing building and a post-modern style that can accommodate a second story designed to resemble the first floor. Additionally, because of the topography of the site graded towards Lake Hollingsworth, the height of this addition will not significantly affect the viewshed and is similar in scale to neighboring properties.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

CONSTRUCTION DRAWINGS

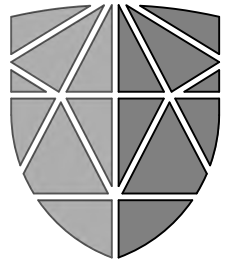
SECOND FLOOR ADDITION

PRO BUY GSN

14 LAKE HOLLINGSWORTH DR,
LAKELAND, FL 33803

ITEM	DRAWING #	DESCRIPTION
1	T-1	-TITLE, PROPERTY LOCATION, AND NOTES
2	A-1	-EXISTING LAYOUT
3	A-2	-EXISTING FOUNDATION LAYOUT
4	A-3	-EXISTING ROOF LAYOUT
5	A-4	-EXISTING ELEVATIONS
6	A-5	-EXISTING ELEVATIONS
7	A-6	-EXISTING SECTIONS
8	A-7	-PROPOSED FIRST FLOOR LAYOUT
9	A-8	-PROPOSED SECOND FLOOR LAYOUT
10	A-9	-PROPOSED ROOF LAYOUT
11	A-10	-PROPOSED ELEVATIONS
12	A-11	-PROPOSED ELEVATIONS
13	A-12	-PROPOSED SECTIONS
14	S-1	-FOUNDATIONS LAYOUT
15	S-2	-STRUCTURAL FIRST FLOOR WALLS LAYOUT
16	S-3	-STRUCTURAL FLOOR LAYOUT
17	S-4	-STRUCTURAL SECOND FLOOR WALLS LAYOUT
18	S-5	-STRUCTURAL ROOF LAYOUT
19	N-1	-NOTES
20	E-1	-ELECTRICAL LAYOUT
21	P-1	-PLUMBING LAYOUT

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

ITEM	DESCRIPTION	ABBREVIATION	ITEM	DESCRIPTION	ABBREVIATION
1.	DIAMETER	DIAM.	18.	NEW	N
2.	ELEVATION	EL.	19.	MAXIMUM HEIGHT	M.H.
3.	EXISTING GROUND ELEVATION	E.G. EL.	20.	WATER PROOF	WP
4.	FLOOR ELEVATION	F. EL.	21.	EACH WAY	E.W.
5.	ROOF ELEVATION	R. EL.	22.	HEXAGON	HEX.
6.	INVERT ELEVATION	I. EL.	23.	PRESSURE TREATED	P.T.
7.	TOP ELEVATION	T. EL.	24.	ALUMINUM	ALUM.
8.	THICKNESS	TH.	25.	TYPICAL	TYP.
9.	TOP OF WALL	T.W.	26.	AFTER THE FACT	A.T.F.
10.	FINISHED FLOOR ELEVATION	F.F.			
11.	NOT IN CONTRACT	N.I.C.			
12.	CENTER TO CENTER	C.C.			
13.	NOT TO SCALE	N.T.S.			
14.	EXISTING	EX.			
15.	TOP & BOTTOM	T&B			
16.	MAIN DISTRIBUTION PANEL	MDP			
17.	GRAPHIC SCALE	G.S.			

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH DR,
 LAKELAND, FL 33803

BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION
TITLE, PROPERTY LOCATION, AND NOTES

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS & SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION & REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD & BRACING ARE INCLUDED IN THE PLANS & SPECIFICATION, OR ARE SUPERVISED BY THE ENGINEER DURING CONSTRUCTION.

THIS DRAWING IS SEALED ONLY FOR THE STRUCTURAL PORTION OF THE DETAILS & SPECIFICATIONS. NON-STRUCTURAL INFORMATION, SUCH AS ELECTRICAL, MECHANICAL, ARCHITECTURAL & PROPERTY SURVEY, IF SHOWN, ARE NOT COVERED UNDER THIS SEAL. THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE OF THE SIGNATURE.

- ALL STRUCTURAL LUMBER & EXTERIOR FRAMING TO BE #2 SOUTHERN YELLOW PINE OR EQUIVALENT EXCEPT AS SHOWN ON DRAWINGS.
- ANY WOOD BELOW THE REQUIRED BASE FLOOD ELEVATION SHALL BE 0.40 CCA TREATED (FLOOD RESISTANT)
- FOLLOW ALL REQUIREMENTS OF FLORIDA BUILDING CODE, 7TH EDITION, 2020, (CURRENT EDITION) FOR ALL WOOD FRAMING INCLUDING BUT NOT LIMITED TO CONNECTIONS, BRACING BRIDGING & NAILING.
- BUILDING CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ROUGH OPENINGS, AND DETAILS & MATCH EXISTING CONDITIONS AS CLOSELY AS POSSIBLE. NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND PRIOR TO STARTING OR DURING CONSTRUCTION

SCOPE
SECOND FLOOR TO BE ADDED

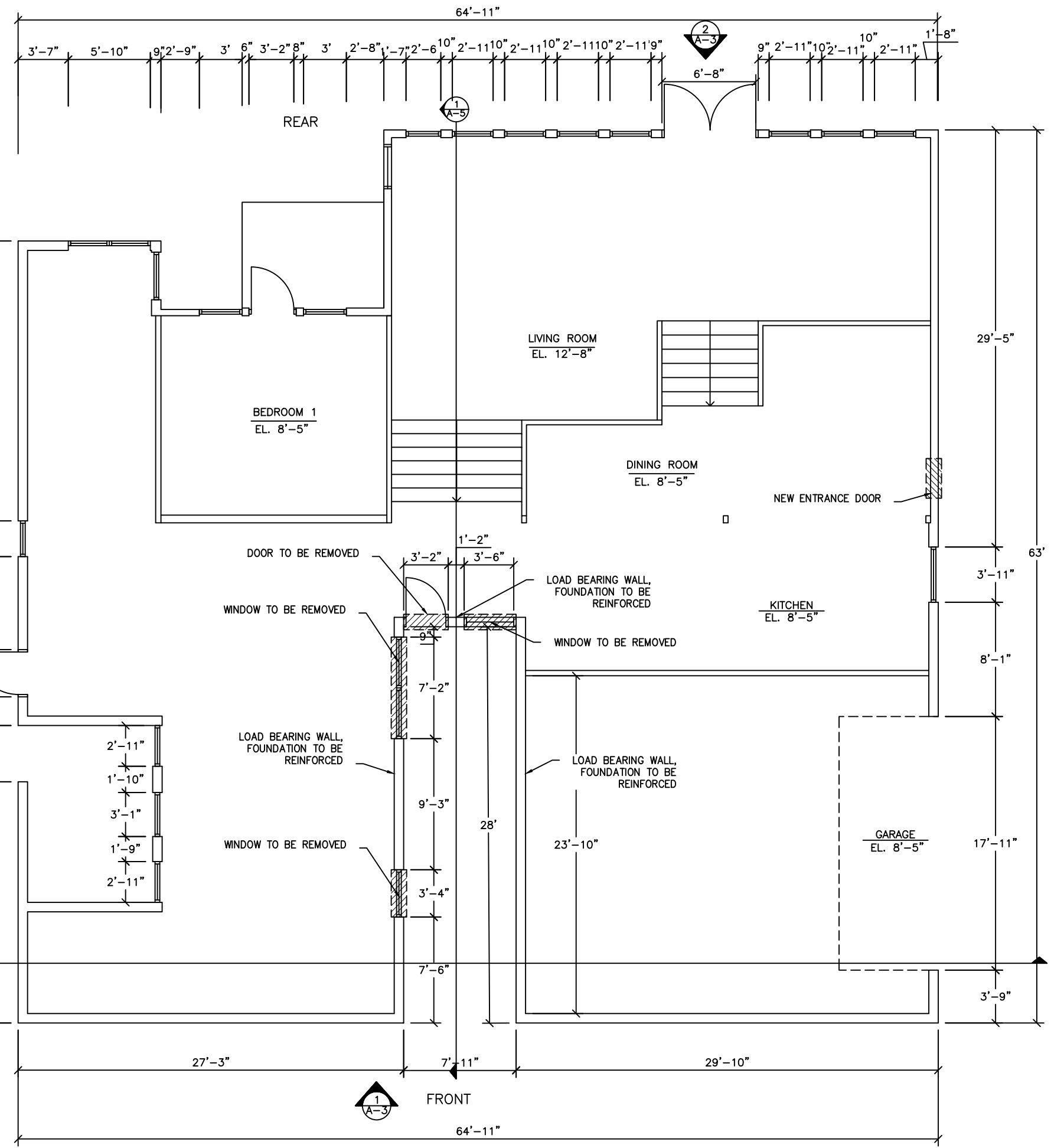
Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. T-1
PROJECT No. ISN# 29860	DRAFTER:VH DESIGNER:LG REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 1 OF 22



PROPERTY LOCATION
N.T.S.

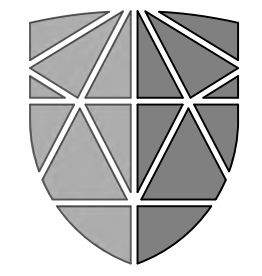
Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



	AREA TO BE DEMOLISHED
	WINDOW OR DOOR TO BE ENCLOSED

- PROJECT SCOPE NOTES:
1. FIRST FLOOR RENOVATION.
 - 1.1. ADDING ENTRANCE DOOR
 - 1.2. WINDOWS BY STAIRWELL TO BE DEMOLISHED.
 - 1.3. ENCLOSE STAIRWELL.
 2. NEW SECOND FLOOR ADDITION.
 - 2.1. ADDITION TO INCLUDE 3 BEDROOMS, 2 BATHS AND 1 LIVING ROOM FOR 2ND FLOOR.
 - 2.2. MASTER BATHROOM BIG SHOWER WITH DOUBLE HEADS, NO TUB.
 - 2.3. 2 BEDROOMS WITH A JOINED BATHROOM (2 SINKS, 1 TOILET, TUB W/SHOWER).

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH DR,
 LAKELAND, FL 33803

BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

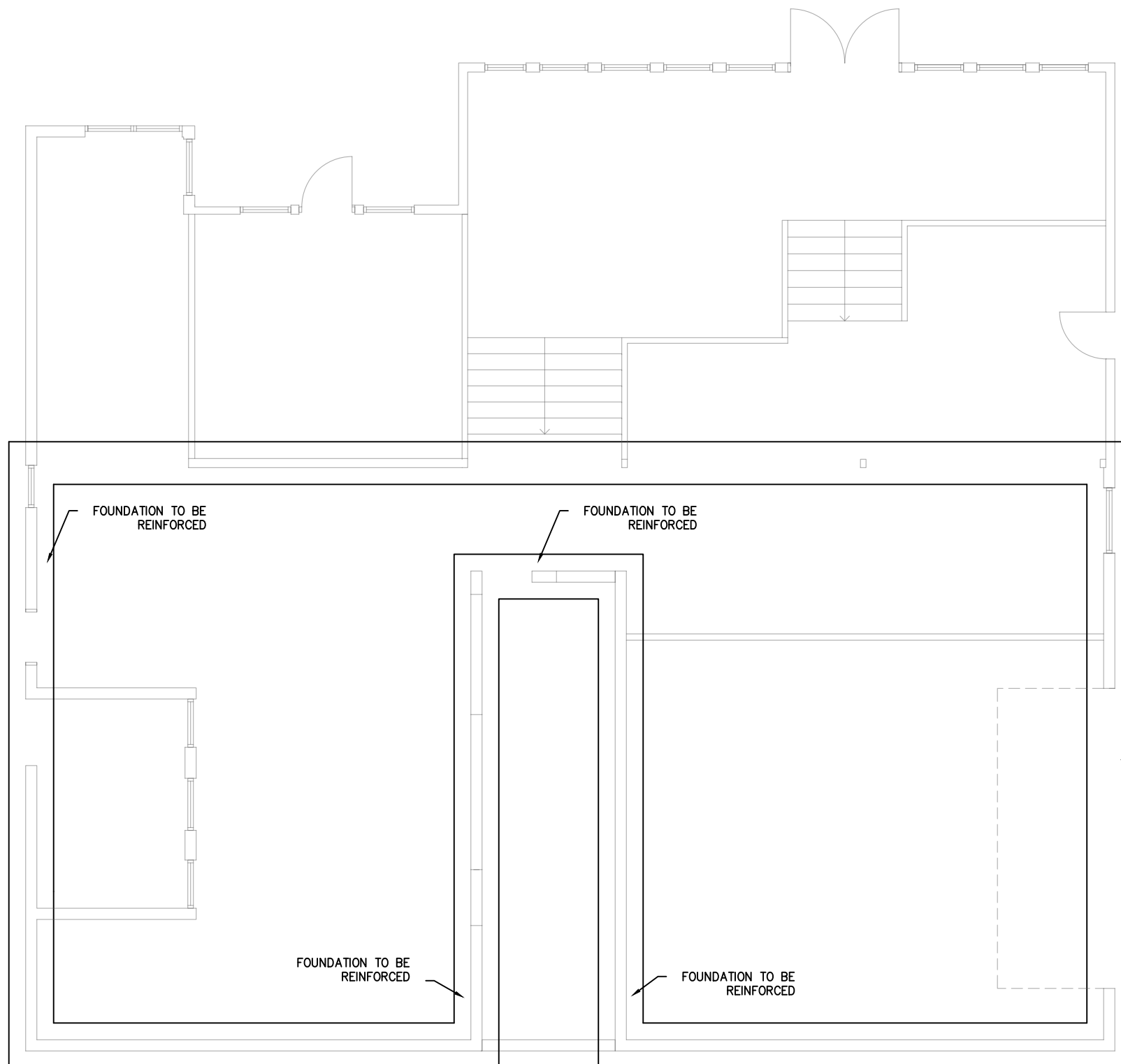
DESCRIPTION
EXISTING LAYOUT

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-1
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 2 OF 22



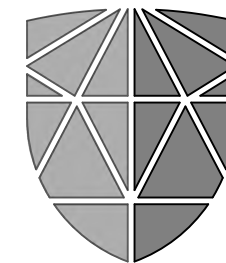
Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



NOTE:
GENERAL FOUNDATIONS TO BE REINFORCED.

EXISTING FOUNDATION LAYOUT
1/8"=1'-0"

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
▲		
▲		
▲		

SECOND FLOOR ADDITION
PRO BUY GSN
14 LAKE HOLLINGSWORTH
DR,
LAKELAND, FL 33803

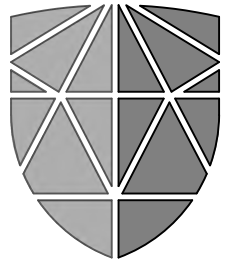
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION
EXISTING FOUNDATION LAYOUT

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-2
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 3 OF 22

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
▲		
▲		
▲		
▲		

SECOND FLOOR ADDITION
PRO BUY GSN
14 LAKE HOLLINGSWORTH
DR,
LAKE LAND, FL 33803

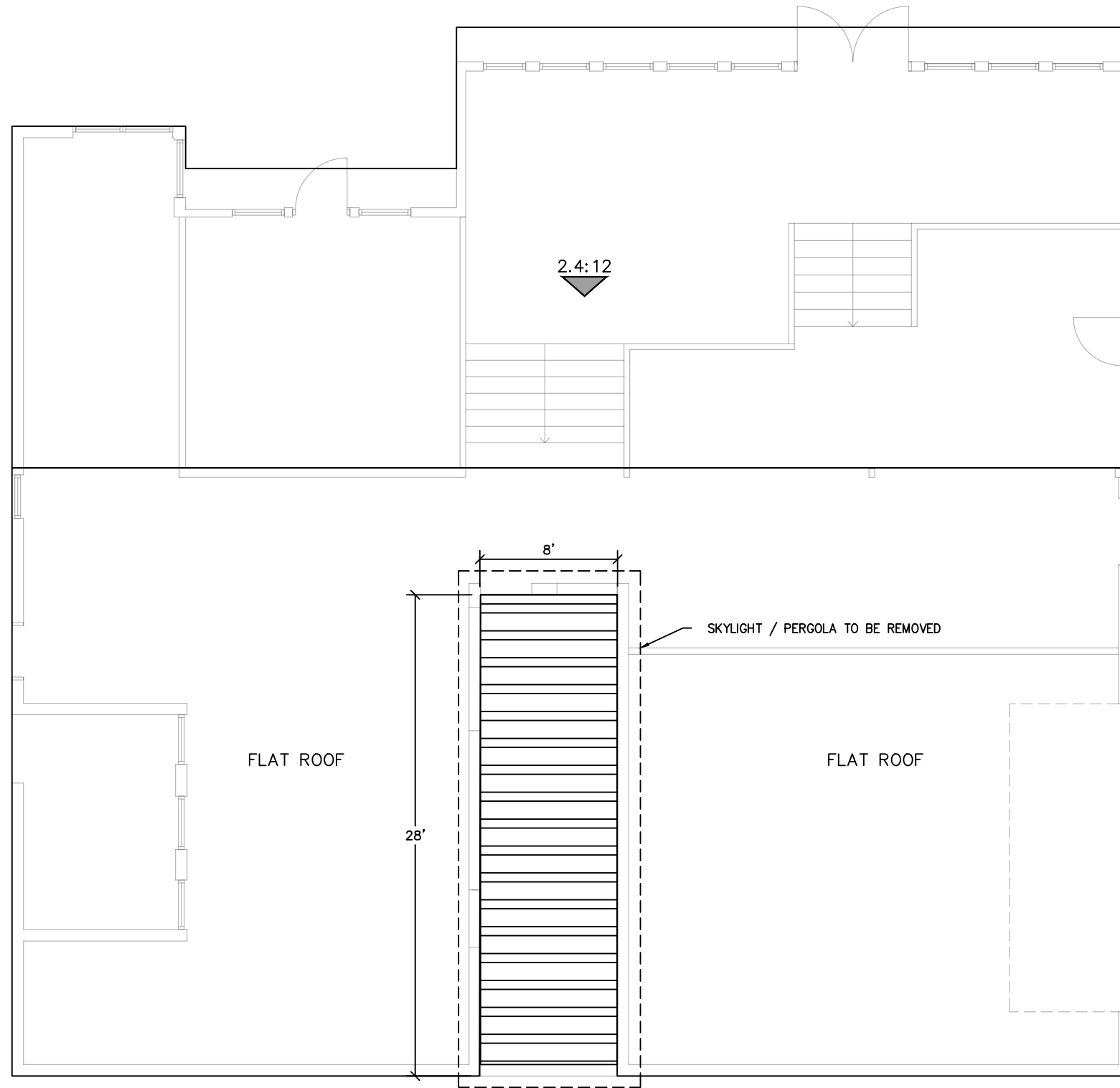
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION

EXISTING ROOF LAYOUT

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

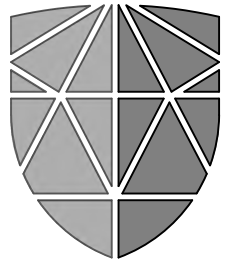
SCALE AS_SHOWN	DRAWING No. A-3
PROJECT No. ISN# 29860	DRAFTER: VH DESIGNER: LG REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 4 OF 22



EXISTING ROOF LAYOUT

1/8"=1'-0"

Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile: (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
▲		
▲		
▲		

SECOND FLOOR ADDITION
PRO BUY GSN
14 LAKE HOLLINGSWORTH
DR,
LAKELAND, FL 33803

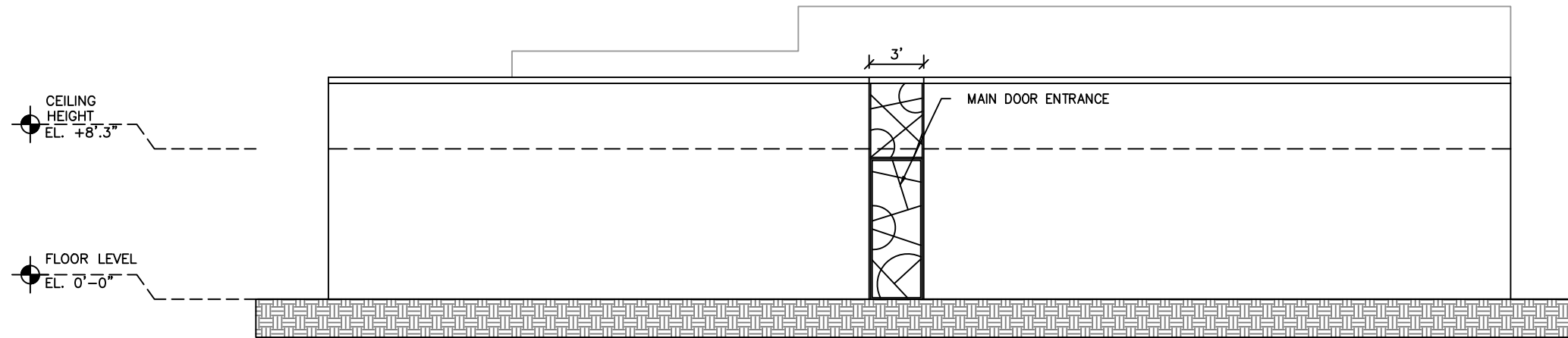
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION

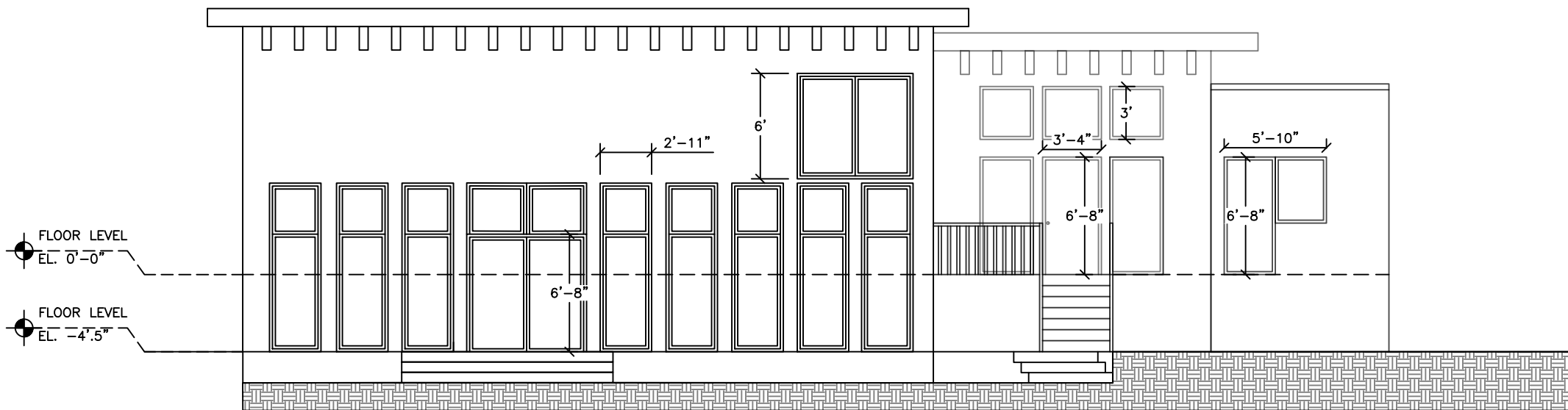
EXISTING ELEVATIONS

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

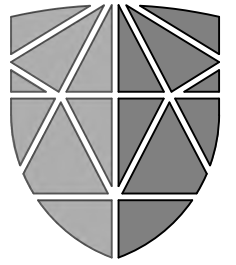
SCALE AS_SHOWN	DRAWING No. A-4
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 5 OF 22



1
A-3
EXISTING FRONT ELEVATION
1/8"=1'-0"



2
A-3
EXISTING REAR ELEVATION
1/8"=1'-0"



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile: (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
▲		
▲		
▲		

SECOND FLOOR ADDITION
PRO BUY GSN
14 LAKE HOLLINGSWORTH
DR,
LAKELAND, FL 33803

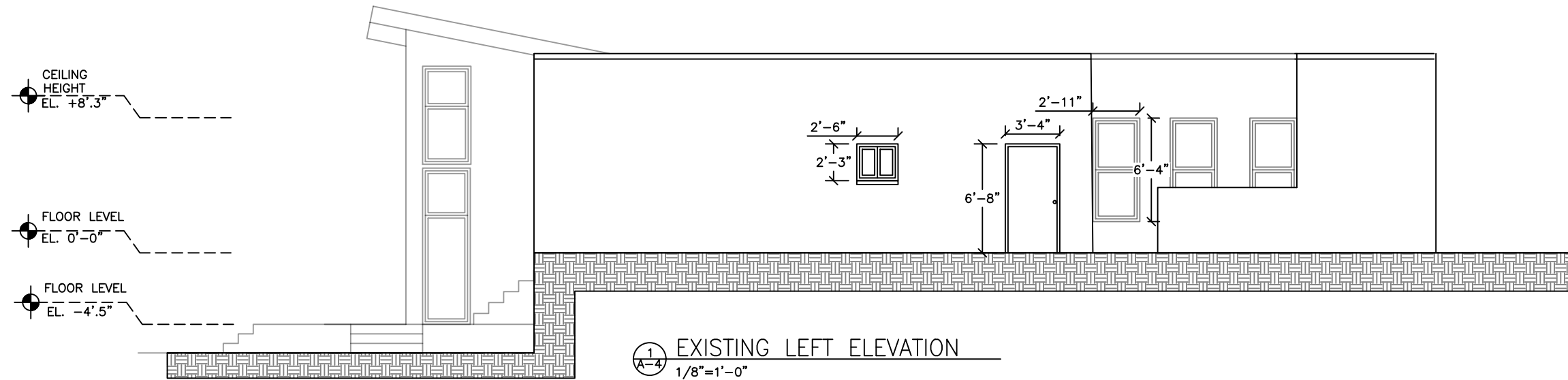
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION

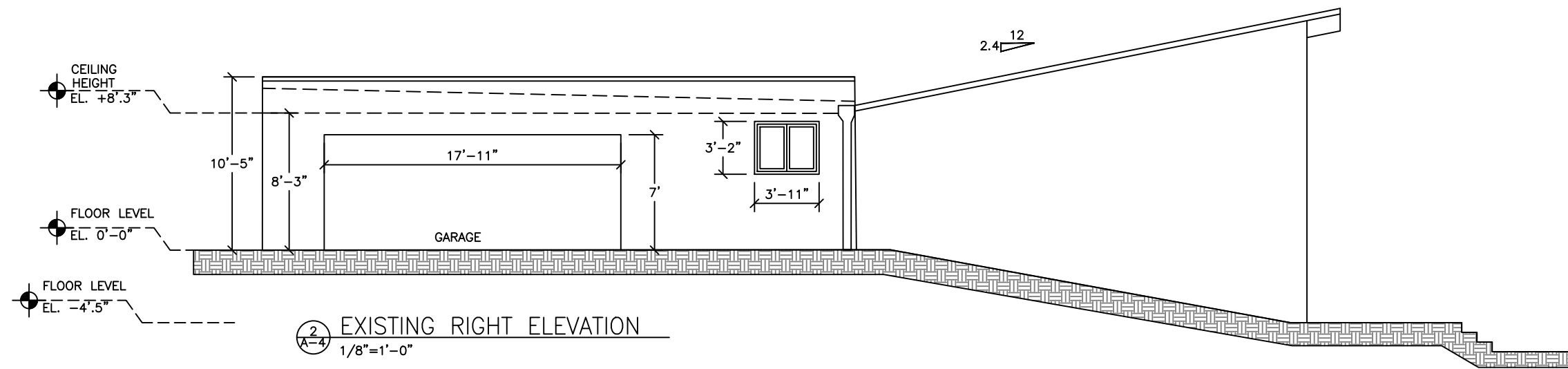
EXISTING ELEVATIONS

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-5
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 6 OF 22

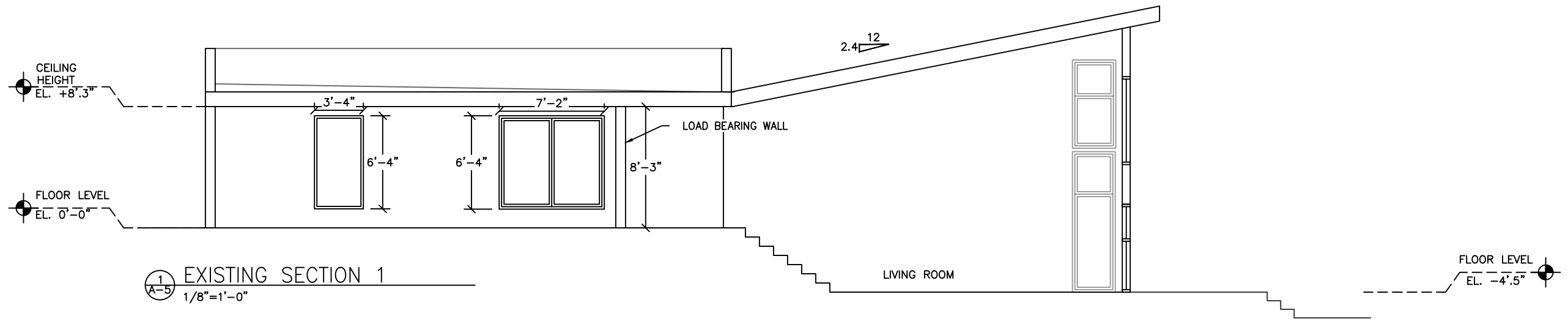


1
A-4 EXISTING LEFT ELEVATION
1/8"=1'-0"

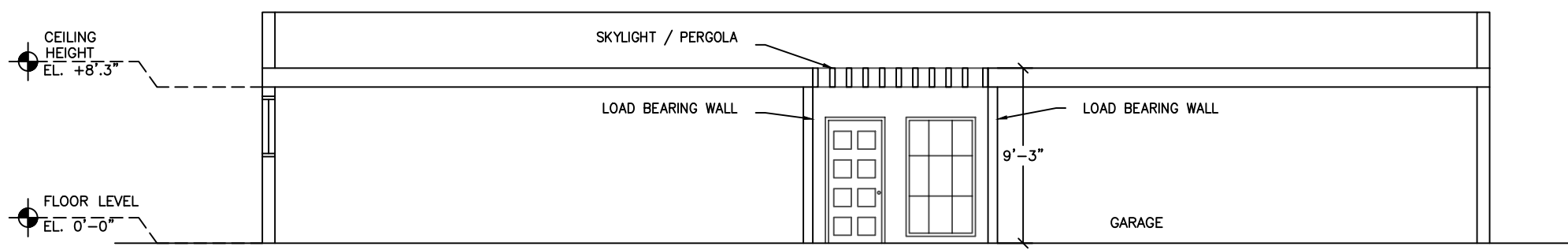


2
A-4 EXISTING RIGHT ELEVATION
1/8"=1'-0"

Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM

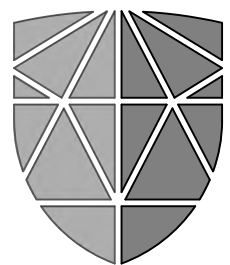


1
A-5
EXISTING SECTION 1
1/8"=1'-0"



2
A-5
EXISTING SECTION 2
1/8"=1'-0"

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
▲		
▲		
▲		

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH
 DR,
 LAKE LAND, FL 33803

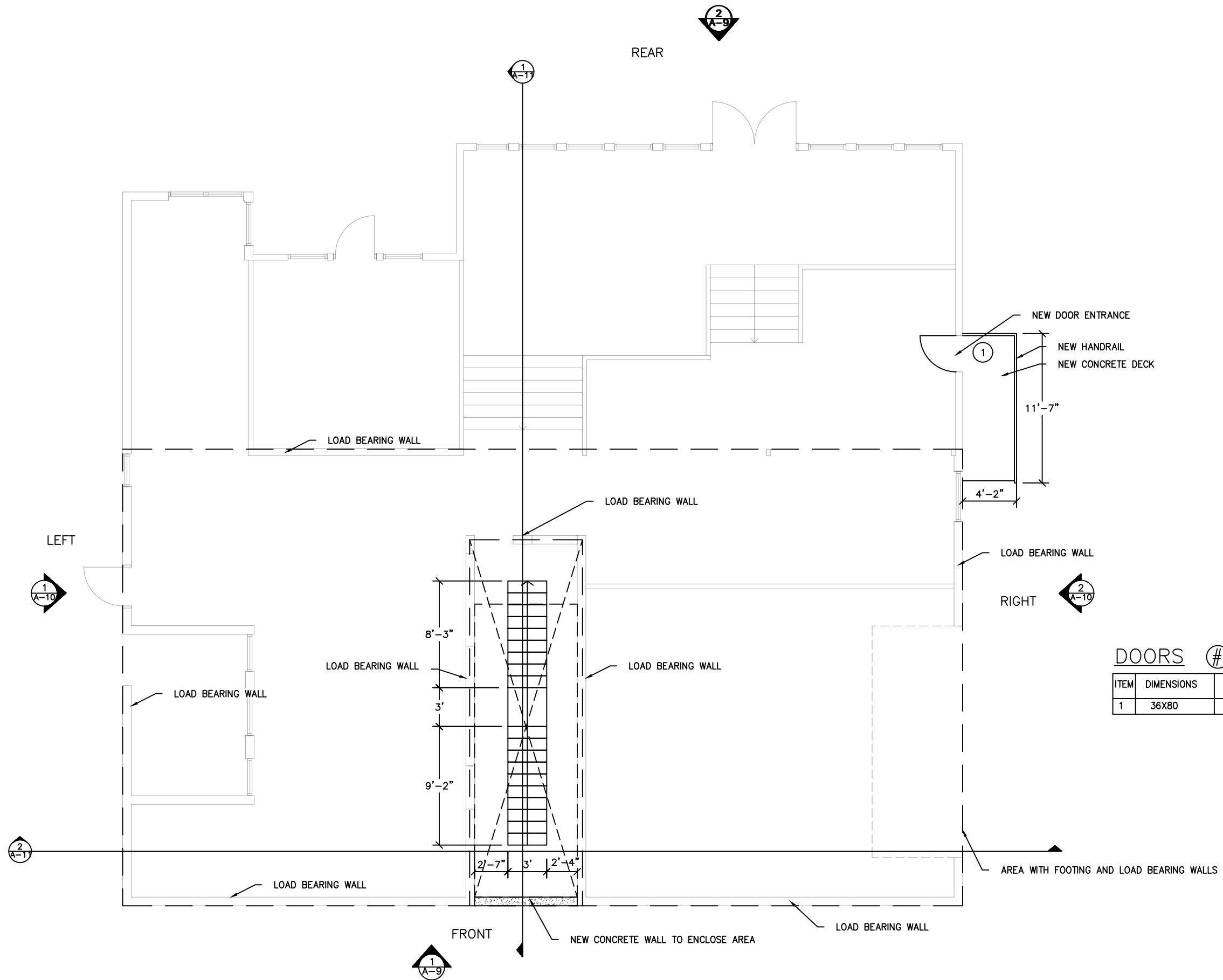
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION
EXISTING SECTIONS

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-6
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 7 OF 22

Y:\ISN\DESIGN\ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM

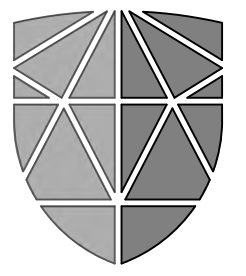


DOORS #

ITEM	DIMENSIONS	DESCRIPTION
1	36X80	SINGLE DOOR

PROPOSED FIRST FLOOR LAYOUT
1/8"=1'-0"

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
PRO BUY GSN
14 LAKE HOLLINGSWORTH
DR,
LAKE LAND, FL 33803

BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION
EXISTING ELEVATIONS

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN DRAWING No. A-7

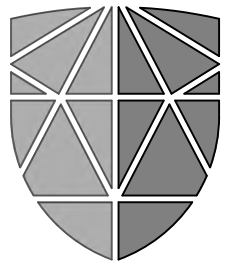
PROJECT No. ISN# 29860 DRAFTER: VH DESIGNER: LG
REVIEWER: LC TO BE CHECKED BY: LC

