AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Conference Room
July 23, 2026, 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 June 25, 2026 Historic Preservation Board meeting minutes

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report
   i. 2430 New Jersey Road*
   ii. 632 Easton Street*
   iii. 2304 Carolina Avenue*
   iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
   v. 412 N. Massachusetts Avenue*
   vi. 104-106 E. Main Street (Hartsell Building)
   vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
   viii. 809 Cornelia Avenue
   ix. 504 W. Beacon Road*

IV. New Business:

A. Board Member Updates.

B. Staff recommendation to appoint Abigail Hunt-Tidwell to the Design Review Committee.

C. Board discussion concerning new language added to the Florida Realtors Sellers Real Property Disclosure form requested by Abigail Hunt-Tidwell.

V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, June 25, 2026
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, Tracey Downey, Natalie Oldenkamp, Chris Olson, Cesar Perez and Michael Porter were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Dr. Bruce Anderson called the Thursday, June 25, 2026 meeting of the Historic Preservation Board ("Board") to order at 8:32 a.m. A quorum was reached, as six Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Natalie Oldenkamp motioned to approve the May 28, 2026 meeting minutes as presented. Mr. Chris Olson seconded the motion. The motion passed 6—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster provided the Board with an update on 104-106 E. Main Street.

i. 2430 New Jersey Road*
ii. 632 Easton Street*
iii. 2304 Carolina Avenue*
iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
v. 412 N. Massachusetts Avenue*
vi. 104-106 E. Main Street (Hartsell Building)
vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
viii. 809 Cornelia Avenue
ix. 504 W. Beacon Road*

*Not located within a Historic District; brief building histories provided to Board

IV. **New Business:**

A. Informational Presentation: Florida Southern College Campus Updates
B. Informational Presentation: CRA Master Plan Updates for Dixieland, Downtown, and Midtown

V. **Adjourn for Design Review Committee.**

The meeting adjourned at 8:40 a.m.

The Historic Preservation Board reconvened at 11:12 a.m. for presentations made by Florida Southern College and the Lakeland Redevelopment Agency (CRA). The meeting adjourned at 11:36 a.m.

_____ _____
Chair, Historic Preservation Board Senior Planner, Historic Preservation

AGENDA

DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Conference Room
July 23, 2026
immediately following the Historic Preservation Board Meeting

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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 June 25, 2026 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. HPB26-099 – 1037 Dixieland Mall Lane – Final Approval requested to construct a roof structure covering the existing patio at the subject address, as well as a roof structure over the building entrance. Owner: Dixieland Partners LLC. Applicant: Cory Petcoff.

C. HPB26-100 – 821 E. Orange Street – Final Approval requested to demolish two buildings located at the subject address. Owner: STP Properties LLC. Applicant: Steve Bivens Contracting Inc.

D. HPB26-101 – 829 E. Palmetto Street – Final Approval requested to construct a building addition onto the house at the subject address. Owner: Cynthia Haffey. Applicant: Strickland Construction.

E. HPB26-102 – 918 Pennsylvania Avenue – Final Approval requested to construct a carport structure in the rear yard of the property at the subject address. Owner: Kimberley Carlson. Applicant: Pop's Preservation LLC.

V. Other Business: None

VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Chambers
Thursday, June 25, 2026
Immediately following Historic Preservation Board meeting

(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, Tracey Downey, Natalie Oldenkamp, Chris Olson, Cesar Perez and Michael Porter were present. Historic Preservation Board member Tracey Downey was also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Michael Porter at 8:40 a.m. The Committee roll call was performed and a quorum was present.

II. Review cand Approval of the Previous Meeting Minutes

Dr. Bruce Anderson made a motion to approve the May 28, 2026 minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 5—0.

III. Review of Certificates of Review administratively approved.

A list of thirteen (14) administratively approved Certificate of Review projects covering the period 5/20/26-6/15/26 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 Katie Prenoveau.

B. **HPB26-019 – 749 Vistabula Street** – Final Approval requested to demolish the house at the subject address. Owner: Dechomai Asset Trust, Bryan Clontz, Trustee. Applicant: David Bunch.

Chair Porter 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 at the southwest corner of Vistabula Street and Michigan Avenue and consists of two platted lots, which are 0.24 acres in total size. On this property is a one-story single-family house, which was built circa 1921 and is a contributing building in the East Lake Morton Historic District. Exhibiting the Craftsman Bungalow architectural style, this house features a front-gabled roof with knee brackets and a rectangular attic vent and window combination, notched rafter tails, a hipped roof front porch supported by tapered columns on brick plinths that has been screened, a slant roof porte cochere, and both multi-lite wood

casement windows and jalousie windows. The house is a wood-framed structure on brick piers and is clad in asbestos shingle siding. A porch along the east side of the house is original to its construction date according to the 1922 Sanborn Fire Insurance Co. Map, but was enclosed with siding and jalousie windows likely in the mid-20th century. A two-story detached garage apartment at the rear of the property was partially destroyed by a fallen tree limb; this accessory structure was demolished in 2025 following issuance of a Certificate of Review by staff. The current owner of the property purchased it in January 2026 and also owns two additional parcels in the block bounded by Lake Morton Drive, Vistabula Street, Michigan Avenue, and Chiles Street that were purchased within the past year. The previous owner of the property had owned it since 1988. The property has been vacant since at least August 2002, when utility services were deactivated. In justifying the request for demolition, the Applicant states that the house has significant deterioration by not being maintained, termite damage, and inappropriate additions. The limited inspection report prepared by fyi Risk Inspection, Inc. states that the house has major structural damage to the extent the building is unsafe for occupancy. Additionally, a report by Arkay Engineering Inc. noted that the house is “structurally unsafe and should be condemned” citing several building issues such as water and termite damage, knob and tube electrical wiring, and rusted cast iron pipes. A proposal to stabilize and restore the house provided by Pop’s Preservation LLC estimates a repair cost of $370,500. Pop’s Preservation LLC also provided a Historic Property Information Report for the Applicant that details the interior and exterior of the house and damage, provides regulatory policies and interpretations, describes the property owner’s considerations, and provides a statement from the Applicant. The Applicant has stated that in recent years the property has become a blight upon the neighborhood and has been subject to numerous Code Enforcement violations. There are no specific plans for reuse of the property other than removal of a blighted condition. The Applicant noted that the structure is located in a prominent mixed-use neighborhood including the AGB Museum, First United Methodist Church, Lakeland Public Library, and The Junior League of Greater Lakeland within the historic Sorosis Building, together with commercial buildings, single-family homes and apartments. According to the Applicant, the property owner wishes to develop plans for this property that will protect and enhance the neighborhood.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code and Chapter 6 of the Design Guidelines for Historic Properties. With regard to demolition considerations #1 and #2, staff finds the subject house is a contributing building in the East Lake Morton Historic District as it represents the Craftsman Bungalow architectural style, was built during the District’s period of significance, and for its association with the Florida Land Boom historic context in Lakeland. While the architectural details of this house are relatively modest, the style reflects a transition from the simpler Frame Vernacular houses built in Lakeland between 1880 and 1915 to the popular and more decorative Bungalow houses built in the 1920s. Although Bungalow houses are common within the East Lake Morton Historic District, this house displays unique features, such as multi-lite casement windows and notched rafter tails. Given the workmanship and historic building materials, this house could not be replicated easily. Additionally, despite the alterations (asbestos siding and side porch enclosure), the house retains a high level of architectural integrity. While this house is not eligible for an individual listing on the National Register of Historic Places based on its known architectural or