DATE 12/22/2023 SHEET No. 8 OF 22



NEW WOOD WALL

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
▲▲▲▲		

SECOND FLOOR ADDITION

PRO BUY GSN

14 LAKE HOLLINGSWORTH
DR,
LAKELAND, FL 33803

BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

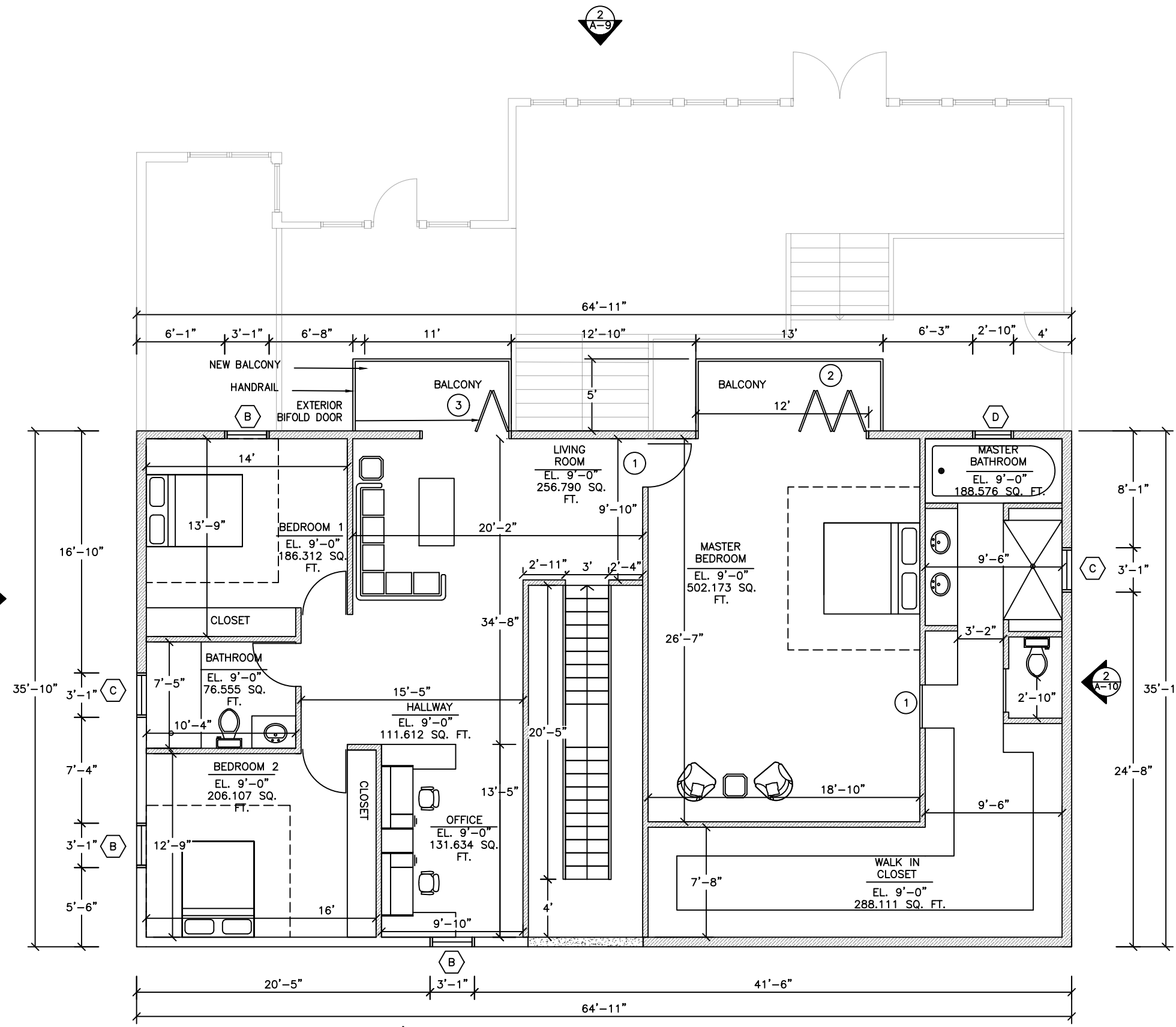
DESCRIPTION

EXISTING ELEVATIONS

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-8
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 9 OF 22

Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



NOTE:
THE CHANGE OF WINDOWS IS OCCURRING FROM LARGER TO SMALLER OR EQUAL, THEREFORE IT IS NOT NECESSARY TO ALTER THE SIZE OF THE HEADER.

STAIR NOTES
STAIR, RAIL AND GUARDRAIL CONSTRUCTION TO COMPLY WITH SECTIONS R311, R312 OF THE CURRENT FLORIDA BUILDING CODE

HANDRAILS MUST BE LOCATED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE LEADING EDGE OF A TREAD. HANDRAILS THAT FORM PART OF A GUARDRAIL MAY BE MIN 36" HIGH. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A 4" SHEAR CANNOT PASS THROUGH ANY OPENING.

SQUARE FOOTAGE

ROOM	SQUARE FOOTAGE
1 MASTER BATHROOM	188.576 SQ. FT.
2 WALK IN CLOSET	288.111 SQ. FT.
3 MASTER BEDROOM	502.173 SQ. FT.
4 LIVING ROOM	256.790 SQ. FT.
5 BEDROOM 1	186.312 SQ. FT.
6 BEDROOM 2	206.107 SQ. FT.
7 BATHROOM	76.555 SQ. FT.
8 HALLWAY	111.612 SQ. FT.
9 OFFICE	131.634 SQ. FT.

WINDOWS

ITEM	DIMENSIONS	DESCRIPTION
A	75X96	
B	37X66	
C	37X30	
D	30X80	

DOORS

ITEM	DIMENSIONS	DESCRIPTION
1	36X80	SINGLE DOOR
2	144X80	FOLDING DOOR
3	72X80	FOLDING DOOR

PROPOSED SECOND FLOOR LAYOUT
1/8"=1'-0"



PROPOSED ROOF LAYOUT
1/8"=1'-0"

VENTILATION NOTE:

SECTION R806.2 MINIMUM VENT AREA:

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET AREA SHALL BE 1/300 OF THE VENTED AREA PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET: 2. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

FEET "X" / 300
 CONVERT TO SQ. INCHES
 VENTILATION / VENT SIZE

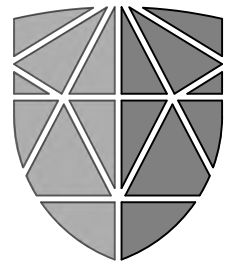
$$\frac{2202.3}{300} = 7.3$$

$$7.3 \times 144 = 1057$$

$$1057 / 86.25 = \# 13$$

ROOF VENT

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
 Mobile (970) 703-3284
 Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH
 DR,
 LAKELAND, FL 33803

BUILD IN ACCORDANCE WITH:
 FLORIDA BUILDING CODE,
 7TH EDITION, 2020
 (CURRENT EDITION)

DESCRIPTION
EXISTING SECTIONS

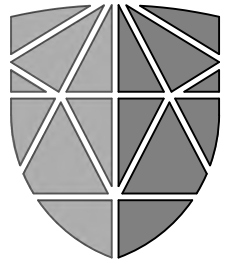
Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN DRAWING No. A-9

PROJECT No. ISN# 29860 DRAFTER: VH DESIGNER: LG
 REVIEWER: LC TO BE CHECKED BY: LC

DATE 12/22/2023 SHEET No. 10 OF 22

Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH
 DR,
 LAKELAND, FL 33803

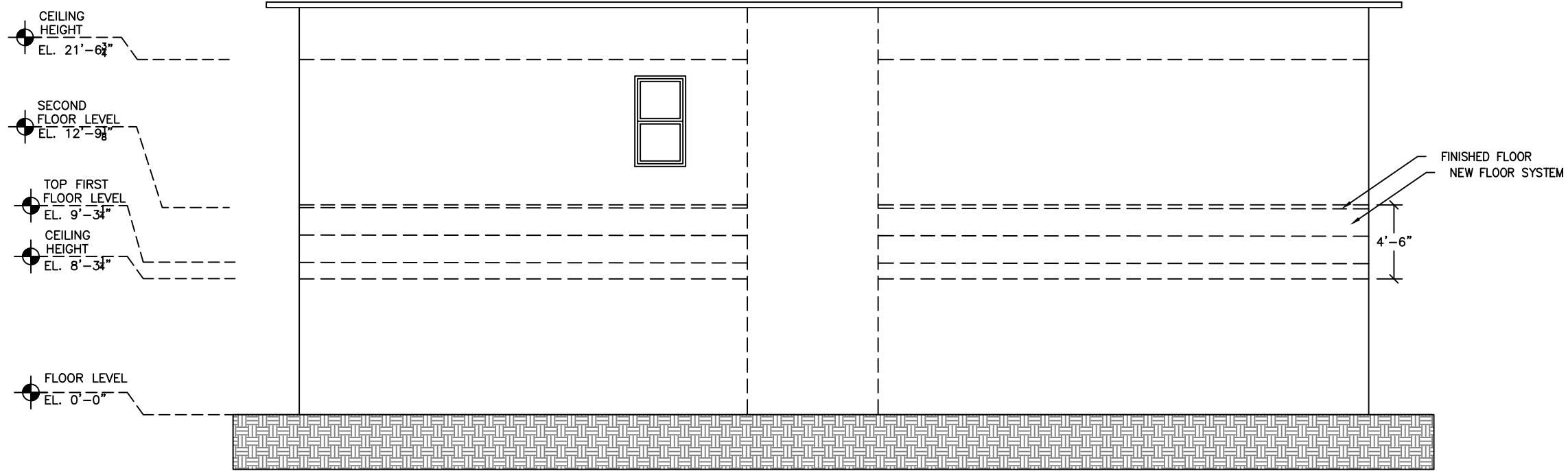
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION

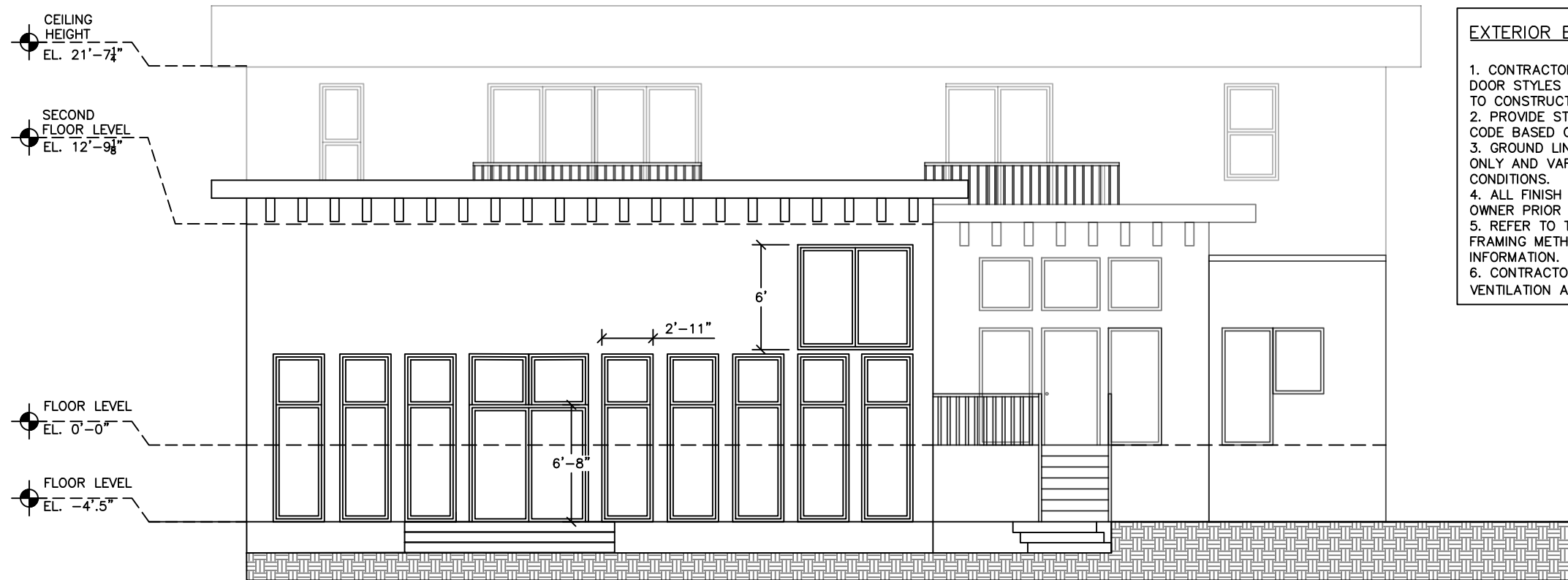
EXISTING ELEVATIONS

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-10
PROJECT No. ISN# 29860	DRAFTER: VH DESIGNER: LG REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 11 OF 22



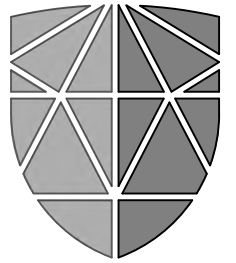
1
A-9
PROPOSED FRONT ELEVATION
1/8"=1'-0"



2
A-9
PROPOSED REAR ELEVATION
1/8"=1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH
 DR,
 LAKE LAND, FL 33803

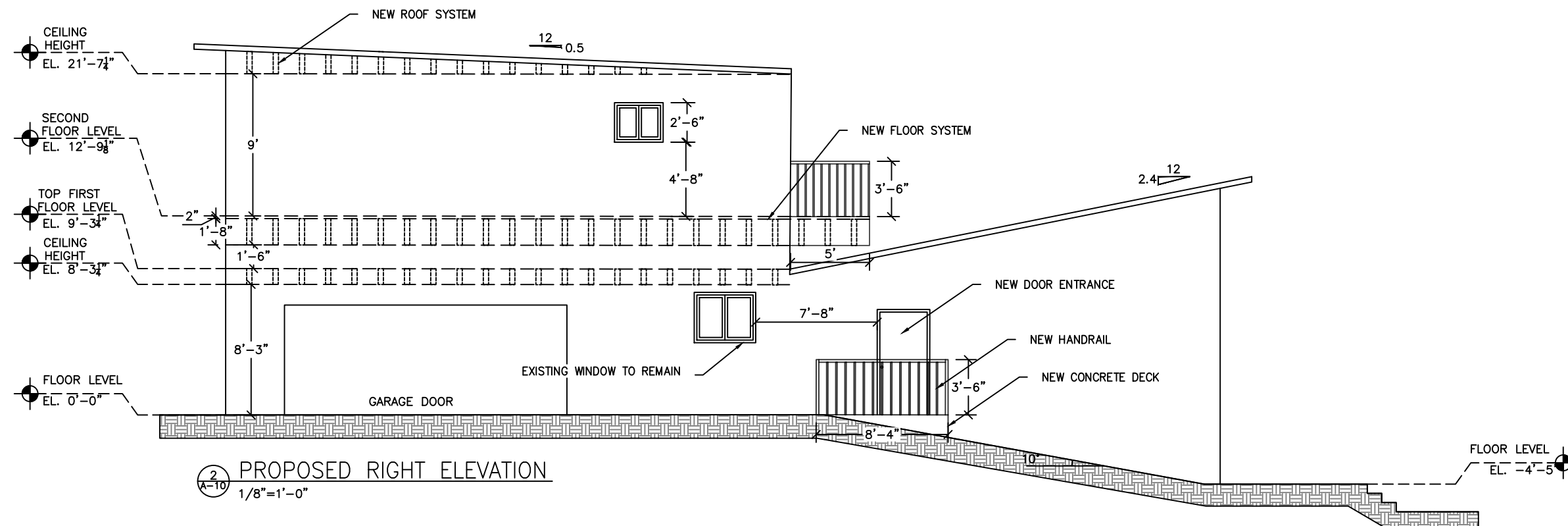
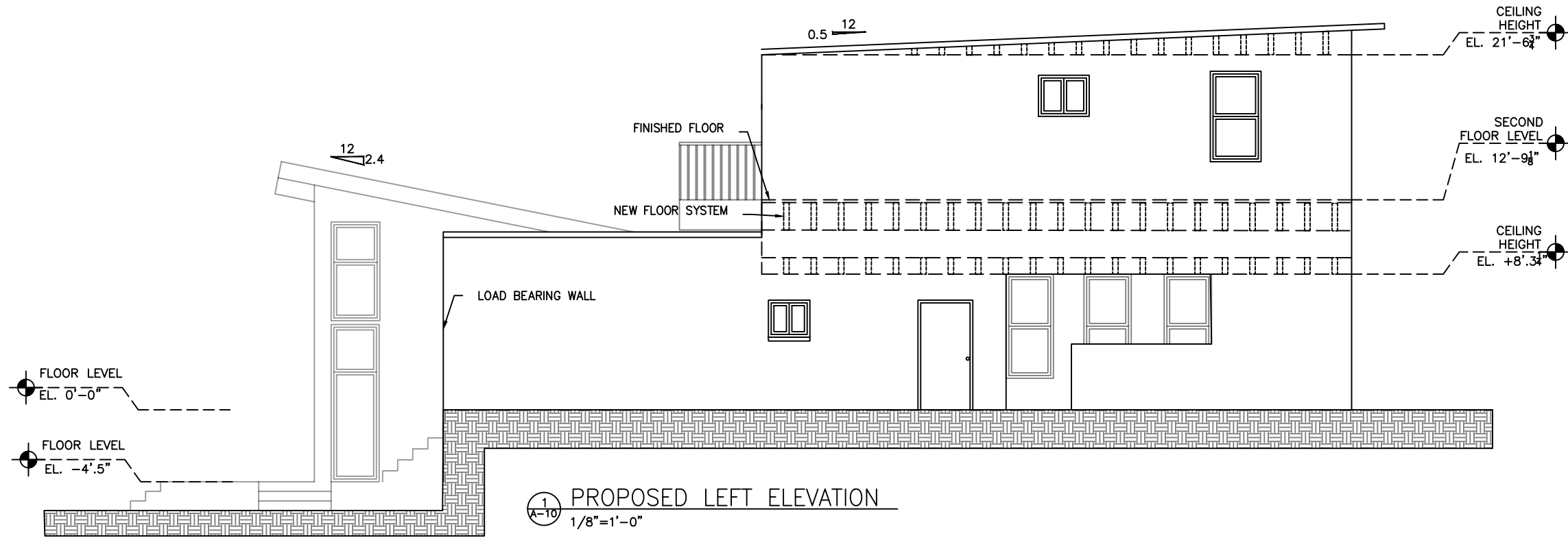
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION

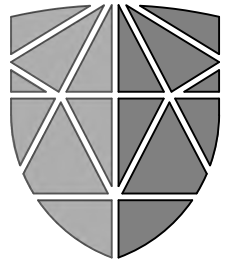
EXISTING ELEVATIONS

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-11
PROJECT No. ISN# 29860	DRAFTER: VH DESIGNER: LG REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 12 OF 22



Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
PRO BUY GSN
14 LAKE HOLLINGSWORTH
DR,
LAKE LAND, FL 33803

BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

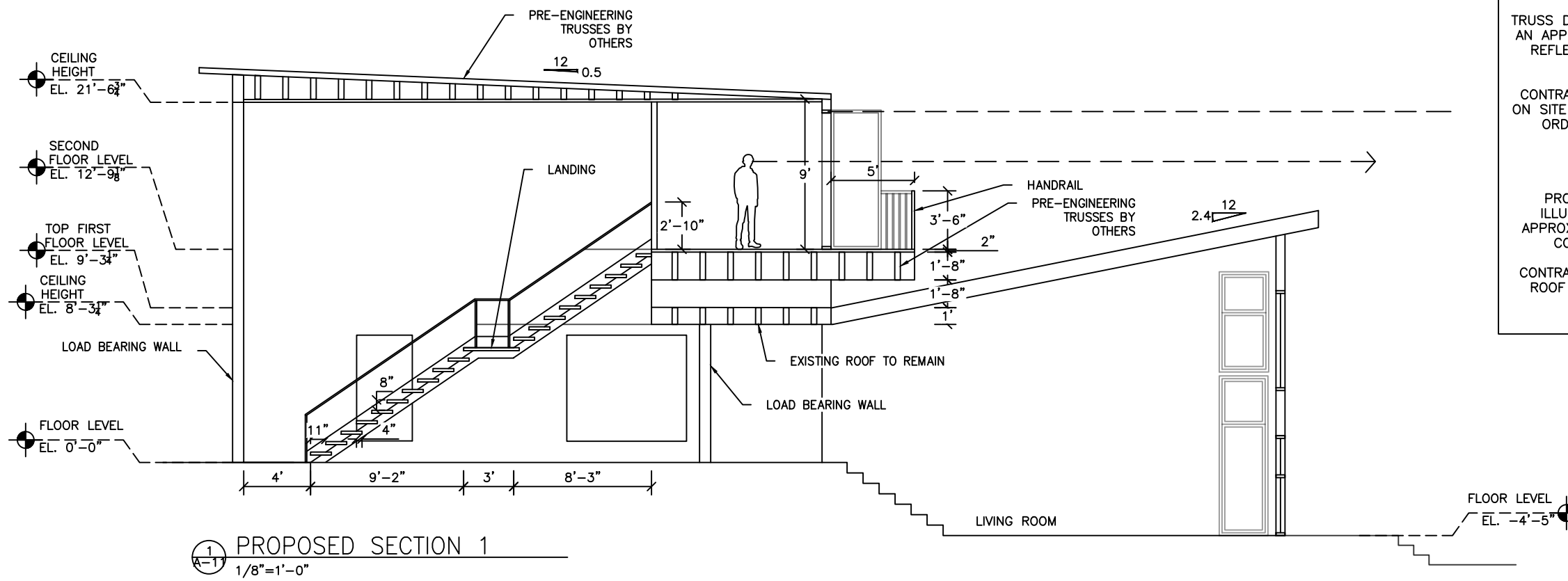
DESCRIPTION

EXISTING SECTIONS

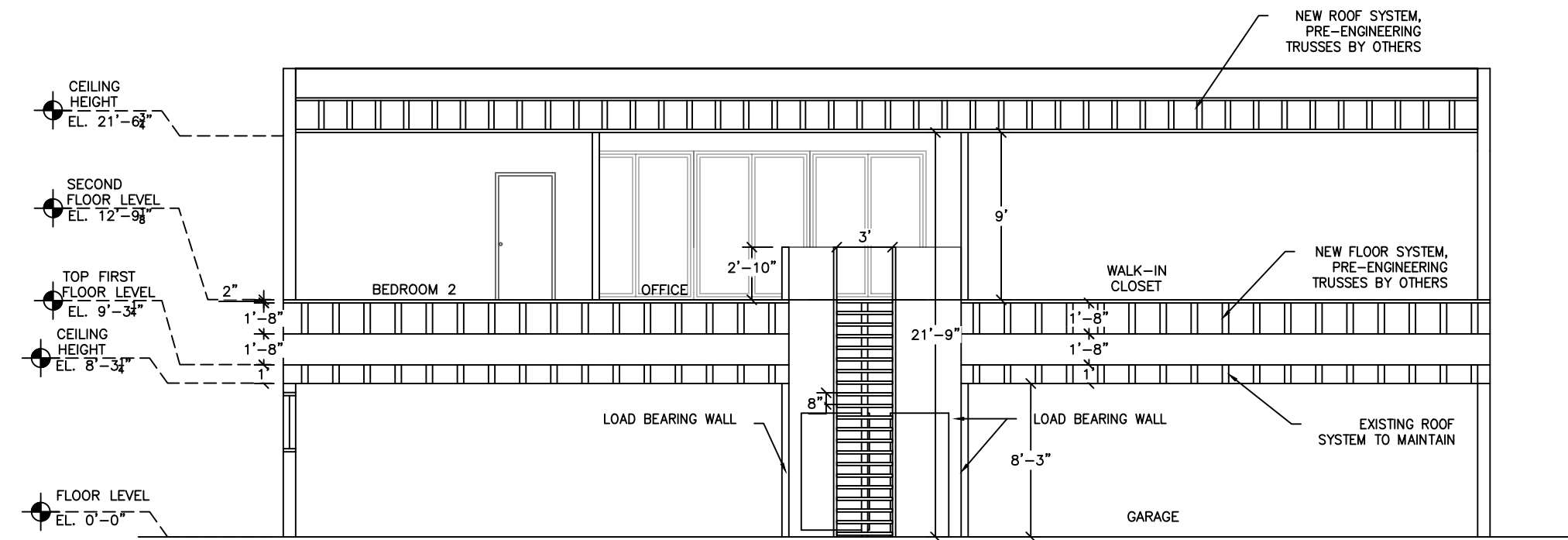
Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-12
PROJECT No. ISN# 29860	DRAFTER: VH DESIGNER: LG REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 13 OF 22

PRE-ENGINEERED TRUSS NOTES:
ALL PRE-ENGINEERED TRUSSES TO BE DESIGNED AND INSTALLED BY OTHERS.
TRUSS DETAILS ARE A REPRESENTATION OF AN APPROXIMATE DESIGN AND ARE NOT A REFLECTION PROVIDED BY THE TRUSS MANUFACTURE.
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE INSTALLATION OR BEFORE ORDERING TRUSS PACKAGES FROM MANUFACTURE.
ROOF LAYOUT NOTE:
PROPOSED ROOF LAYOUT THAT IS ILLUSTRATED ON THE PLANS IS AN APPROXIMATE IDEA OF WHAT THE TRUSS COMPANY WILL COME UP WITH.
CONTRACTOR SHALL NOT USE PROPOSED ROOF LAYOUT AS A GUIDE FOR ROOF CONSTRUCTION.



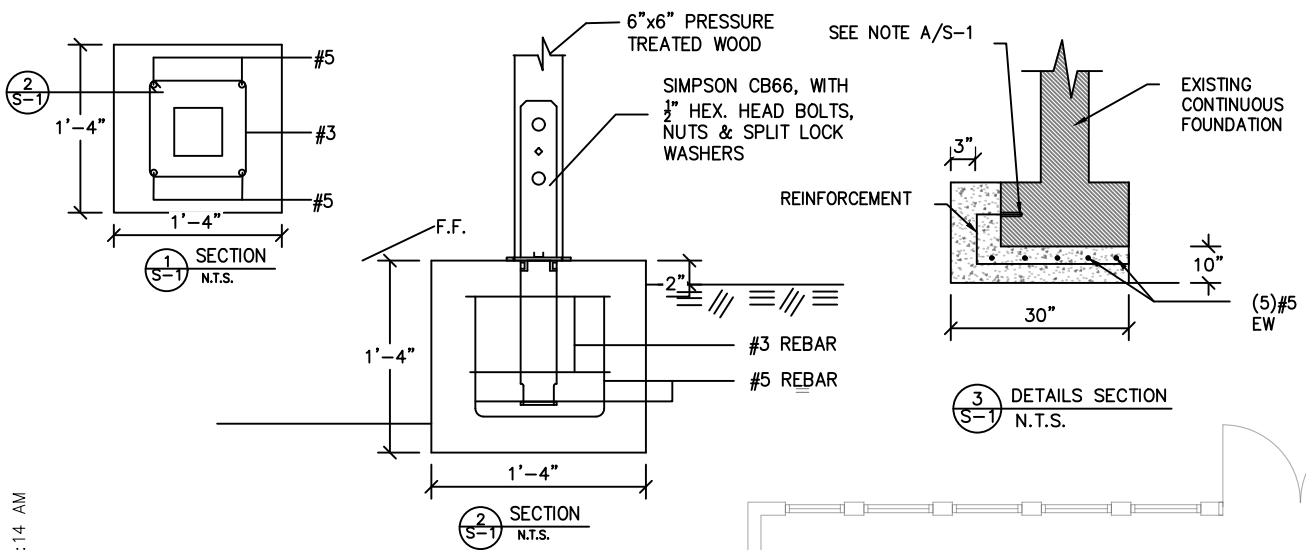
1
A-11
PROPOSED SECTION 1
1/8"=1'-0"



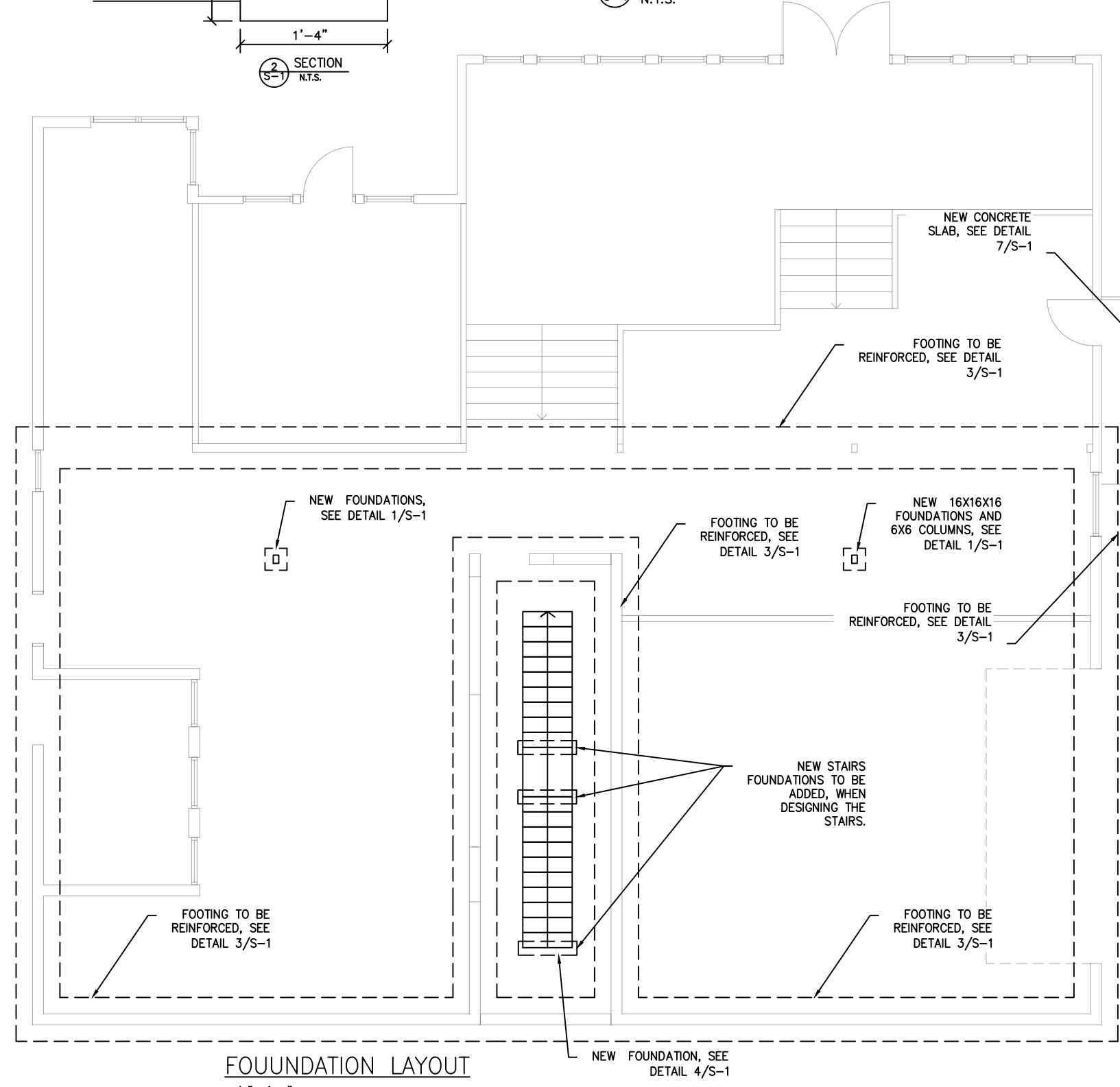
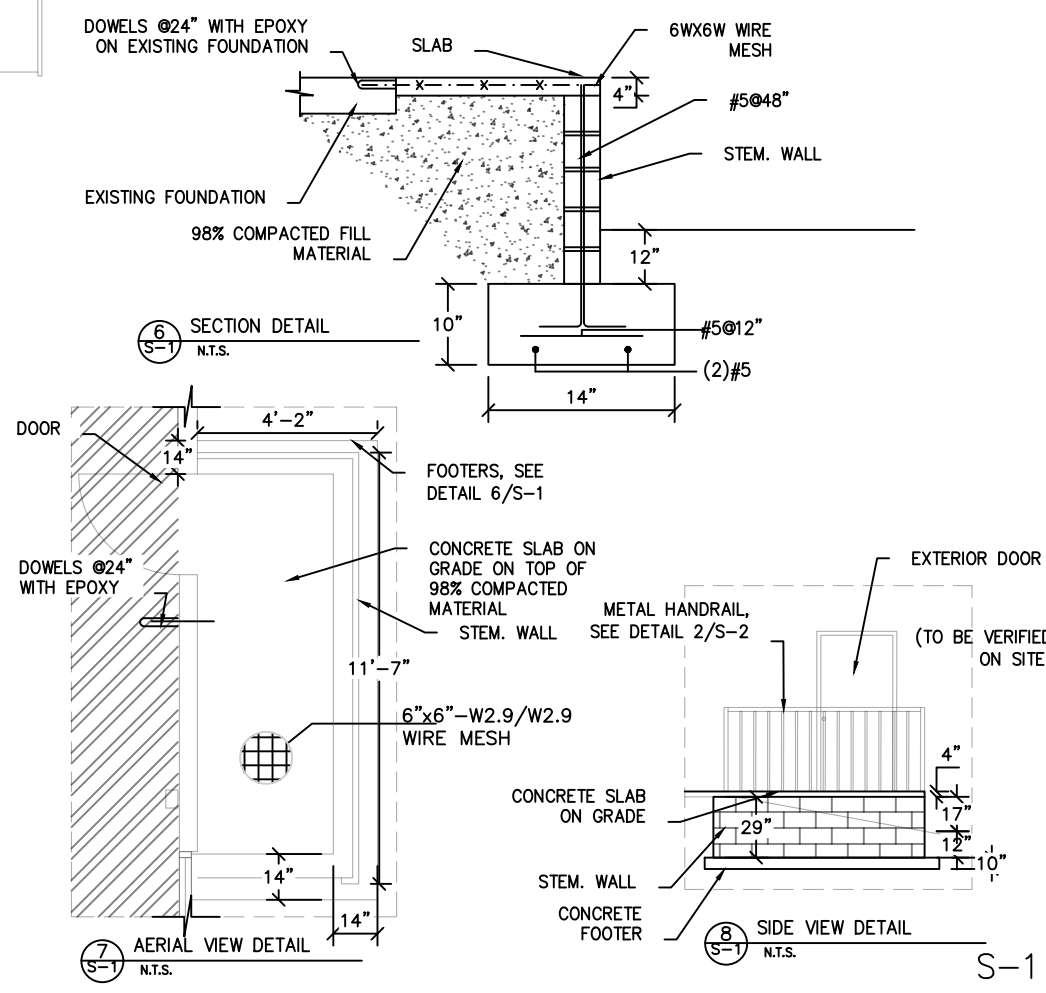
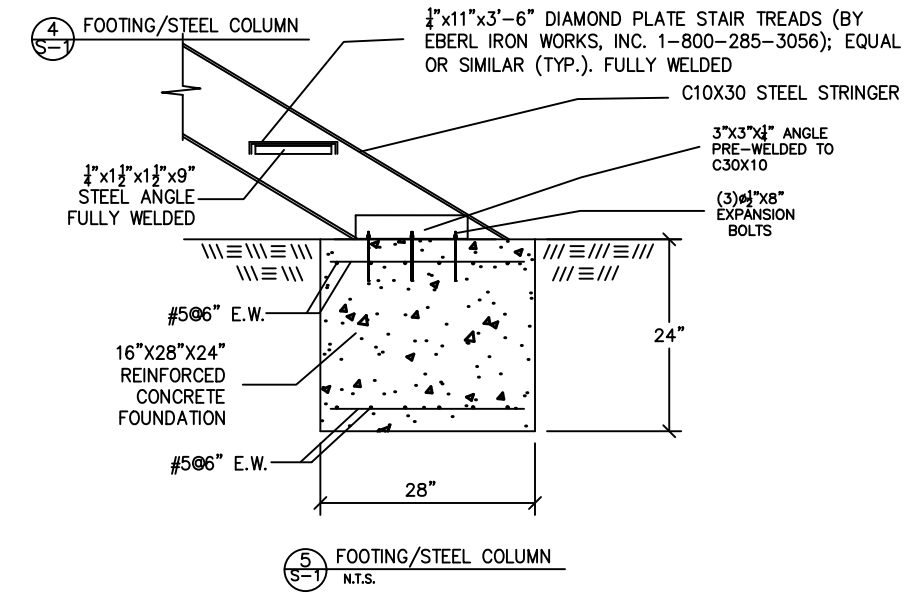
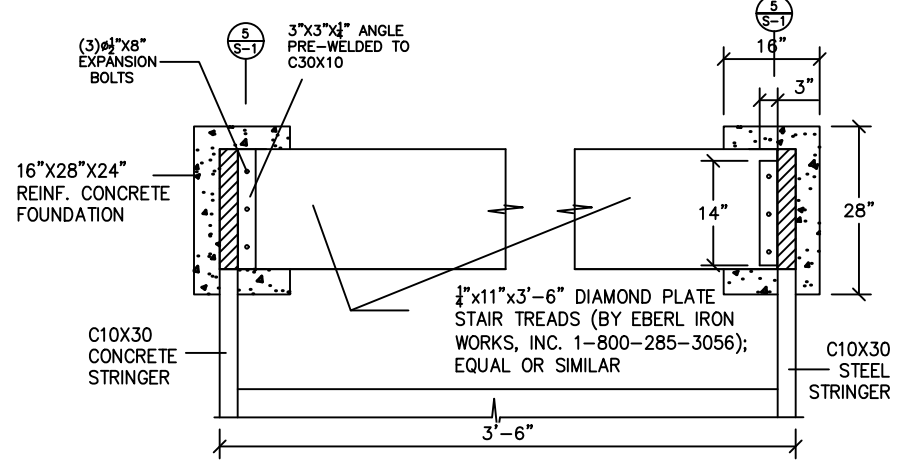
2
A-11
PROPOSED SECTION 2
1/8"=1'-0"

Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM

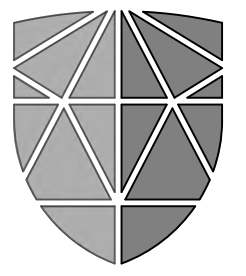
Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



HILTI (NOTE A)
 USE HILTI HIT-HY-200-R EPOXY ADHESIVE. 3/4" X 6" HOLE SHALL BE DRILLED @12" IN THE EXISTING FOUNDATION



BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
 Mobile (970) 703-3284
 Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH DR,
 LAKE LAND, FL 33803

BUILD IN ACCORDANCE WITH:
 FLORIDA BUILDING CODE,
 7TH EDITION, 2020
 (CURRENT EDITION)

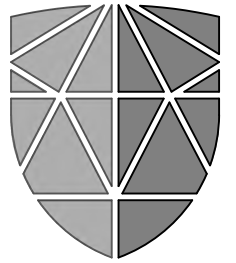
DESCRIPTION
 FOUNDATION LAYOUT

Richard Leon Cannyn, PMP, P.E.
 P.E. # 65994

SCALE AS SHOWN	DRAWING No. S-1
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 14 OF 22

ISN# 29860

S-1



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile: (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH
 DR.,
 LAKELAND, FL 33803

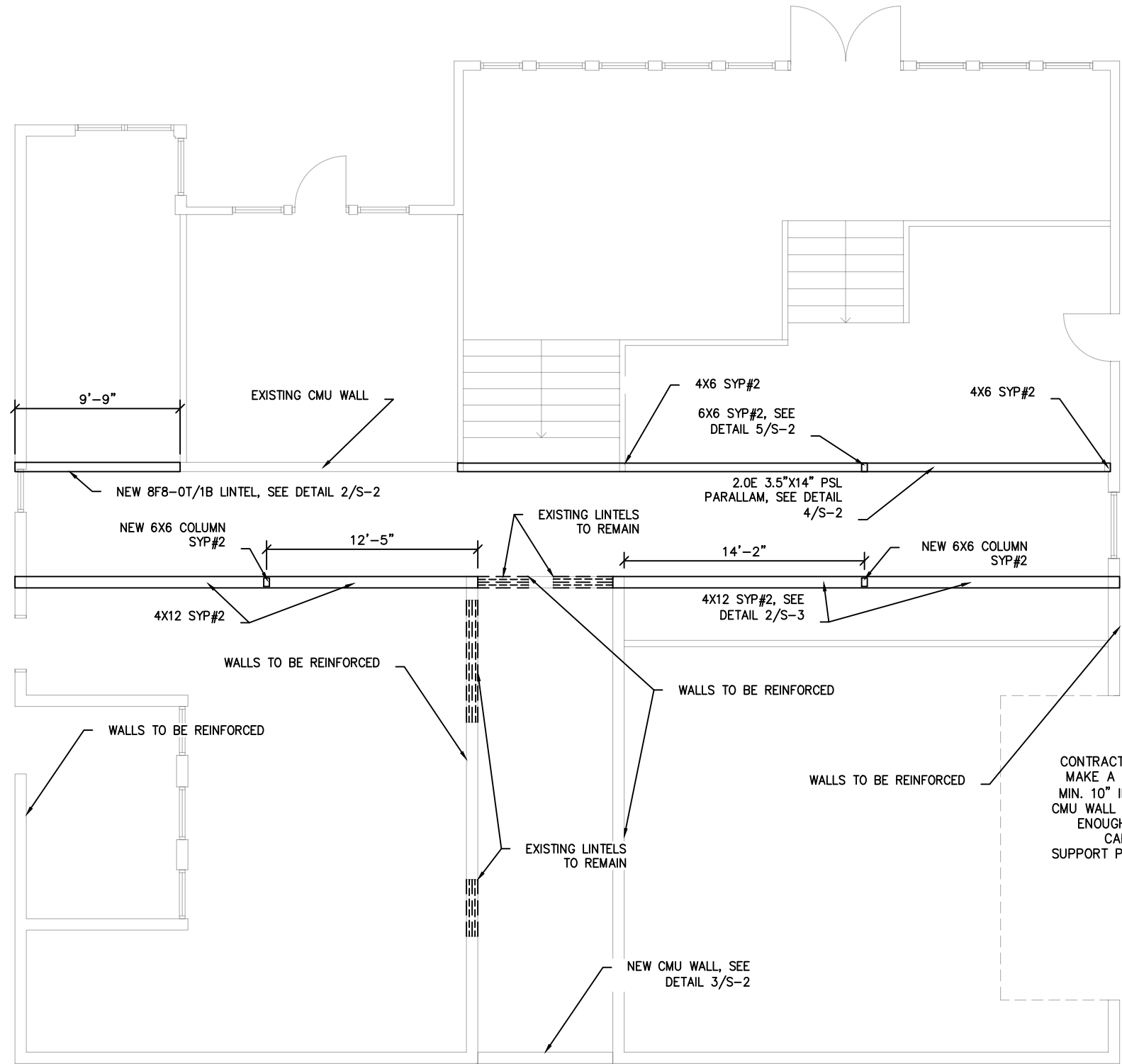
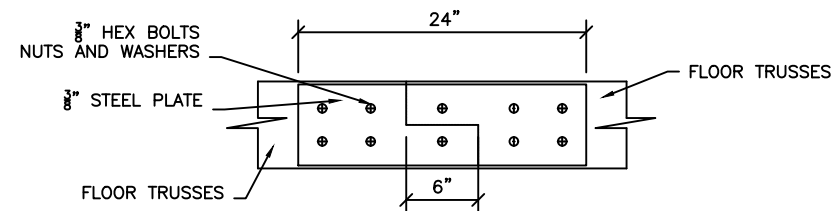
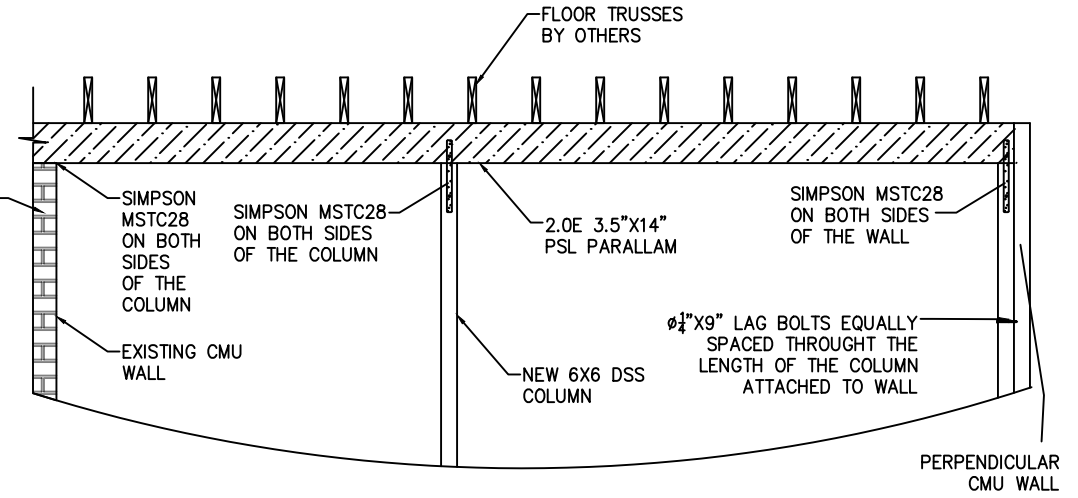
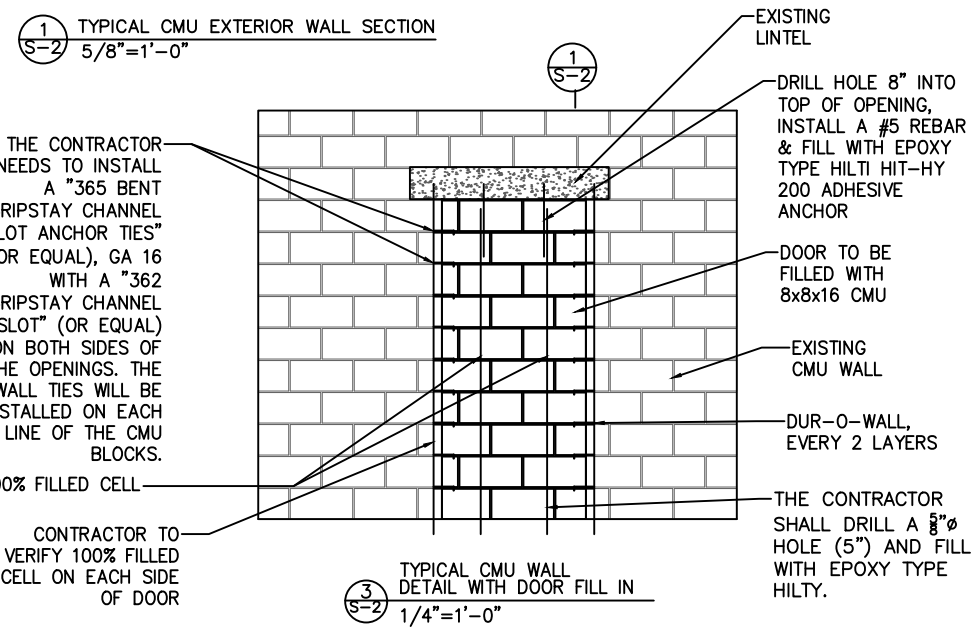
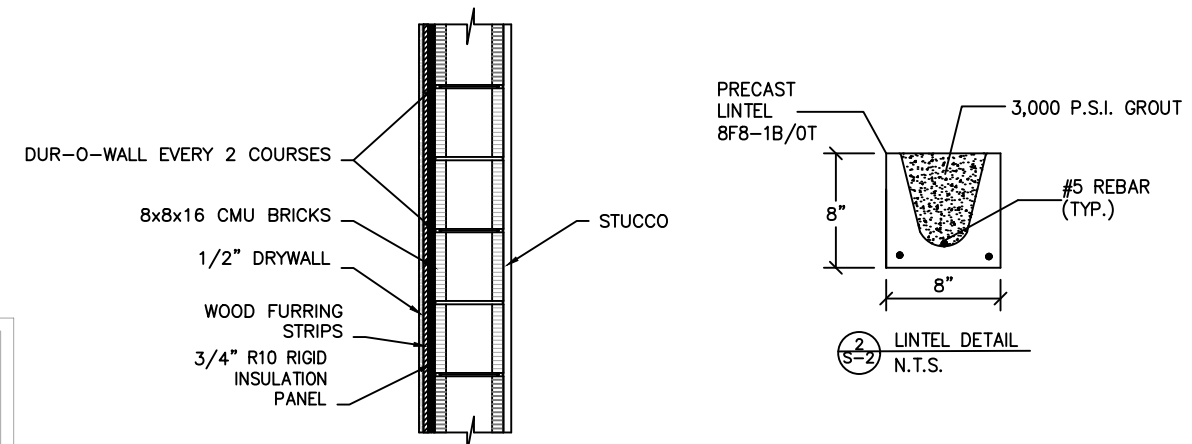
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION

STRUCTURAL WALLS LAYOUT

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

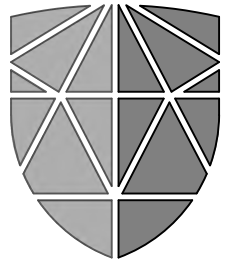
SCALE AS_SHOWN	DRAWING No. S-2
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 15 OF 22



CONTRACTOR NOTE:
CONTRACTOR SHALL CHECK THE CMU WALLS TO BE 100% CONCRETE FILLED AND #5 REBAR SHALL BE INSTALLED AT EVERY 48" MINIMUM. IF THIS IS NOT TO BE FOUND, CONTRACTOR SHALL POUR 3000 PSI CONCRETE ON EACH CELL AND INSERT A #5 REBAR SPACED 48".

STRUCTURAL 1ST FLOOR WALLS & BEAMS LAYOUT
1/8"=1'-0"

Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH
 DR,
 LAKELAND, FL 33803

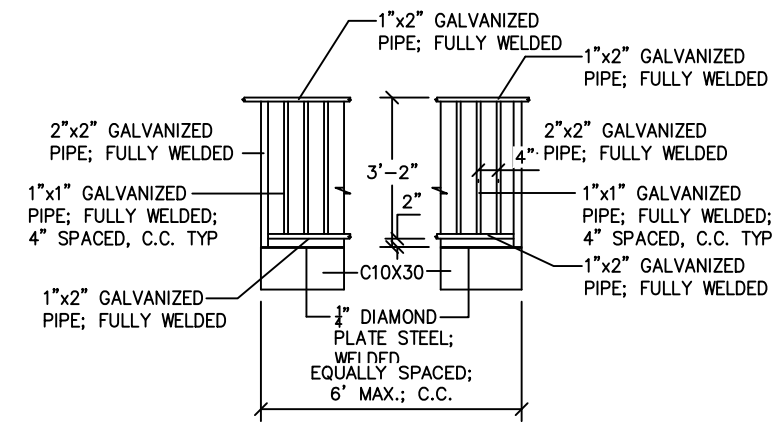
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION

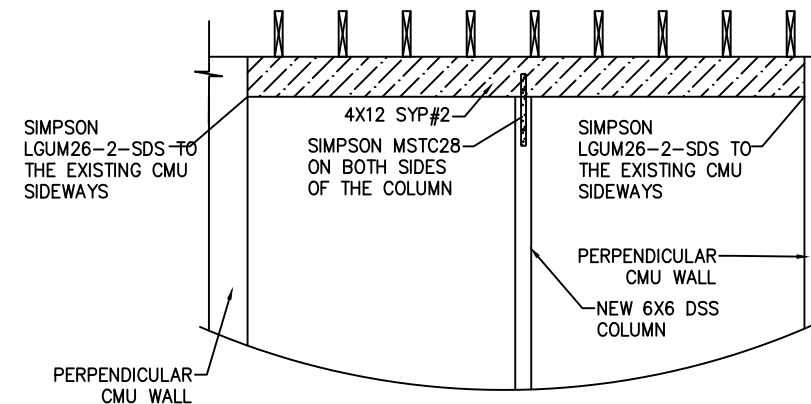
STRUCTURAL FLOOR LAYOUT

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

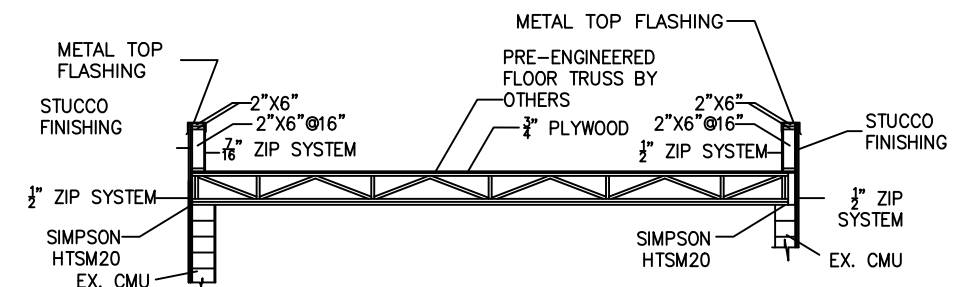
SCALE AS_SHOWN	DRAWING No. S-3
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 16 OF 22