historical merits, it contributes to the history and context of the East Lake Morton Historic District due to its historic integrity, which includes location, design, setting, materials, workmanship, and feeling. Aside from its historical link to the Florida Land Boom era in Lakeland, the house has no known associations with persons or events of relative importance in Lakeland's history. The original owners of the house were Chris and Alice Hansen, who purchased the property in 1921 and likely had the house built for them. Chris immigrated to the U.S. in 1882 from Norway and worked as a signal man for the Atlantic Coast Line railroad. The Hansens represent the many working-class families that helped shape the Lake Morton neighborhood. The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. The multiple reports provided by the Applicant provide evidence that the house has experienced deferred maintenance and damage to the extent that the house is not occupiable or structurally safe in its current condition. While a cost estimate to stabilize and restore the house was provided, it is left to the Committee to determine whether repair is reasonable; it would be inappropriate for staff to make this determination as there are no standards or guidelines defining reasonable repair. With regard to demolition consideration #3, the Applicant has not provided a definitive or a conceptual plan for the future utilization of the subject property.

Ms. Foster stated for the reasons outlined in the staff report, staff finds that demolition of the subject house is not appropriate, as the demolition considerations have not been met adequately. Therefore, staff recommends denial of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. Mr. David Bunch was present in support of the request. Mr. Bunch made a presentation that provided an overview of the proposed request.

In response to Chair Porter, Mr. Bunch stated he does not agree with staff's recommendation.

Jean Bunch and Chris Woods were also present in support of the request.

A lengthy discussion ensued among the staff, applicant and Board regarding the history and future intentions of the subject property and surrounding areas.

Justin Gurley, 752 Vistabula Street, stated that he is opposed to the request.

MOTION: Denial of the request. (B. Anderson/ N. Oldenkamp, 4—1) Mr. Cesar Perez voted against the motion.

C. <u>HPB26-085 – 926 S. Tennessee Avenue</u> – Final Approval requested to construct an addition to the building at the subject address and several minor exterior alterations. Owner: TAMB Real Estate Holdings LLC. Applicant: Sandy Troffer, Grace Design Studios.

Chair Porter introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. Mr. Cesar Perez recused himself.

Ms. Emily Foster presented the staff report, stating the subject property is a lot within the Lake Morton neighborhood consisting of 0.31 acres. On this property are two buildings: a one-story building in the Ranch architectural style (926) and a one-story building in the Masonry Vernacular architectural style (926 ½). Both buildings were constructed circa

1946 and are contributing buildings in the South Lake Morton Historic District, as of the 2023 resurvey of this District. Both buildings appear to have been built specifically for childcare use and have been operated as a daycare or preschool since at least 1952. The request concerns the Ranch building on the west side of the subject property, which is a masonry block structure with an irregular plan and features a cross gabled and hipped roof, metal framed windows, and scalloped vertical wood siding in the gables. One corner window on the southwest corner of the building has been enclosed previously. On the front (west) façade between the gables exists an incised entry porch partially enclosed with a low masonry wall. The Applicant's request includes several components:

1. To fully enclose the existing front porch area to create a lobby for the subject building. The enclosure will have masonry block walls and a gabled roofline with asphalt shingles matching the existing roofing. A new front door with side lites will be set in the center of the addition.
2. Repainting the building. White paint will be used for walls and cladding; black paint will be used for window framing and exterior doors.
3. The gable ends on the west façade will be re-cladded with Hardie panel and trim matching the dimension and profile of the existing.
4. Removal of the existing exterior ground sign at southwest corner of the subject property.
5. General repair and maintenance with in-kind materials.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #2, #3, #9, #10, and Chapters 4 and 5 of the Design Guidelines for Historic Properties. Regarding the request for the addition, staff finds the feature is not consistent with the Standards as it disturbs the spatial relationship between the incised open front porch and front façade of the building and essentially removes this feature. The incised porch area is a deliberate design element of the Ranch Architectural Style, according to the Design Guidelines; as this style has few character-defining features, the porch area should be maintained as-is. Also, the addition is not consistent with the Design Guidelines in terms of its location, as building additions generally should not be placed on front facades. The addition is also incompatible with the style and scale of the building. Staff finds that the requests to repaint the building, install matching Hardie cladding material on the west façade gables, remove the existing exterior ground sign, and general repair and maintenance with in-kind materials to be compatible with the Design Guidelines. Staff recommends denial of the request to construct an addition on the front of the subject building and Final Approval of the requests to repaint the building, install in-kind cladding material on the west façade gables, remove the existing exterior ground sign, and general repair and maintenance with in-kind materials.

Chair Porter asked if the applicant had any additional comments or questions. Ms. Sandy Troffer was present in support of the request.

In response to Chair Porter, Ms. Troffer stated she does not agree with staff's recommendation.

Ms. Troffer made a presentation that provided an overview of the proposed request.

Discussion ensued.

Mr. Matt Lukens was present in support of the request.

Audrey McGuire, City of Lakeland, provided the Board and applicant, an overview of the zoning issue in regards to the subject property.

MOTION: Final approval of the request as submitted. (C. Olson/N. Oldenkamp, 4—0). Cesar Perez was recused from the vote for this item.

D. **HPB26-086 – 215 S. Bartow Road** – Final Approval requested to demolish the house at the subject address. Owner: HTTP 418, LLC. Applicant: Todd Baylis.

Chair Porter 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 oddly shaped lot along Bartow Road, just west of South Ingraham Avenue and consists of 0.13 acres. On this property is a one-story single-family house, which was built circa 1950 and is a contributing building in the East Lake Morton Historic District as of the 2023 District Resurvey. This house demonstrates the Masonry Vernacular architectural style through its concrete block walls, low pitched hipped roof, rectangular plan, aluminum jalousie windows, brick veneer banding, and decorative wrought iron porch/carport supports. This structure has been vacant for approximately two decades and utility services are not active. The Applicant is requesting demolition approval based on the structure's long-term vacancy, deteriorated condition, nuisance concerns, common architectural type, and lack of practical standalone residential reuse. Based on existing-condition photographs and the Applicant's observations, the structure appears to have experienced deferred maintenance, roof shingle failure, deteriorated exterior finishes, damaged canopy/carport elements, and building security issues. If approval for demolition is granted, the Applicant intends to clear and stabilize the site and maintain the property while future site options are evaluated. Due to the parcel's nonconforming size, irregular configuration, direct frontage on Bartow Road, access constraints, and surrounding commercial context, any practical long-term use will likely require coordination or integration with an adjacent or nearby parcel through a future code-compliant site plan. Future improvements may include landscaping, screening, stormwater treatment, access management, accessory parking, and related site work, subject to applicable City review and permitting. According to the Land Development Code, this property is nonconforming to the minimum lot area requirements for its C-2/Urban Corridor zoning, and therefore this parcel will not be developable on its own if the request is granted, but the Applicant has acknowledged that he will adhere to LDC requirements for any future redevelopment.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, the Garden District SPI and Chapter 6 of the Design Guidelines for Historic Properties. With regard to demolition considerations #1 and #2, staff finds the subject house is a contributing building in the East Lake Morton Historic District as it represents the Masonry Vernacular architectural style, was built during the District's expanded period of significance, and for its association with Lakeland's postwar historical era. Masonry Vernacular houses are common within the East Lake Morton Historic District. Due to its minimal architectural ornamentation and widely available building materials, this house would be able to be replicated. While the house retains architectural integrity, it is not eligible for an individual listing on the National Register of Historic Places based on its architectural or historical merits. Given the commercial character and non-contributing

status of the buildings surrounding this property, and its location at the eastern edge of the East Lake Morton Historic District, this house has no direct impact to the character of the District. With regard to demolition consideration #3, the Applicant provided a conceptual plan for redeveloping the subject property in keeping with the commercial character of the surrounding parcels and within the constraints of this nonconforming parcel. The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. While the subject house may be able to be repaired, the feasibility of such repair or reuse is questionable given the location in a commercial corridor and on a nonconforming parcel.