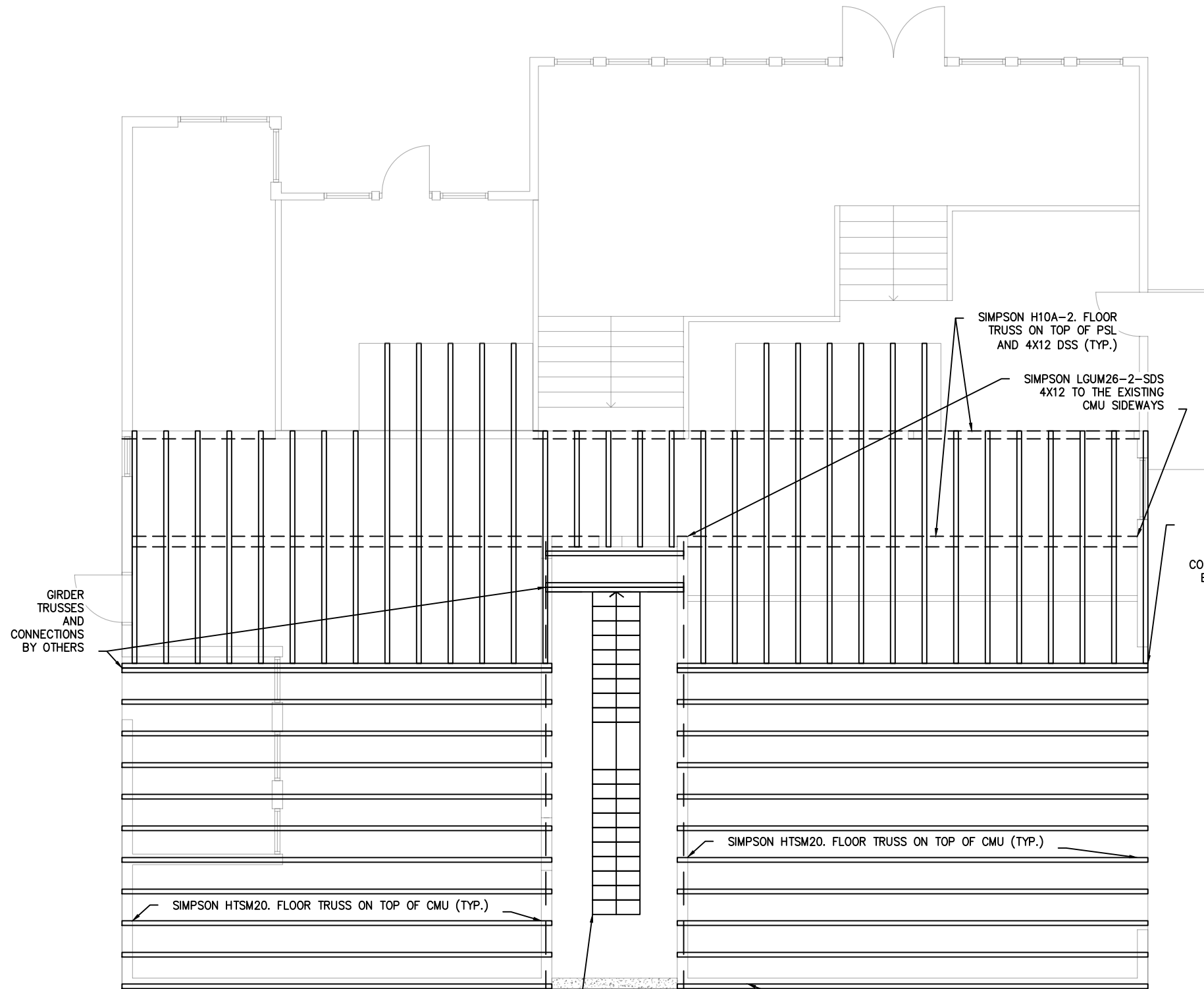
2 HANDRAIL DETAIL
3/8"=1'-0"



2 JOISTS-BEAM-COLUMN
CONNECTION DETAIL
N.T.S.



3 TRUSS
3/16"=1'-0"

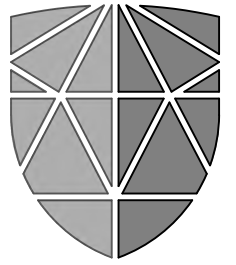


NEW HANDRAIL, SEE DETAIL
2/S-3

FLOOR TRUSSES LAYOUT

1/8"=1'-0"

Y:\ISN\DESIGN\ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH DR,
 LAKE LAND, FL 33803

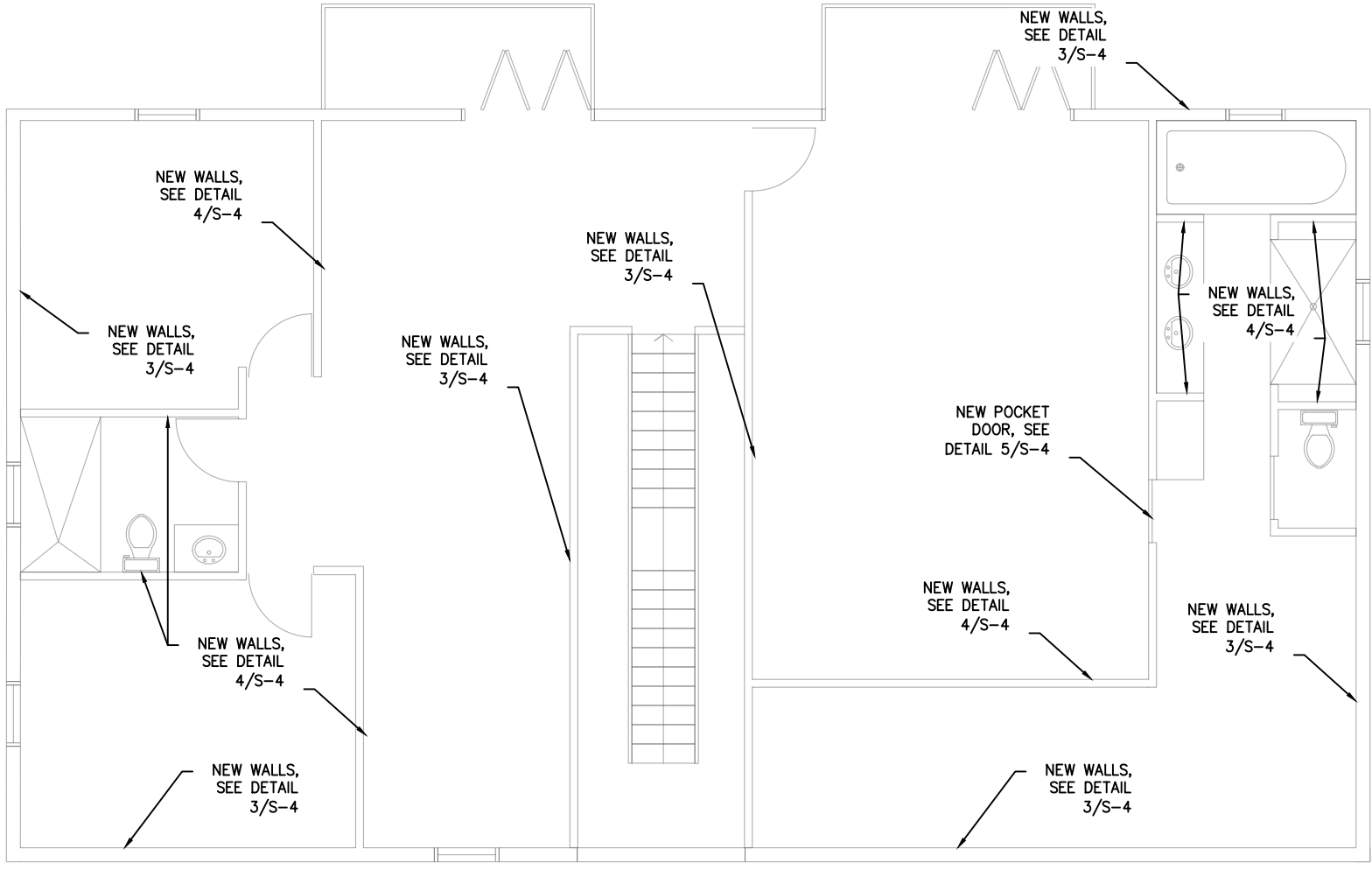
BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION

STRUCTURAL SECOND FLOOR WALLS LAYOUT

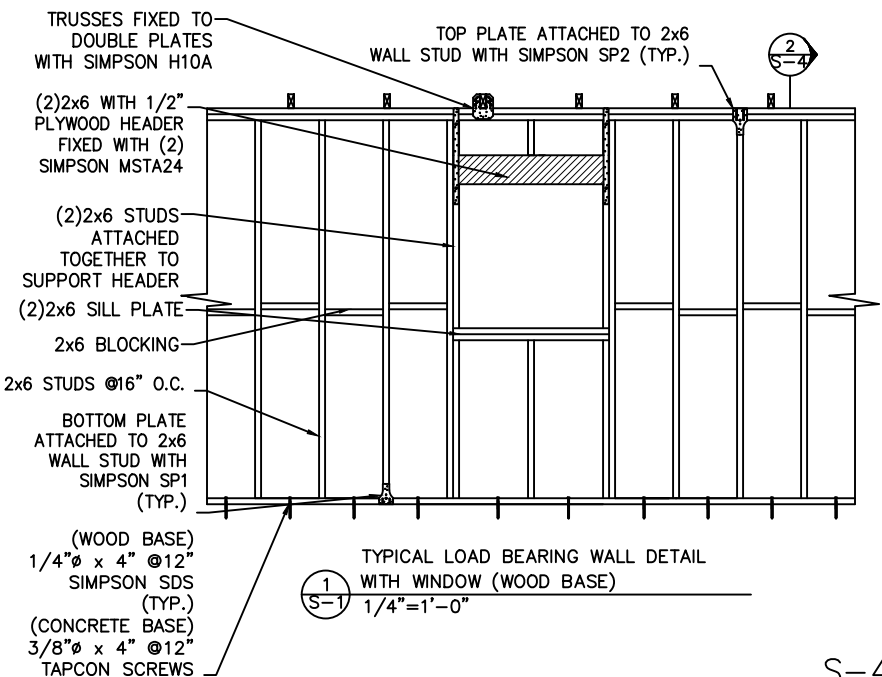
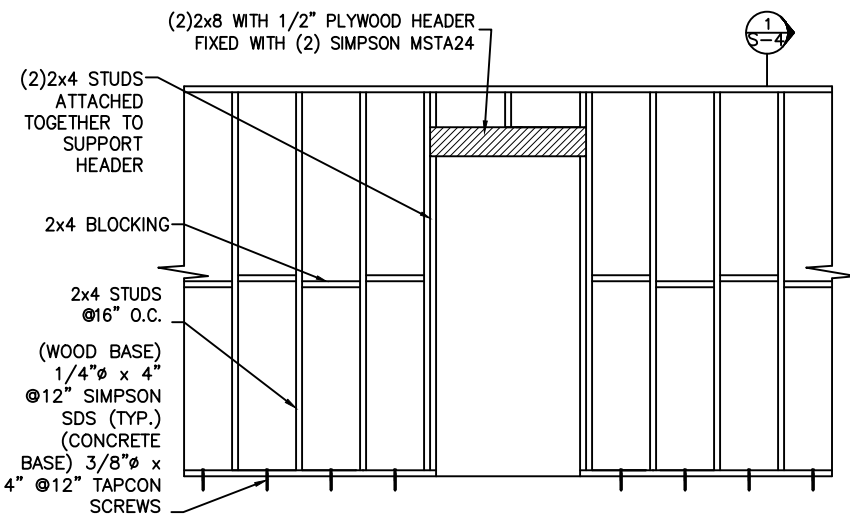
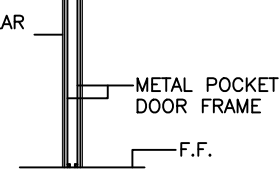
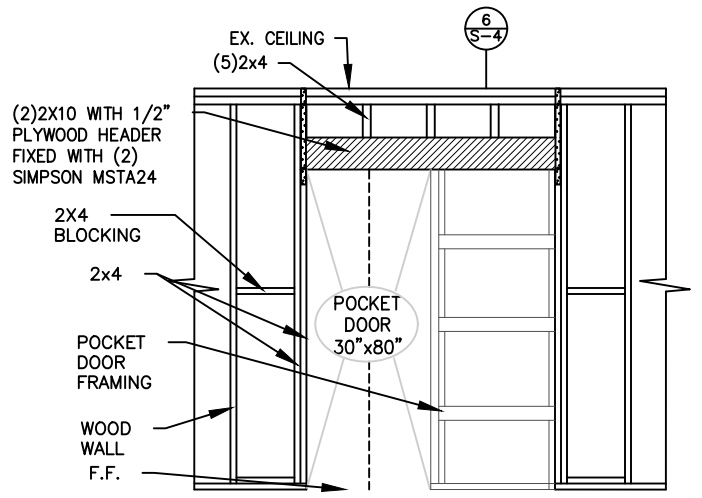
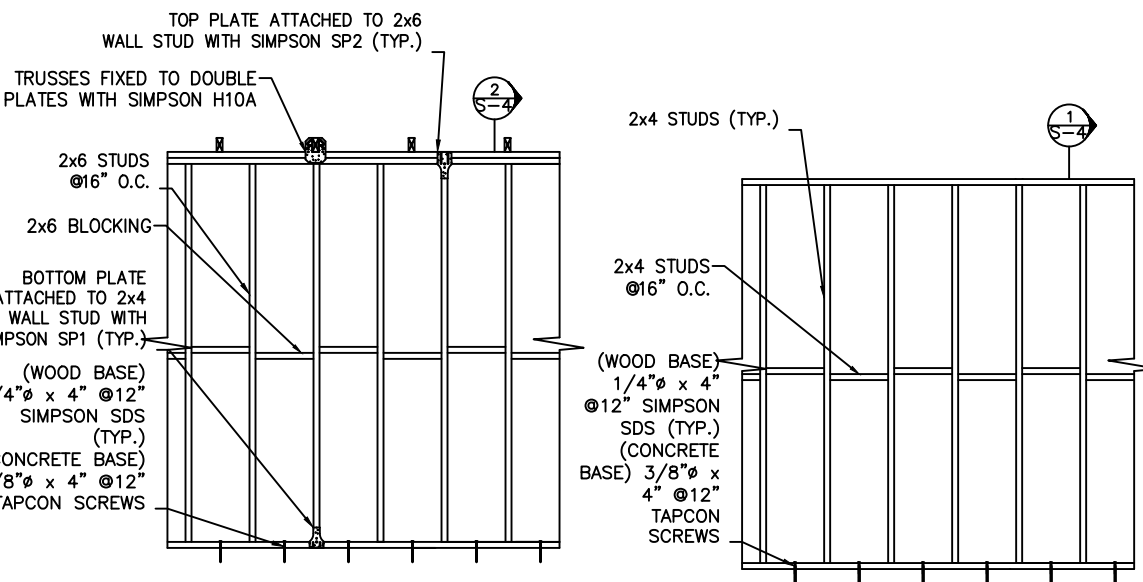
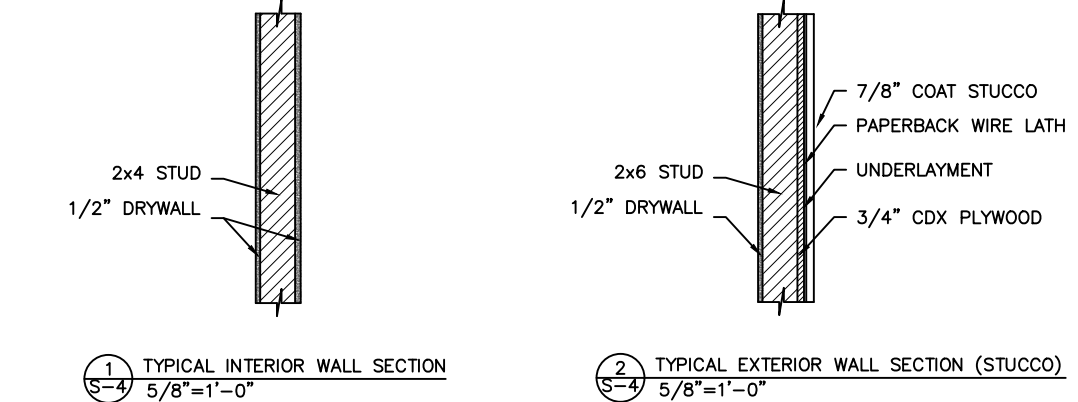
Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS SHOWN	DRAWING No. S-4
PROJECT No. ISN# 29860	DRAFTER: VH DESIGNER: LG REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 17 OF 22



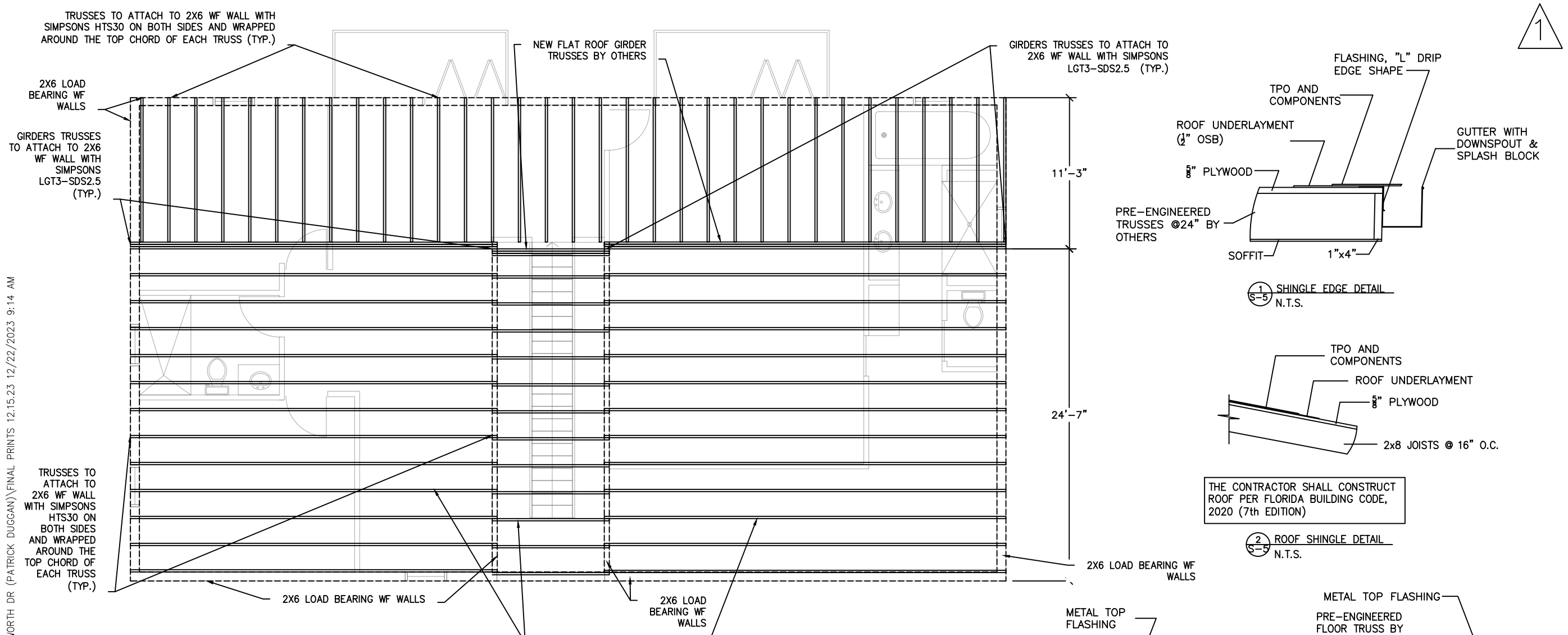
STRUCTURAL 2ND FLOOR WALLS & BEAMS LAYOUT

1/8"=1'-0"

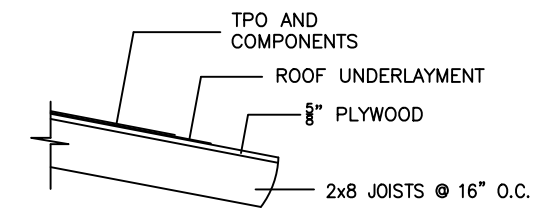
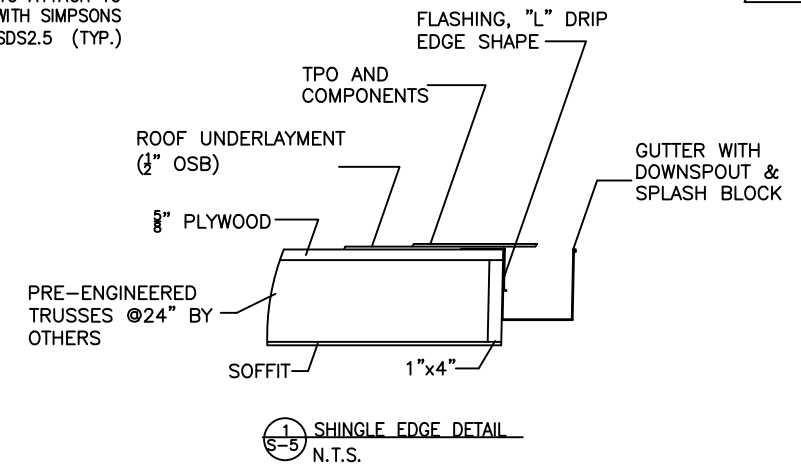


Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM

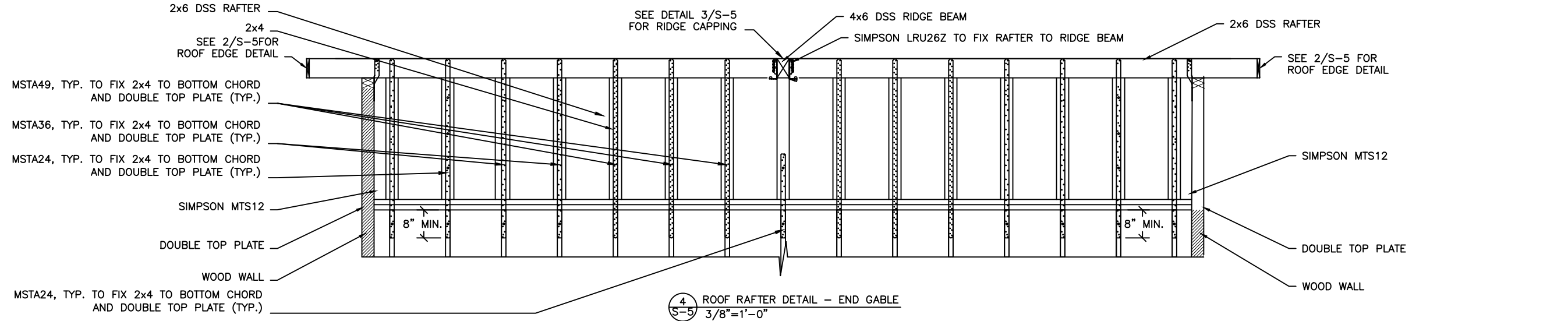
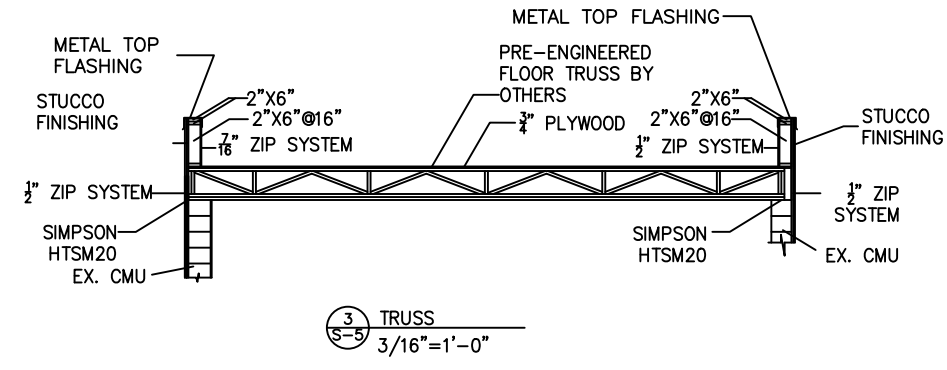
Y:\ISN\DESIGN ISN\29860 - 14 LAKE HOLLINGSWORTH DR (PATRICK DUGGAN)\FINAL PRINTS 12.15.23 12/22/2023 9:14 AM



ROOF TRUSS LAYOUT
1/8"=1'-0"

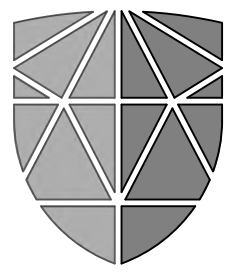


THE CONTRACTOR SHALL CONSTRUCT ROOF PER FLORIDA BUILDING CODE, 2020 (7th EDITION)



1

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
1	B.D. REV. (1)	12-22-23

SECOND FLOOR ADDITION
PRO BUY GSN
14 LAKE HOLLINGSWORTH DR,
LAKE LAND, FL 33803

BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION
STRUCTURAL ROOF LAYOUT

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE AS SHOWN	DRAWING No. S-5
PROJECT No. ISN# 29860	DRAFTER: VH REVIEWER: LC TO BE CHECKED BY: LC
DATE 12/22/2023	SHEET No. 18 OF 22

GENERAL NOTES:

- BEFORE STARTING WORK ON THE PROJECT, THE CONTRACTOR MUST VERIFY THE EXISTING CONDITIONS AND DIMENSIONS.
- ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR NEEDS TO COMPLY WITH ALL CONSTRUCTION CODES AND REGULATIONS ESTABLISHED BY THE STATE OF FLORIDA.
- THE CONTRACTOR NEEDS TO APPLY A GROUND TERMITE TREATMENT ACCORDING TO FLORIDA BUILDING CODE. SEE TERMITE NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS ANY DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP ALL AREAS WHERE WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES. AREA SHALL BE LEFT BROOM-CLEAN AT THE END OF EACH WORK DAY.
- ALL INTERIOR LUMBER SHALL BE COVERED WITH $\frac{1}{2}$ " GYPSUM BOARD.
- THE CONTRACTOR MUST COORDINATE WITH AN ELECTRICIAN FOR THE ELECTRICAL WORKS.
- THE CONTRACTOR MUST COORDINATE WITH AN PLUMBER FOR THE PLUMBING WORKS.
- THE CONTRACTOR MUST COORDINATE WITH THEIR CONSULTANTS FOR THE A/C SYSTEM, ENERGY CALCULATIONS, ETC.
- THE CONTRACTOR NEEDS TO COORDINATE WITH THE OWNER THE FINISHED FLOOR PRODUCT OF BUILDING.
- THE CONTRACTOR NEEDS TO INSTALL EGRESS WINDOWS IN ALL NEW BEDROOMS.
- THE CONTRACTOR NEEDS TO COORDINATE WITH THE OWNER FOR THE CABINET DIMENSIONS, LAYOUT, AND OTHER INFORMATION. THE CONTRACTOR MUST RELOCATE HOT AND COLD WATER PIPES, DISCHARGE PIPES, AND ELECTRICAL RECEPTACLES ACCORDING TO THE OWNER'S LAYOUT. THE CONTRACTOR MUST VERIFY THE EQUIPMENT (REFRIGERATOR, SINK, WASHER/DRYER, ETC.) THAT THE OWNER WILL PROVIDE TO DETERMINE THE EXACT LOCATION FOR WATER SUPPLY, DISCHARGE PIPE OR ENERGY SUPPLY.
- ALL WINDOWS AND GLASS DOORS SHALL HAVE IMPACT-RESISTANT GLAZING OR BE INSTALLED WITH APPROVED HURRICANE SHUTTERS/PANELS OR HIGH WIND BOARD-UP PROTECTION. IF HURRICANE SHUTTERS/PANELS OR HIGH WIND BOARD-UP PROTECTION ARE TO BE USED, ALL INSTALLATION HARDWARE & SHUTTERS/PANELS SHALL BE KEPT ON-SITE.
- IF THE ROOTS OR BRANCHES OF AN EXISTING TREE MUST BE TRIMMED, IT MUST BE DONE BY A PROFESSIONAL TREE TRIMMING COMPANY.
- ANY LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR SHALL NEED A SILL GASKET TO AVOID MOISTURE INTRUSION.
- THE CONTRACTOR NEEDS TO INSTALL IN 2x4 WALLS A FIBERGLASS INSULATION R-13 TO R-15.
- THE CONTRACTOR NEEDS TO INSTALL IN 2x6 WALLS A FIBERGLASS INSULATION R-19 TO R-21.
- THE CEILING WILL BE $\frac{1}{2}$ " SAG RESISTANT CEILING DRYWALL BOARD
- ATTIC AREA TO HAVE INSULATION R-30 TO R-60.
- FLOOR TO HAVE INSULATION R-13
- CRAWLSPACE TO HAVE INSULATION R-13 TO R-19

STRENGTH OF MATERIALS

1. CONCRETE FOOTINGS, SLAB & BEAM	$f'_c = 3,000$ psi
2. REINFORCING STEEL	$f_y = 60,000$ psi
3. REINFORCED MASONRY	$f_m = 1,500$ psi
4. MASONRY GROUT	$f_c = 3,000$ psi
5. SOIL BEARING (ASSUMED, TO BE VERIFIED)	2,000 psf
6. BOLTS FOR STEEL & WOOD CONNECTIONS	A307
7. FRAMING LUMBER	#2 SYP
8. SHEATHING DIAPHRAGM (ROOF)	$\frac{1}{2}$ " APA RATED SHEATHING
8.1. UNBLOCKED DIAPHRAGM	ALLOWABLE SHEAR=285 POUNDS PER FOOT 10d DEFORMED NAILS @6" O.C. AT ALL ENDS, EDGES, CUTS & TERMINATIONS & @ 12" O.C. AT INTERIOR SUPPORTS.
9. SHEATHING DIAPHRAGM (WALLS)	$\frac{1}{2}$ " APA RATED SHEATHING
9.1. UNBLOCKED DIAPHRAGM	ALLOWABLE SHEAR=310 POUNDS PER FOOT 10d DEFORMED NAILS @6" O.C. AT ALL ENDS, EDGES, CUTS & TERMINATIONS & @ 12" O.C. AT INTERIOR SUPPORTS.
10. DECK DIAPHRAGM (FLOORS)	$\frac{3}{4}$ " APA RATED SHEATHING
10.1. UNBLOCKED DIAPHRAGM	ALLOWABLE SHEAR=825 POUNDS PER FOOT CONSTRUCTION ADHESIVE & (2) ROWS OF 10d DEFORMED NAILS @6" O.C. AT ALL ENDS, EDGES, CUTS & TERMINATIONS & @ 12" O.C. AT INTERIOR SUPPORTS.

COMPONENTS & CLADDING WIND PRESSURE CHART

COMPONENTS & CLADDING ULTIMATE PRESSURE SCHEDULE WALLS, DOORS & WINDOWS ENCLOSE BUILDING			COMPONENTS & CLADDING ULTIMATE PRESSURE SCHEDULE ROOFS & WINDOWS ENCLOSE BUILDING			150 MPH		
GC _u = +/- 0.18			GC _u = +/- 0.18			GC _u = +/- 0.18		
(-) INDICATES OUTWARD; (+) INDICATES INWARD			(-) INDICATES OUTWARD; (+) INDICATES INWARD			(-) INDICATES OUTWARD; (+) INDICATES INWARD		
EFFECTIVE AREA COMPONENT	WITHIN 4' CORNER	NOT WITHIN 4' CORNER	EFFECTIVE AREA OF COMPONENT	WITHIN 4' CORNER	NOT WITHIN 4' OF CORNER BUT WITHIN 4' OF EAVE OR TRANSITION	NOT WITHIN 4' OF CORNER, EAVE OR TRANSITION		
0 SF<AREA<20 SF	+41.56	-55.68	+41.56	-45.11	0 SF<AREA<20 SF	+23.99	-66.24	+23.99
20 SF<AREA<30 SF	+39.83	-51.77	+39.83	-43.39	20 SF<AREA<30 SF	+21.81	-60.96	+21.81
30 SF<AREA<40 SF	+38.80	-49.71	+38.80	-42.24	30 SF<AREA<40 SF	+20.43	-57.74	+20.43
40 SF<AREA<50 SF	+37.65	-48.33	+37.65	-41.21	40 SF<AREA<50 SF	+19.74	-55.68	+19.74
50 SF<AREA<75 SF	+37.31	-46.84	+37.31	-40.87	50 SF<AREA<75 SF	+19.06	-53.95	+19.06
75 SF<AREA<100 SF	+36.28	-44.77	+36.28	-39.83	75 SF<AREA<100 SF	+17.68	-50.74	+17.68
100 SF<AREA<125 SF	+35.24	-43.39	+35.24	-38.80	100 SF<AREA<125 SF	+16.88	-48.67	+16.88
125 SF<AREA<150 SF	+34.90	-41.90	+34.90	-38.46	125 SF<AREA<150 SF	+16.88	-48.67	+16.88
AREA>150 SF	+34.21	-40.87	+34.21	-37.65	AREA>150 SF	+16.88	-48.67	+16.88

NOTE: ALL BUILDING ELEMENTS EXPOSED TO WIND SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO RESIST THE WIND PRESSURES INDICATED & TO MEET OTHER CODE REQUIREMENTS FOR AIR & WATER INTRUSION. WIND LOADS ABOVE ARE ULTIMATE LOADS. USE ULTIMATE WIND PRESSURE W/ ASCE-7/16 LOAD COMBINATIONS, MULTIPLY LOADS BY 0.6 TO OBTAIN NOMINAL LOADS.

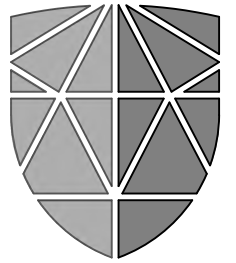
TERMITE NOTES:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.
- CONDENSATE AND ROOF DOWN SPOUTS SHALL DISCHARGE 1'-0" AWAY FROM BUILDING SIDE WALLS.
- IRRIGATION/SPRINKLER SYSTEM INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION THE DISTANCE BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 1816.1.1
- SOIL DISTRIBUTED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 1816.1.2
- BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATIONS OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE THE SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11
- MINIMUM 6 MIL RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- CONCRETE OVER POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING & IRRIGATION ANY SOIL DISTRIBUTED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- ALL BUILDING ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES." IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

STRUCTURAL NOTES:

- ALL VERTICAL, HORIZONTAL OR DIAGONAL MEMBERS SHALL BE CONNECTED USING STRAP CONNECTORS.
- ALL CONCRETE WORK SHOULD COMPLY WITH ACI 301, ACI 318, ACI 315 LATEST EDITION.
- THE REINFORCING STEEL SHALL BE GRADE 60, ASTM A-615.
- THE CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI & W/C = 0.55 FOR 28 DAYS FOR REINFORCED CONCRETE.
- CONCRETE MASONRY BLOCKS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C90. MORTAR FOR MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ASTM C270. FILL ALL MASONRY CELLS WITH CONCRETE. CONSTRUCTION JOINTS SHALL BE SPACED NO GREATER THAN 20' O.C.
- GLUE $\frac{3}{4}$ " THICK RIGID FOAM PANELS R10 INSULATION DIRECTLY TO THE INSIDE FACE OF THE CMU. USE FLASHING TAPE TO SEAL ALL JOINTS. THEN FASTEN 1"x1" WOOD FURRING STRIPS TO THE CMU AT 16" CENTERS AND FASTEN SHEET ROCK.
- THE CONTRACTOR HAS TO DRILL A $\frac{3}{8}$ " DIAM. HOLE (3") IN EXISTING FLOOR. INSTALL #5 REBARS WITH EPOXY AND FILL THE CMU CELLS WITH CONCRETE MORTAR.
- THE CONTRACTOR NEEDS TO INSTALL A "365 BENT GRIPSTAY CHANNEL SLOT ANCHOR TIES" (OR EQUAL), GA 16 WITH A "362 GRIPSTAY CHANNEL SLOT" (OR EQUAL) ON BOTH SIDES OF THE OPENINGS. THE WALL TIES WILL BE INSTALLED ON EACH LINE OF THE CMU BLOCKS.
- THE BATHROOM SIDE WALL NEEDS BE COVERED WITH HARDIEBACKER 500 CEMENT BOARD WITH INSULATION. ALWAYS LAY THE HARDIEBACKER BOARD IN A STAGGERED PATTERN. FILL ALL JOINTS WITH THINSET CEMENT, THEN EMBED 2" WIDE HIGH STRENGTH ALKALI RESISTANT GLASS FIBER TAPE.
- 8"x8"x4" LINTEL BY CAST-CRETE CORP, ADD A #5 REBAR (HORIZONTAL) & #4@12" (VERTICAL), FILL WITH CONCRETE AND VIBRATE. FILL AND VIBRATE ALL CELLS ABOVE LINTEL WITH CONCRETE. (EQUAL OR SIMILAR)
- THE CONTRACTOR SHALL PLACE CONCRETE ON THE BATHROOM & DINING ROOM FLOOR UNTIL THEY REACH THE SAME LEVEL OF THE HOUSE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE FINISHED FLOOR PRODUCT/HARDWARE BEFORE PLACING THE CONCRETE TOPPING IN THE LIVING ROOM AREA. THE CONTRACTOR NEEDS TO USE "SIKALATEX R" AS A BONDING AGENT BEFORE PLACING CONCRETE TOPPING.
- THE CONTRACTOR SHALL INSTALL 8"x8"x16" CMU, STAGGERED, WITH DUR-O-WALL EACH TWO LINES.
- THE CONTRACTOR SHALL DRILL A $\frac{3}{8}$ " HOLE (5") AND FILL WITH EPOXY TYPE HILTY.
- ALL JOINT REINFORCEMENT, TIES, AND OTHER ACCESSORIES SHALL BE RESISTANT TO CORROSION.
- WHERE SOIL UNDER FOOTING CONSISTS OF SOFT MATERIAL, PLACE 4"-6" OF CRUSHED STONE OR GRAVEL.
- THE CONTRACTOR SHALL USE HOT-DIPPED ZINC-COATED GALVANIZED STEEL BOLTS FOR PRESSURE TREATED WOOD.