Ms. Foster stated for the reasons previously stated, staff finds demolition of the subject house is appropriate, as the demolition considerations have been met adequately. Additionally, the request is consistent with the redevelopment intentions outlined in the Garden District SPI. Staff suggests that the decorative metal porch and carport supports be salvaged, if possible. Therefore, staff recommends approval of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Matt Lukens, representing the applicant was present in support of the request.

Mr. Lukens stated he agrees with staff's recommendation.

MOTION: Final approval of the request as submitted. (C. Perez/B. Anderson, 5—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 11:12 a.m.

Chair, Design Review Committee	Senior Planner, Historic Preservation

Certificates of Review - Minor Review

Date Approved from 6/16/2026 to 7/14/2026

Number Location Description	Milestone	Approved
Historic Preservation (9)		
HPB26-093 1123 SOUTH BLVD, LAKELAND, FL 33803 REMOVE SHINGLES REPLACE WITH METAL - The type of metal was made according to the requirements of the city - flat panel standing seam metal roof - FL30343.02-R3	Certificate of Review Issued	06/22/26
HPB26-094 601 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803 Demolition and removal of shed and concrete slab underneath	Certificate of Review Issued	06/22/26
HPB26-097 907 VISTABULA ST, LAKELAND, FL 33801 Replace front door to closely match original with Florida approved door.	Certificate of Review Issued	06/29/26
HPB26-103 706 PATTERSON ST W, LAKELAND, FL 33803 Replace small wood divider fence with 6 ft wood fence at rear of subject property.	Certificate of Review Issued	06/29/26
HPB26-104 733 JOHNSON AVE, LAKELAND, FL 33801 REMOVE AND REPLACE (2) ENTRY DOORS SIZE FOR SIZE, front and rear entry doors.	Certificate of Review Issued	06/29/26
HPB26-107 1065 FLORIDA AVE S, LAKELAND, FL 33803 The existing monument sign has a face (on each side). and we will just change the entire face. Material = Aluminum Composite. Existing Monument sign accept a 90.5"x37" face. We will use change the face. Existing Monument sign is 5FT tall and overall SF of the monument sign is 48SF.	Certificate of Review Issued	06/30/26
HPB26-110 1914 PAWNEE TRL, LAKELAND, FL 33803 Replace damaged existing doors and sidelights and replace to match existing. Existing and replacement doors are full-lite double doors with a full-lite sidelights. Plastpro fiberglass doors and sidelights (FL#15213.12).	Certificate of Review Issued	07/07/26
HPB26-113 810 INGRAHAM AVE S, LAKELAND, FL 33801 Existing wood fence is deteriorating and needs replacement. The replacement fence will be "Golden Oak" vinyl to mimic a wood fence.	Certificate of Review Issued	07/10/26

HPB26-114 Certificate of Review Issued 07/13/26

1918 SHAWNEE TRL, LAKELAND, FL 33803

Installation of an eight-foot privacy fence, in lieu of the maximum height of six feet for residential fences from the southeast corner to the northeast corner of the property. The property backs up to several commercial properties that front South Florida Avenue. This variance and fence installation will provide additional privacy behind the property from the commercial properties and their associated parking lots. The fence will also assist with traffic noise from the heavy traffic on South Florida Avenue. Installing this privacy fence will also provide additional security for my property. There have been several incidents where the police had to be called for disorderly people loitering around the commercial property after business hours. While having an eight-foot fence across the back of the property will be a great benefit, it will not be visible from Shawnee Trail. The fence will be constructed of dog-eared wooden slats in a shadowbox layout that will match the existing six-foot fence up the sides of the property.

Total Planning Projects Approved: 9

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 23, 2026

Project #	**HPB26-099**
Address; Historic Name	**1037 Dixieland Mall Lane; N/A**
Owner/Applicant	**Dixieland Partners LLC/Cory Petcoff**
Project Type	**Accessory Structures**
Historic District; FMSF#	**Dixieland; N/A**
Zoning; Future Land Use; Context District; SPI	**RA-4/O-1; Residential Medium; Urban Corridor; Dixieland CRA and SPI**
Existing Use	**Commercial**
Adjacent Properties	**Commercial and Residential**
Previous Approvals	**Sign face change, 6/12/2009 (2009-79); Wall sign, 7/16/2012 (2012-061); Accessory structure, 9/27/2012 (2012-094); 450 SF gabled canopy structure on north side of building (HPB16-020) *never built*; Deck and pavilion, 2/23/2017 (HPB17-024) *never built*.**

REQUEST

The Applicant requests final approval for a deck constructed on the north side of the building, as well as for aluminum canopy structures over the deck and order window on the east side of the building.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of 1.5 acres, the majority of which is parking, located behind commercial buildings fronting South Florida Avenue and east of residences in the Dixieland Historic District. (DIXIELAND PB 1 PG 67 BLK B LOTS 4 THRU 7 LESS W 13 FT OF LOT 7 FOR RD R/W AS DESC IN OR 7095 PG 1440 & LOTS 17 THRU 21 & THAT PART OF VACATED HUNTER LN LYING S OF LOTS 4 THRU 7 & N OF LOTS 18 THRU 21 LESS W 12 FT). On this property is a frame vernacular building built circa 1973 that is noncontributing to the Dixieland Historic District. This building has been home to several different restaurants over the past two decades. The property also contains an outdoor dining area on the north side of the building, small deck areas on the south and east sides of the building, and a fenced area to the west side of the building that encloses a storage shed.

According to the Applicant, a 750 square feet wood deck was constructed to replace the outdoor dining area north of the building without a Certificate of Review or Building Permit; construction occurred prior to the WingNutz Florida restaurant occupying the subject property in April 2026. The Applicant is seeking retroactive approval of the deck, which consists of pressure treated wood framing and handrails and Trex type poly-wood deck boards. Additionally, in order to provide cover from the elements for restaurant patrons, the Applicant requests to install a slant-roof aluminum canopy structure over the deck, as well as a pergola-style aluminum structure over the order window located on the east side of the building. The deck canopy structure is 785.3 square feet (25 feet, four inches by 31 feet) in size and the pergola structure is 182 square feet (7 feet by 26 feet) in size. As these accessory structures cumulatively exceed the sizes that staff is able to review and approve, the request was forwarded to the DRC for review.

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. As the subject property is also located within the Dixieland SPI district and CRA area, the *Dixieland CRA Commercial Corridor Design Guidelines* ("Dixieland Guidelines") also apply to this request.