BERYL



8202 NORTH ARMENIA AVENUE
TAMPA, FL 33604

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
1	B.D. REV. (1)	12-22-23

SECOND FLOOR ADDITION
 PRO BUY GSN
 14 LAKE HOLLINGSWORTH
 DR,
 LAKE LAND, FL 33803

BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION NOTES

DESIGN CRITERIA

CODE APPLIED = FLORIDA BUILDING CODE 7th EDITION (2020)

1. LIVE LOAD	
ROOF	20 PSF
FLOOR	40 PSF
BALCONY	60 PSF
2. DEAD LOAD	
ROOF	15 PSF
3. WIND LOADS	150 MPH (ULTIMATE)
RISK CATEGORY	II
EXPOSURE CATEGORY	"B"
INTERNAL PRESSURE COEFFICIENTS; GC	*±0.18, ENCLOSED STRUCTURE
	*0.55, PARTIALLY ENCLOSED STRUCTURE
	*0.0 OPEN STRUCTURE
	q=53.8 PSF
4. SOIL BEARING (ASSUMED TO BE VERIFIED)	Sb=2000 PSF
5. CLASSIFICATION OF WORK	ALTERATION LEVEL 2
6. TYPE OF CONSTRUCTION:	TYPE V-B

APPLICABLE CODES

FLORIDA BUILDING CODE 7TH EDITION (2020)
2020 FLORIDA BUILDING CODE, PLUMBING
2020 FLORIDA BUILDING CODE, MECHANICAL
2020 FLORIDA BUILDING CODE FOR BUILDING CONSTRUCTION
2020 FLORIDA BUILDING CODE EXISTING BUILDING
2020 FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION
2017 NATIONAL ELECTRICAL CODE

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

SCALE	DRAWING No.	
AS_SHOWN	N-1	
PROJECT No.	DRAFTER: VH	DESIGNER: LG
ISN# 29860	TO BE CHECKED BY: LC	
DATE	SHEET No.	
12/22/2023	20 OF 22	

PRODUCT APPROVAL LIST - HARDWARE:

ITEM	PRODUCT MODEL	SUB CATEGORY	MANUFACTURER	FLORIDA APPROVAL #
1	SP1, SP2	STUD PLATE	SIMPSON STRONG TIE	FL#10456.10-R5
2	H10A	HURRICANE TIE	SIMPSON STRONG TIE	FL#10456.2-R5
3	H16	HURRICANE TIE	SIMPSON STRONG TIE	FL#1456.7-R5
4	LSTA18	LIGHT STRAIGHT STRAP	SIMPSON STRONG TIE	FL#10456.15-R5
5	MSTA18	MEDIUM STRAIGHT STRAP	SIMPSON STRONG TIE	FL#10456.21-R5
6	HST2	HEAVY STRAIGHT STRAP	SIMPSON STRONG TIE	FL#10456.11-R5
7	MTS16	MEDIUM TWIST STRAP	SIMPSON STRONG TIE	FL#13872.11-R4
8	HTS16	HEAVY TWIST STRAP	SIMPSON STRONG TIE	FL#10456.12-R5
9	LUS26	LIGHT BEAM HANGER	SIMPSON STRONG TIE	FL#10531.16-R5
10	MUS26	MEDIUM BEAM HANGER	SIMPSON STRONG TIE	FL#10531.19-R5
11	HU26	HEAVY BEAM HANGER	SIMPSON STRONG TIE	FL#10531.90-R5
12	HUS26	HEAVY BEAM HANGER	SIMPSON STRONG TIE	FL#10531.11-R5
13	LUR26Z	ANGLED BEAM HANGER	SIMPSON STRONG TIE	FL#10447.7-R6
14	META20	MEDIUM EMBEDDED ANCHOR	SIMPSON STRONG TIE	FL#1473.10-R5
15	HETA20	HEAVY EMBEDDED ANCHOR	SIMPSON STRONG TIE	FL#1473.5-R5
16	CB44	EMBEDDED COLUMN BASE	SIMPSON STRONG TIE	FL#10860.6-R5
17	ABU66Z	ADJUSTABLE POST BASE	SIMPSON STRONG TIE	FL#10860.2-R5
18	DTT2	TENSION TIE	SIMPSON STRONG TIE	FL#10441.1-R6
19	HTT5	TENSION TIE	SIMPSON STRONG TIE	FL#11496.4-R5
20	VTRC	VALLEY TRUSS CLIP	SIMPSON STRONG TIE	FL#10447.18-R6

PRODUCT APPROVAL LIST - ROOFING:

ITEM	PRODUCT MODEL	SUB CATEGORY	MANUFACTURER	FLORIDA APPROVAL #
1	UNDERLAYMENT	ROOFING	POLYGLASS USA	FL#259.1-R38
2	SHINGLES	SINGLE PLY ROOF SYSTEM	GAF	FL#10124.1-R28
3	COBRA RIGID 3	RIDGE VENT	GAF	FL#267.1-R17
4	V PANEL	SOFFIT	AMERIMAX HOME PROD...	FL#5896.1-R5
5	ROOFING	MOD BITUMEN ROOF SYSTEM	MULE-HIDE PRODUCT CO.	FL#10497.1-R8
6	5V CRIMP	METAL ROOFING	L.V. THOMPSON INC	FL#16667.1-R2

PRODUCT APPROVAL LIST - WINDOWS/DOORS:

ITEM	PRODUCT MODEL	SUB CATEGORY	MANUFACTURER	FLORIDA APPROVAL #
1	V1 SERIES	SINGLE HUNG WINDOW	SILVER LINE	FL#14911.1-R12
2	PREMIUM ATLANTIC	SINGLE HUNG WINDOW	JELD-WEN	FL#4095.2-R10
3	PREMIUM ATLANTIC	HORIZ. SLIDER WINDOW	JELD-WEN	FL#14090.1-R8
4	V-4500	SINGLE HUNG WINDOW	JELD-WEN	FL#22284.2-R3
5	V3 SERIES	SLIDING GLASS DOOR	SILVER LINE	FL#14998.2-R5
6	LINTEL	CONCRETE LINTEL	CAST-CRETE	FL#158.1-R14











































**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
March 28, 2024**

Project #	HPB24-048
Project Type	Parking Lot Paving
Property Address; Historic Name	1007 Ruby Street N/A
Historic District; FMSF#	Lake Hunter Terrace Historic District; N/A
Owner/Applicant	Bethel Gospel Tabernacle, Inc. / Ms. Barbara Wholuba, Church Administrator
Zoning; Context District; Future Land Use; SPI	RA-3; Urban Neighborhood; Residential Medium; N/A
Existing Use	Institutional (Church)
Adjacent Properties	Residential
Previous Approvals	Stucco exterior walls of block building, 5/9/2008 (2008-072); Monument Sign, 1/16/2018 (HPB18-011); Fence, 2/22/2018 (HPB18-043); Replace Windows Main Building, 5/20/2018 (HPB18-107); Replace 20 Windows, 11/17/2022 (HPB22-226).

REQUEST

The Applicant requests approval to install a paved asphalt parking lot on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of six lots of record (LAKE HUNTER TERRACE HEIGHTS BLK A LOTS 1 2 & 3 LESS S 112 FT OF W 17.48 FT OF LOT 3 AND BURNETTS JAS W ADD LOTS 15 TO 17 & E 25 FT OF 18) with a total area of nearly one acre (0.97 acres) located at the end of the block bounded by S. Webster Avenue, Herschell Street, and Ruby Street. On the subject property are one-story masonry vernacular church sanctuary and administrative/Sunday school buildings, constructed in 2008 and 1975, respectively; these buildings are non-contributing structures within the Lake Hunter Terrace Historic District.

On the east side of the buildings on the subject property is an existing grass parking lot with a paved concrete driveway connecting Ruby Street with Herschell Street. The Applicant requests to install an 8,400 square feet asphalt parking surface to replace the grass parking area. The scope of work for the project includes grading the area and installing a four- to six-inch gravel base covered by 1.5 inches of compacted asphalt. Over the last six years, the Bethel Gospel Tabernacle church has improved the subject property, including the installation of irrigation and new landscaping, a new monument sign, and a fence. The Applicant believes having paved parking will give an even more well-maintained appearance. Additional reasons for this request include providing an even surface for visitors and members to walk on, which may reduce the chance of tripping or falling, as well as removing the lawn area where nearby residents walk their dogs and leave animal waste.

Before this proposal was submitted for Design Review Committee consideration, the Applicant requested Minor Review approval from staff for the requested paved parking area. Due to the large expanse of paving requested, which is inconsistent with the Design Guidelines and the historic residential character of the Lake Hunter Terrace Historic District, staff was unable to support the request. Staff provided the Applicant with the option of seeking approval from the Design Review Committee instead, consistent with the Historic Preservation Board’s Rules of Procedure.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's *Design Guidelines for Historic Properties* ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following *Standards* apply to this request:

Standard #10. New additions and adjacent or related new construction will 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.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.11: Site Elements

- Site landscape features that are coordinated, installed, and maintained to complement the character of the principal structure.
- Use of brick, stone, or decorative blocks for paving material is acceptable.
- Broad expanses of front-loaded parking is discouraged; large expanses of asphalt or concrete increase heat and create an inhospitable atmosphere with historic development.

ANALYSIS:

Adjacent to the subject property exist several contributing houses exhibiting historical architectural styles such as Craftsman Bungalow, Frame Vernacular, and Modern Masonry Vernacular. These houses are laid out in a suburban grid pattern reflecting the historic Lake Hunter Terrace Heights subdivision plat, and feature historic greenspaces consistent with the neighborhood's residential character. While small churches, schools, or other civic buildings located within historic neighborhoods are traditional features, ancillary features like parking lots should minimize the use of permanent paving to protect this residential character. While the subject property is located on the northern boundary of the Lake Hunter Terrace Historic District, it is centrally located between continuous blocks of residences, and the presence of parking lots associated with the Twin Lakes Estates apartment complex northeast of the subject property does not justify the request in the opinion of staff. Therefore, staff finds that the request does not meet the intent of the Design Guidelines, which state that broad expanses of front-loaded parking is discouraged.

Staff recognizes the need for a stabilized surface for the safety of church members and visitors, and supports concrete or asphalt paving for the existing handicap-accessible parking spaces on site. Staff would support the use of permeable pavers on the subject property to provide a parking surface that is more stabilized than grass alone, if the Applicant were to revise this request to include permeable pavers.

STAFF RECOMMENDATION:

Based on the analysis above, staff recommends denial of the request as submitted, excluding the paving of existing handicap-accessible parking spaces.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board



BETHEL GOSPEL TABERNACLE, INC.

1007 Ruby Street PO Box 3028 Lakeland, FL 33802 (863) 683-5804

March 5, 2024

Historic Preservation Board:

This document is included with our major review historic preservation request application to explain a few of the reasons we desire paved parking.

Over the last six years we have made some changes to our landscape to improve the property's appearance, including installing sprinklers and new plants. This effort has been helpful, however having paved parking would give an even more manicured well-maintained look.

The number of people walking their dogs through our parking areas now and not picking up the dog's feces has increased tremendously. As a result, we have church members and visitors getting out of their cars stepping in animal waste.

The unevenness of the soil resulting from constant parking, causes water puddles to form when it rains. It is almost impossible to realize the depth of the puddles until after stepping in them.

Additionally, paved surfaces can reduce the chance of our visitors and members falling when wearing shoes with narrow heels.

A few pictures of the property are included with this document as an effort to further demonstrate our request.

Your approval of this request will be forever appreciated.

Respectfully submitted,

Charles E. Williams, Pastor
Barbara Wholuba, Church Administrator



Image 1: Driveway Entrance



Image 2: Front Office Parking



Image 3: Parking Near Annex Entrance and Other Offices



Image 4: Alternate View of Parking Near Annex Entrance and Other Offices



Image 5: Parking Near Annex and Dining Room Area



Image 6: Parking Near Driveway Exit



Image 7: Driveway Exit on the East Side



Image 8: Long-Shot View



Image 9: Parking View East Side of Driveway



RECIPIENT:

Bethel Gospel Tabernacle

1007 Ruby Street
Lakeland, Florida 33815

Quote #10900	
Sent on	Feb 06, 2024
Total	\$26,880.00

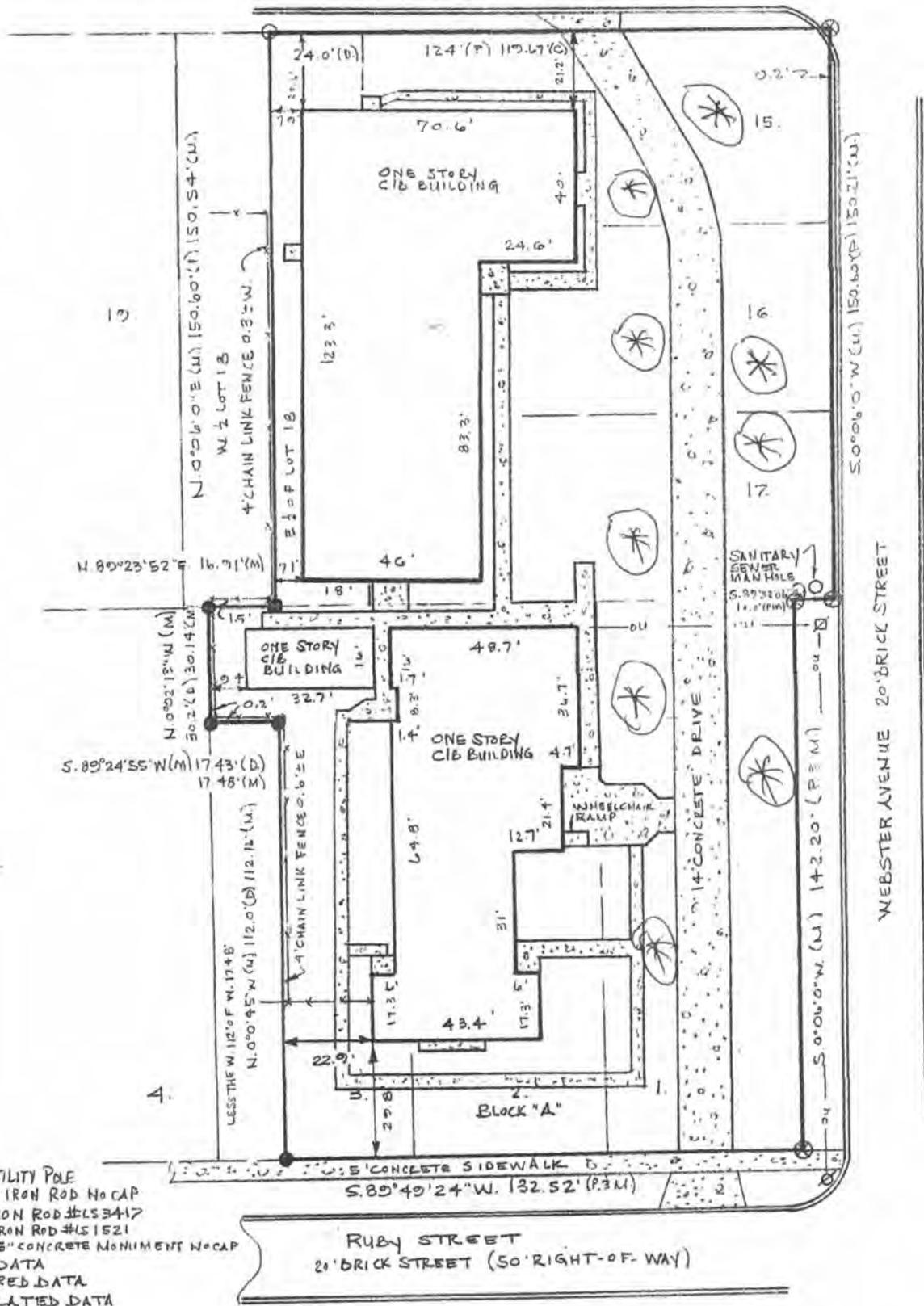
Product/Service	Description	Qty.	Unit Price	Total
Install Asphalt	Remove unwanted base from area. Install 4-6" gravel base, grade and compact. Pave top coat 1.5" with SM9.5MM hot asphalt (All asphalt is approved by Department of Transportation) and compact with ride on roller and vibratory plate where roller can not reach.	8400	\$4.00	\$33,600.00
	8400 SF			

This quote is valid for the next 30 days, after which values may be subject to change.

Subtotal	\$33,600.00
Discount (20.0%)	- \$6,720.00
Total	\$26,880.00

Signature: _____ Date: _____

HERSCHELL STREET
 20' BRICK STREET (30' RIGHT-OF-WAY)
 S. 90°0'0"E. (M.) 148.0' (P.) 143.33' (CM)



- Ø WOODEN UTILITY POLE
- FOUND 1/2" IRON ROD NO CAP
- ⊙ SET 1/2" IRON ROD #LS3417
- FOUND 5/8" IRON ROD #LS1521
- FOUND 6"x6" CONCRETE MONUMENT NO CAP
- D DEED DATA
- M MEASURED DATA
- C CALCULATED DATA
- c/b CONCRETE BLOCK
- P PLAT DATA
- ou OVERHEAD UTILITY LINE
- ⊠ CONCRETE UTILITY POLE

DESCRIPTION: Lots 15, 16, 17 and the East 1/2 of Lot 18 of JAS. W. BURNETT'S ADDITION TO LAKELAND according to the plat thereof recorded in Plat 6, Page 4; AND Lots 1, 2 and 3, LESS the South 112.00 feet of the West 17.48 feet of Lot 3 of LAKE HUNTER TERRACE HEIGHTS according to the plat thereof recorded in Plat Book 6, Page 38; All as recorded in the Official Records of Polk County, Florida.

CERTIFIED TO: Bethel Gospel Tabernacle AND Barnett Bank, N.A. AND American Home Title Insurance, Inc. AND Old Republic National Title