The following *Standards* apply to this project*:*

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 4: Historical Development Patterns and New Construction
Sub-Chapter 4.9: Accessory Structures

- Accessory structures that are placed towards the rear of the property to minimize visibility from the street.
- Landscape screening and/or privacy fencing used in conjunction with storage sheds and other utilitarian outbuildings.
- Secondary structures with gable, slant, shed, or flat roof forms.
- Detached secondary structures that are located closer than 20 feet from the street-facing façade of the primary building are not acceptable.
- Detached accessory structures that are excessively large and compete with the scale, massing or height of the primary structure are not acceptable.

ANALYSIS:

As the existing building on site is a noncontributing building within the Dixieland Historic District, the requested canopy structures are consistent with Standards #9 and #10 in respect to compatibility with the features, scale, proportion, and massing of the building, as well as maintaining the integrity of the site, if removed in the future. The deck is found to be acceptable according to the Design Guidelines. While the aluminum canopy structures would not normally be considered a compatible material in residential historic districts, the area immediately surrounding the subject building is commercial, which affords a broader use of materials. Additionally, the material and both slant and pergola-style roofs of the canopy structures differentiate it from the principal building.

Staff finds the deck and canopy structures will not overwhelm the subject building or adversely affect adjacent buildings. Finally, as the subject building and proposed canopies are somewhat separated from the residential portion of the Dixieland Historic District to the west, there will be no adverse effects to contributing buildings in the neighborhood.

STAFF RECOMMENDATION:

Staff recommends Final approval of the request as submitted.

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

WingNutz Project Description

WingNutz is petitioning the Historic Preservation Board for permission to construct two aluminum canopies over existing patios on the property. There are not plans for any new deck construction at this time, but we were instructed to seek approval for an existing deck that was constructed prior to WingNutz occupancy.

The deck that already exists consists of a pressure treated wood frame, topped with a poly wood (Trex type) deck boards that have the appearance of stained or painted wood. The handrail surrounding the deck is also made of wood and is painted. The deck wraps around the building and order window and also extends to the north side of the property for outdoor dining.

The proposed canopies are necessary to protect guests in the summer time from the sun and rain. It will also give WingNuts the ability to install fans to make the exterior eating environment more comfortable. The proposed canopy on the east side of the building that will cover the order window, will measure 26' long by 7' deep. This canopy will provide cover from sun and rain when patrons place their orders. The canopy over the outside dining area will measure 25'x31' and will provide patrons with shelter from rain and sun while eating.

This improvement will give the Dixieland neighborhood another gathering spot, further developing the sense of community shared in this area.

NARRATIVE DESCRIPTION
CODE CONFORMANCE REVIEW:

Project Name: FAT MAGGIES RESTAURANT
Project Address: 1037 DIXIELAND MALL LANE., LAKELAND, FL 33803

Building Owner & Address: PRECISION CATERINTG, INC. 1554 BOWMANS TRAIL LAKELAND, FL 33899

Project Construction Purpose:
- ☐ NEW
- ☐ ADDITION
- ☒ CHANGE IN USE
- ☐ RENOVATION
- ☐ OTHER (describe)

Reason for Submittal:
- ☒ BUILDING PERMIT & CERTIFICATE OF OCCUPANCY
- ☐ NEW LICENSURE
- ☐ PLAN OF CORRECTION FOR EXISTING CODE DEFICIENCIES

Codes of Record and Other Requirements or Regulations:
- ☒ BUILDING CODE: FBC 2010
- ☐ EXISTING BUILDING CODE
- ☐ RESIDENTIAL BUILDING CODE
- ☒ FL PLUMBING CODE 2010
- ☒ FL MECHANICAL CODE 2010
- ☒ NATIONAL ELECTRICAL CODE - current edition
- ☐ FUEL GAS CODE
- ☒ FIRE CODE: FL FIRE PREVENTION CODE 2010
- ☒ LIFE SAFETY CODE
- ☒ AMERICANS WITH DISABILITIES ACT
- ☐ INTERNATIONAL ENERGY CODE
- ☐ OTHER (describe)

Date Developed and Revision Dates: 03-28-2012

Designers Information:

Architect: DAVID H. WULFF, ARCHITECT, INC.
115 HILLCREST ST.
LAKELAND, FL 33815
863-648-9877
FAX 888-368-6955
REGISTRATION NO. FL 26000360

Name of responding Fire Services: CITY OF LAKELAND FIRE DEPT.

Occupancy Type: ---------- ASSEMBLY A-2 (RESTAURANT)

Type of Construction: ---------- TYPE V-B

Total Floor Area of Each Occupancy ---------- ACTUAL: TOTAL BUILDING 751 sq. ft.

- SERVING AREA ------- 375 SQ. FT.
- KITCHEN ------- 215 SQ. FT.
- OUTDOOR DECK------- 750 SQ. FT.

Structural Code Requirements:

Area Limitations (table 503): ---------- ACTUAL: 751 SQ. FT.
ALLOWABLE: 6,000 SQ. FT.

Area Modifications (Section 506): -- N/A

Height Limitations (table 503): ---------- ACTUAL: (1) STORY - APPROX. 20 FT.
ALLOWABLE: (1) STORIES, 40 FT.

Design Loads per 1607.1
- FLOOR LOADS: (LIVE) 100 PSF
- FLOOR LOADS: (DEAD) 100 PSF
- ROOF LOADS: (LIVE) 20 PSF
- ROOF LOADS: (DEAD) 10 PSF
- WIND SPEED (3 second gust): 140
- OCCUPANCY CATEGORY (table 1604.5) II
- WIND EXPOSURE: EXPOSURE B - 1.0

COMPONENTS AND CLADDING:

-APPLICABLE INTERNAL PRESSURE COEFFICIENT 0.18
-DESIGN WIND PRESSURE OF EXTERIOR COMPONENTS AND CLADDING FROM FBC 1609&2(2)

	(+) INTERNAL	(-) INTERNAL
FENCE	C=1.07	C= -1.53
ROOF OVER HANG:	C= 0.92	C= -1.00
EXTERIOR DOORS:	C= 28.4	C= -32.2

Strutural Fire Ratings (table 601):

Structural Frame Including columns, girders, trusses----	ALLOWED: 0 ACTUAL: 0
Bearing Walls (exterior)-----	ALLOWED: 0 ACTUAL: 0
Bearing Walls (interior)-----	ALLOWED: 0 ACTUAL: 0
Non -Bearing Walls (exterior)-	ALLOWED: 0 ACTUAL: 0
Non-Bearing Walls (interior)-	ALLOWED: 0 ACTUAL: 0
Floor Construction Including Supporting Beams & Joists--	ALLOWED: 0 ACTUAL: 0
Roof Construction Including Supporting Beams & Joists--	ALLOWED: 0 ACTUAL: 0

Strutural Fire Requirements for Exterior Walls Based on Separation Distance (table 602)

Fire Separation Distance less than 5 ft. ----------	1
Fire Separation Distance Greater than 5 & less than 10ft.	1
Fire Separation Distance Greater than 10, less than 20 ft.	0
Fire Separation Distance Greater than 20 & less than 30ft.	0
Fire Separation Distance Greater than 30ft.	0

Identification of Active Fire ProtectionFeatures:

Automatic Fire Protection System Required	☐ YES (In Compliance with NFPA-13) ☒ NO
Fire Alarm & Detection System:	☐ YES ☒ NO
Emergency Lighting Features	☒ YES ☐ NO
Emergency Power Features	☐ YES ☒ NO
Smoke Control System	☐ YES ☒ NO
Hazardous Materials Identified by the Fire Code Hazard Class:----------	☐ YES ☒ NO

Interior Finish Classification (table 803.5)

Exits----------	A
Exit Access----------	A
Other Spaces ----------	B

Occupancy Load (Section 1004):

Occupancy Classification:	A-2 ASSEMBLY (RESTAURANT)
Occupancy Calculations:-------	(Insert)
SEATING AREA ----	375 SF / 15 = 25
KITCHEN ----------	215 / 200 = 1.07
TOTAL INSIDE ---	26.07 PERSONS
OUTSIDE SEATING --	750 SF / 15 = 50
TOTAL SEATING --	76.07 PERSONS

NOTE: BASED ON LAYOUT OF SEATING, ACTUAL OCCUPANCY IS AS FOLLOWS:

INSIDE:----------	14 SEATS PLUS 2 KITCHEN STAFF
OUTSIDE ----------	38 SEATS
TOTAL OCCUPANCY	54 PERSONS

Travel Distance Dead End Corridor:	20 FT MAX
Max. Travel Distance To Exit:	14'-2"
Min. Corridor Width:	N/A
Min. Stair Width (Section 1009)	44"

Minimum Number of Exits:

Building Occupancy:----------	A-2
Egress Calculations: (table 1005.1)	26.07 PERSONS X 0.2"/PERSON = 5.21"
Exit width provided--------	(2) EXITS @ 36" EACH = 72"

Distance Between Exits:

Diagonal Measurement of Area:--	39'-3"
Distance Between Exits:----------	33'-6"

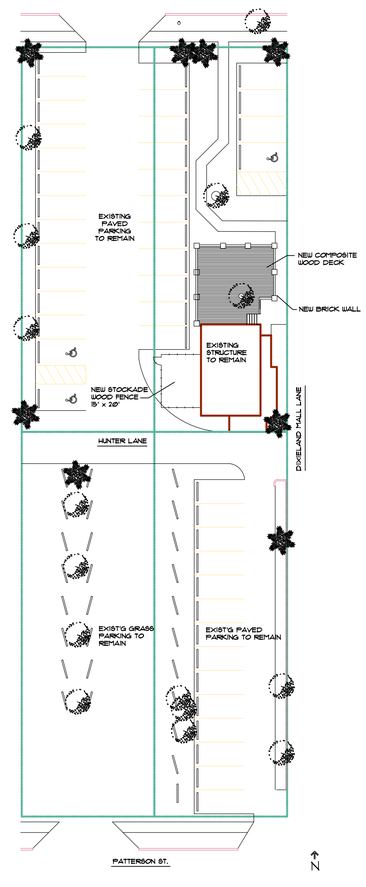
Accessible Means of Egress:

Exits Required:----------	1
Exits Provided:----------	2

Plumbing Fixture Requirements

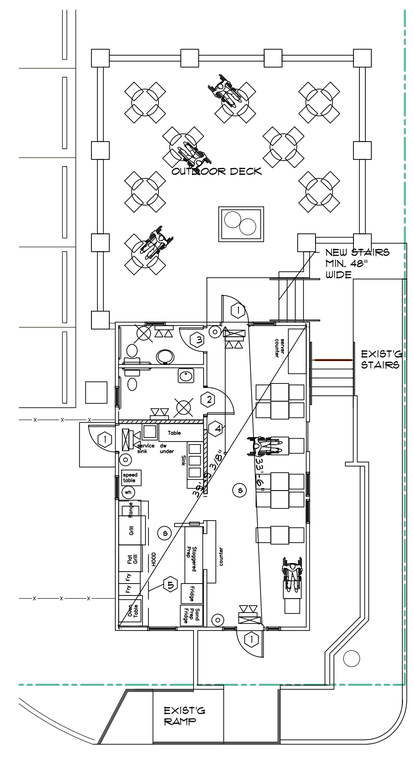
Occupant Load----------
MALE: 27
FEMALE: 27

MALE	REQUIRED	PROVIDED
WATER CLOSETS LAVATORIES	1	1
FEMALE	1	1
WATER CLOSETS LAVATORIES	1	1
SERVICE SINK	1	1
DRINKING FOUNTAINS	1	1



PROPOSED SITE PLAN
SCALE: 1"=20'

Legal Description = DIXIELAND PB 1 PG 67 BLK B LOTS 4, 5 20 & 21



CODE FOOTPRINT
1/8" = 1'-0"

NOTES

1. 36" WIDE EXIT DOOR WITH LEVER HANDLE
2. 36" WIDE DR W/ LEVER HANDLE AND PRIVACY LOCK
3. EXIST'G DR. CHANGE HDWE TO LEVER HANDLE W/ PRIVACY LOCK
4. TRAVEL DISTANCE = 14'=2"
5. COOK HOOD W/ ANSUL SYSTEM. BACK AND SIDE WALL OF COOKING AREA SHALL BE SURFACED W/ STAINLESS STEEL.

SYMBOLS
- EMERGENCY LIGHT
- EXIT LIGHT
- FIRE EXTINGUISHER
- SMOKE DETECTORS
- STROBE

ISSUED: 03-28-2012
ISSUED:
REVISIONS:
△ XX-XX-XX

BUILDING REMODELING FOR
FAT MAGGIES
1037 Dixieland Mall Lane
Lakeland, FL 33803

DAVID WULFF ARCHITECT
DAVID H. WULFF, ARCHITECT, INC.
115 HILLCREST ST. LAKELAND, FL 33815
863-648-9877 FAX 888-368-6955
FL License No. AA26000530 e-mail: dhw@davidwulff.com

PROJECT NO. 12-03
DRAWING A-2
SHEET 2 OF 6

LAST UPDATE: 03-28-2012 DRAWN BY: PCP REVIEWED BY: DHW COPYRIGHT 2012, DAVID H. WULFF, ARCHITECT, INC. ALL RIGHTS RESERVED

Hunter
OPEN
WINGS
Size. Sauce. Love.

TABLE 2002.4 DESIGN WIND PRESSURES SCREENED ENCLOSURESa, b, f, g, h (STRENGTH DESIGN OR LRFD ONLY)

Surface	ULTIMATE DESIGN WIND SPEED V (MPH)ULT																				
	110			120			130			140			150			160			170		
	Design Pressures by Exposure Category (psf)																				
	B	C	D	B	C	D	B	C	D	B	C	D	B	C	D	B	C	D	B	C	D
Horizontal Pressures on Windward Surfacesd	17	24	28	20	28	33	23	32	38	27	38	44	31	43	51	36	49	58	40	56	66
Horizontal Pressures on Leeward Surfacesd	13	18	21	15	22	26	20	26	31	21	29	34	22	34	40	25	39	46	29	44	52
Vertical Pressures on Screen Surfacesc	4	7	8	6	8	9	6	9	11	8	11	12	9	12	14	10	14	16	11	15	18
Vertical Pressures on Solid Surfacese	14	19	23	17	23	27	20	27	32	23	32	37	25	36	42	29	41	48	33	46	54

For SI: 1 pound per square foot = 9.479 kN/m^2

NOTES:

a. Pressures apply to enclosures with a mean enclosure roof height of 30 feet (10 m). For other heights, multiply the pressures in this table by the factors in Table 2002.4A.
b. Apply horizontal pressures to the area of the enclosure projected on a vertical plane normal to the assumed wind direction, simultaneously inward on the windward side and outward on the leeward side.
c. Apply vertical pressures upward or downward to the area of the enclosure projected on a horizontal plane.
d. Apply horizontal pressures simultaneously with vertical pressures.
e. Table pressures are MWFRS Loads. The design of solid roof panels and their attachments shall be based on component and cladding loads for enclosed or partially enclosed structures as appropriate.
f. Table pressures apply to 20 × 20 × 0.013" mesh screen. For 18 ×14 × 0.013" mesh screen, pressures on screen surfaces may be multiplied by 0.88. For screen densities greater than 20 × 20 × 0.013", use pressures for enclosed buildings.
g. Table pressures may be interpolated using ASCE 7 methodology.
h. For allowable stress design (ASD) pressures shall be permitted to be multiplied by 0.6.

MAXIMUM ALLOWABLE CLEAR SPAN TABLE

ROOFS OVER SCREEN WALLS AND PATIO COVERS

WIND SPEED (ULTIMATE)	EXPOSURE	LIVE LOAD AND/OR UPLIFT	DEFLECTION LIMIT	3" PANELS (1-LB EPS)	
				0.024" ALUMINUM SKIN	0.030" ALUMINUM SKIN
130 mph	B	12 psf	120	14'-2"	16'-5"
130 mph	C	14 psf	120	13'-6"	15'-8"
140 mph	B	14 psf	120	13'-6"	15'-8"
140 mph	C	17 psf	120	12'-9"	14'-9"

ROOFS OVER ENCLOSED SUNROOM ADDITIONS (NOT SUPPORTING CEILINGS)

WIND SPEED (ULTIMATE)	EXPOSURE	LIVE LOAD AND/OR UPLIFT	DEFLECTION LIMIT	3" PANELS (1-LB EPS)	
				0.024" ALUMINUM SKIN	0.030" ALUMINUM SKIN
140 mph	B	25 psf	120	11'-2"	12'-11"
140 mph	C	30 psf	120	10'-5"	11'-11"

*THIS SYSTEM IS NOT APPROVED FOR LARGE OR SMALL IMPACT RESISTANCE. WHEN USED WITHIN THE HVHZ, THIS SYSTEM SHALL BE LIMITED TO NON-HABITABLE LIVING AREA.

CODE COMPLIANCE SUMMARY:

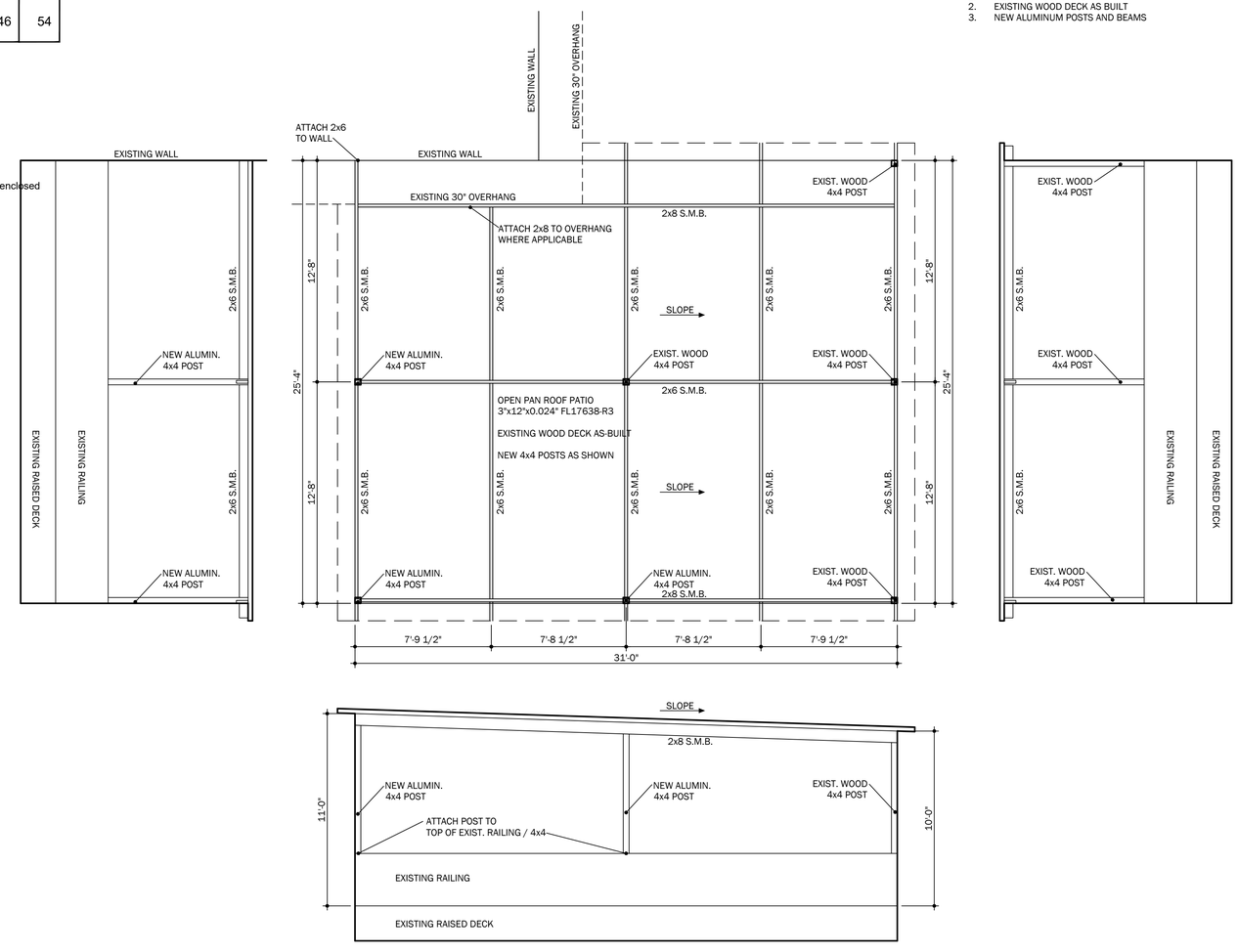
FLORIDA BUILDING CODE BUILDING 2023 8th EDITION

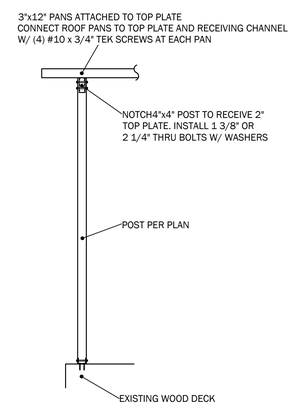
BASIC WIND SPED:	140 MPH ULITMATE WIND SPEED
EXPOSURE CATAGORY:	B
IMPORTANCE FACTOR:	1
INTERNAL PRESSURE COEF.:	+.18, -.18
BUILDING TYPE:	V.B.
RISK CATEGORY:	II

Aluminum Screen Enclosure design shall conform with Sections: 301.2.1.1.1 Sunroom Catagory II

Aluminum Screen Enclosure design shall conform with Sections: 301.2.1.1.1.1, and 2002, Building
- Design pressures shall comply with Table 2002.4, Building.
- Structural members shall comply with 2002.4, Building
  - Live load for primary structural members: 300 lb. – 2002.4, Building
  - Live load for roof purlins: 200 lb. – 2002.4, Building

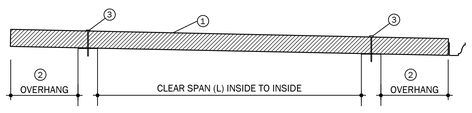
NOTES:
1. NEW PAN ROOF PATIO
2. EXISTING WOOD DECK AS BUILT
3. NEW ALUMINUM POSTS AND BEAMS





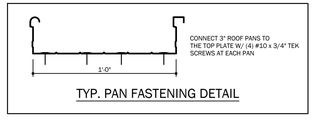
TYP. POST / WALL SECTION

ROOF PANEL SPAN DETAIL

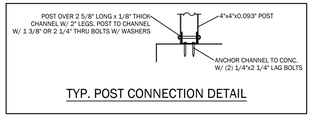


1. 12" WIDE PAN PANELS
2. 12" MAX OVERHANG
3. PANEL SECURED TO THE SUPPORT BELOW WITH (4) #10 x 1" SMS SCREWS AND 3/4" WASHER EACH PAN

OPTIONAL GUTTER SYSTEM TO BE INSTALLED PER MANUFACTURES SPECS.



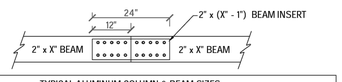
TYP. PAN FASTENING DETAIL



TYP. POST CONNECTION DETAIL

TYPICAL ALUMINUM STRUCTURAL NOTES:

1. ALUMINUM ROOF PANS/PANELS: 3105-H14, ALUMINUM COLUMNS/BEAMS: 6005-T5.
2. #10 x $\frac{3}{4}$" SELF-TAPPING SHEET METAL SCREWS (ASME B18.6.4 GRADE 2 STRENGTH MIN) IS TYPICAL FOR ALL ALUMINUM CONNECTIONS (UNLESS OTHERWISE NOTED).
3. SHED/SCREEN WALLS ARE TO BE INSTALLED A MINIMUM OF $1\frac{1}{2}$" FROM THE EDGE OF THE SLAB.
4. ALL RECEIVING CHANNEL: $2\frac{1}{8}$" ($3\frac{1}{8}$") x $1\frac{1}{2}$" x .045" (6063-T6 ALUMINUM OR GREATER).
5. ALL DOUBLE WINDOWS HAVE 3" x 2" HEADER ABOVE AND BELOW THE WINDOW AND (2) 2" x 3" STUDS ON EACH SIDE.
6. ALL BEAMS SECURED WITH $3\frac{1}{2}$" RECEIVING CHANNEL TO 3" x 3" COLUMNS WILL USE SCREWS AND WILL UTILIZE (2) $\frac{3}{8}$" Ø THRU BOLTS TO FURTHER STRENGTHEN THE CONNECTION.
7. ALL SCREEN SHALL BE 18/14 OR LARGER.
8. ALL SMB SECTIONS SHALL BE STITCHED AT THE TOP AND BOTTOM WITH (1) #10 x $\frac{3}{4}$" SMS AT 24" O.C. (MAX).
9. A MANUFACTURER APPROVED BARRIER, SUCH AS A BITUMINOUS PAINT OR EPOXY, MUST BE INSTALLED IN BETWEEN ALL ALUMINUM AND STEEL/P.T. WOOD CONNECTIONS. THE AAF ALSO RECOMMENDS THAT ALUMINUM COLUMNS BE PROTECTED FROM CORROSION BY CAPPING THE END, CAULKING THE END AND RE-BAR HOLES, THEN COATING THE PORTION EMBEDDED IN CONCRETE WITH A BITUMINOUS PAINT.
10. ALL BUTT JOINTS REQUIRE A 24" (MIN) INSERT, ONE SIZE SMALLER THAN THE SELF-MATING BEAM, SECURED WITH #10 x $\frac{3}{4}$" S.M.S. AT 3" O.C. STAGGERED TOP/BOTTOM (EACH SIDE). THIS IS ALSO REQUIRED OVER ALUMINUM COLUMNS WHERE A BUTT JOINT OCCURS. (OPTIONAL: IN LIEU OF A 24" INSERT, THE SMB SIDES CAN BE STAGGERED TO ALLOW FOR A 48" LAP AT EACH JOINT; STITCH ALL SMB's AT THE TOP AND BOTTOM WITH (1) #10 x $\frac{3}{4}$" SMS AT 24" O.C. MAX).



TYPICAL ALUMINUM COLUMN & BEAM SIZES			
2" x 3" x 0.050" x 0.050"	2" x 4" x 0.046" x 0.100"	2" x 5" x 0.050" x 0.116"	2" x 6" x 0.050" x 0.120"
2" x 7" x 0.055" x 0.120"	2" x 8" x 0.072" x 0.224"	2" x 9" x 0.082" x 0.306"	2" x 10" x 0.092" x 0.374"

CONNER
windows & doors | installations
secured by glass enclosures

Turner Designs
ARCHITECTURAL DRAFTING AND DESIGN
nsturnerdesigns@gmail.com
(863) 444-4351
2877 Seymore St. Lakeland, FL 33813

NEW PATIO COVER FOR WINGNUTZ
1037 DIXIELAND MALL LN.
LAKELAND, FL 33803

ROBERT T. HAUG P.E.
1619 LAWTON LN.
LAKELAND, FL 33803

This item has been electronically signed and sealed by Robert T. Haug P.E. on _May 28, 2026 using a digital signature

Printed copies of this document are not considered singed and sealed and the signature must be verified on any electronic copies

A001

WINGNUTZ
Size. Sauciness. Crunch.
ACCESSIBLE

unter Lane
Dixieland Mall Lane
WINGNUTZ
Size. Sauciness. Crunch.

RESTROOM

DIRECTORY
Employees &
Deliveries Only

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 23, 2026

Project #	**HPB26-100**
Project Type	**Demolition**
Property Address; Historic Name	**821 E. Orange Street; Mrs. Catherin Sammon House (CD 1923)**
Historic District; FMSF#	**East Lake Morton Historic District; #PO03532 & PO09537**
Owner/Applicant	**STP Properties LLC/ Steve Bivens Contracting Inc.**
Zoning; Context District; Future Land Use; SPI	**MF-22; Urban Neighborhood; Residential High; East Lake Morton SPI; Garden District SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Metal Roof, 3/22/2024 (HPB24-063) *not installed***

REQUEST

The Applicant requests approval to demolish the existing buildings on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot consisting of 0.23 acres (Mortons Addition, Block G, east half of Lot 11). On this property are two buildings: a one-story single-family house built circa 1920 at the front (north) of the property, and a one-story duplex built circa 1966 at the rear (south) of the property. Both buildings are contributing buildings within the East Lake Morton Historic District, as of the 2023 resurvey of this District. Both buildings have been used as apartments over the last several decades.

Exhibiting the Bungalow architectural style, the 1920 house features hipped and pedimented gable roofs with eave brackets and a rectangular attic vent, an enclosed front porch supported by tapered columns over a knee wall, and one-over-one wood sash windows, many of which are under awnings. The house is a wood-framed structure and is clad in Dutch lap siding. A shed roof addition exists on the rear façade.

At the rear of the property is a Masonry Vernacular building characterized by a gabled roof with horizontal siding in the gables, masonry walls, and vinyl windows.

In justifying the request for demolition, the Applicant states that both buildings exhibit deterioration that is beyond reasonable repair. A structural inspection report prepared Arkay Engineering Inc. noted that both buildings are “structurally unsafe and should be condemned” citing several building issues. The 1920 house was stated to have water and termite damage throughout the entire roof and ceiling framing systems, exterior load bearing walls, and wood floor system, improper support piers under the house, existing knob and tube electrical system, and damaged cast iron plumbing. The 1966 building was stated to have water and termite damage in the exterior wood frame load bearing walls at the addition on the south end of the building, the existence of mold in scattered interior locations, and differential building settlement cracks in some of the interior block partition walls.

If granted demolition approval, the Applicant intends to leave the lot as greenspace, and the property will be graded and grass planted.

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 section of the LDC applies to this request:

Article 11, Section 6.3.d.

Demolition is generally discouraged and shall be reviewed with regards to:

1. The architectural significance of the building or structure. Architectural significance shall be determined by the DRC at the time of the demolition request and shall be based upon documentation of the property's architectural integrity and historical or cultural significance. Designation of the building or structure as "non-contributing" by the most recent historic district survey does not preclude the DRC from making a determination of architectural significance.
2. The contribution of the building or structure to the history or origins of the historic district.
3. The future utilization of the site, including any replacement buildings or structures.

The following *Design Guidelines* apply to this request*:*

Chapter 6, Exterior Architectural Features: Alteration and Maintenance
Sub-Chapter 6.12, Relocation and Demolition

The Historic Preservation Board discourages the demolition of sound historic buildings. A request for demolition will be determined based on the following considerations and guidance.

1. The architectural significance of the building or structure shall be considered, including a building's historical or cultural associations to its neighborhood, historic district, or to the history of Lakeland. Architectural significance is based upon documentation of the property's architectural integrity and historical or cultural significance. It is inappropriate to demolish a building that is architecturally significant. Further considerations include:
    a. Does the building represent a documented architectural type or style?
    b. Is the building a rare resource? Is it one of few remaining examples of its period of construction, or of its architectural style or type remaining?
    c. Consider the difficulty or impossibility of reproducing the building. Does the building exhibit characteristics of historic craftsmanship, such as carved wood or detailed masonry, that would be difficult or impossible to replicate? Does the building contain historic materials, such as historic brick, stone, or old-growth lumber, that are no longer available and impossible to reproduce?

2. The contribution of the building or structure to the history or origins of the neighborhood, historic district, or history of Lakeland shall be considered. Does the building contribute to the setting and character of the district? Would the historic setting and character of the district be diminished by the loss of the building? It is inappropriate to demolish a building that contributes to the historic setting and character of the district.

3. The future utilization of the site, including any replacement buildings or structures, shall be considered. Will the property be reused after demolition? Will any new structure be compatible with the historic context of the neighborhood or historic district and in harmony with the massing, scale, and proportion of adjacent buildings? How will future plans affect the character of the surrounding historic district? It is inappropriate to demolish a historic building without definitive

plans for the property's re-use. It is inappropriate to demolish a building for new construction that would diminish the character of the historic district. It is generally inappropriate to demolish a building for reuse as a parking lot, as this could have an extremely negative effect on the character of a residential historic district or urban block.

ANALYSIS:

With regard to demolition considerations #1 and #2, staff finds the subject buildings are contributing buildings in the East Lake Morton Historic District, representing the Bungalow and Masonry Vernacular architectural styles, were built during the District's period of significance, and for their association with the Florida Land Boom and post-World War 2 historic contexts in Lakeland. While the architectural details of the houses are relatively modest, each house features elements of its particular architectural style, as described in the Summary of Background Information above. Bungalow and Masonry Vernacular houses are common throughout the East Lake Morton Historic District. Given the workmanship and historic building materials, the Bungalow house could not be replicated easily. The Masonry Vernacular building could be replicated easily due to its simple design and availability of building materials. Despite the deterioration of both buildings, both retain architectural integrity. While neither of these buildings are eligible for an individual listing on the National Register of Historic Places based on known architectural or historical merits, they continue to contribute to the history and context of the East Lake Morton Historic District.

With regard to demolition consideration #3, the Applicant provided no plans to replace the subject buildings, but instead plans to leave the property undeveloped. Leaving the subject property vacant is generally inappropriate according to the Design Guidelines.

The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. The structural inspection report provided by the Applicant provides evidence that the buildings have experienced deferred maintenance and damage to the extent that they are not occupiable or structurally safe in their current condition.

For the reasons outlined above, staff finds that demolition of the subject buildings is not appropriate, as the demolition considerations have not been met adequately.

STAFF RECOMMENDATION:

Denial of the request as submitted.

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

821
APT
A

ShingleLayment-SBR
Grip-Rite Synthetic Underlayment

APT B

A
B
C
D
617

A
B
C
D
617

MAR 24

Steve Bivens Contracting Inc.

1608 Taylor St. Auburndale, FL 33823 863-698-9497 C.

FL DBPR Lic. # SCC131153902 Demolition Specialty Contractor.

Information for Demolition Request Application

Property Address: 821 Orange St E., Lakeland, FL 33803

Dear Members of the Historic Preservation Board, regarding the demolition application for 821 E. Orange St., Lakeland FL 33803, please find the following documentation submitted in accordance with LDC Article 11, Section 11.6.3.c:

1. Statement Addressing Demolition Review Criteria

a. Historic or Architectural Significance of the Building or Structure:

The Bungalow house at 821 E. Orange St. (front structure) was built in 1920. It is 100 years old and has suffered from the effects of weather, loss of foundation, termites and time. Its removal would improve the district's overall visual context.

The masonry vernacular building (rear structure) was constructed in 1966 also has suffered from the effects of weather, loss of foundation, termites and time. Its removal would improve the district's visual context.

b. Importance of the structure to the Historic District:

While the front structure is a bungalow home and the rear is a vernacular building both are beyond repair. Please see the attached Engineers report.

c. Future Utilization of the Site:

The owner's intention for the site is to maintain it as greenspace with no plans to rebuild. They have children and would like to keep it as green space for them. The potential to relocate and restore the structures is not feasible due to the conditions of the foundations.

2. Relocation / Building Materials Salvage or Recycling Options

Due to significant structural issues (see attached engineers report) to both structures including foundation failures of both structures and visible structural loss, termite damage, rot, in both interior and exterior walls, floors and roofing materials. Relocating either structure is not feasible due to conditions. However, we intend to carefully

salvage usable materials, such as framing lumber, hardware, and other architectural components. These will be repurposed in future projects consistent with our mission to support historic preservation efforts in Lakeland.

3. Structural Condition and Repair Considerations

The structural concerns include floor slab water seepage, termite damage, knob and tube wiring, plumbing issues, loss of foundations and prolific damage throughout both structures. Given the extent of these issues and the anticipated cost of necessary repairs, restoring the existing structure is not considered a feasible or responsible option.

4. Redevelopment Plans

We are not proposing new construction on the site currently. The owner's goal is to preserve and enhance the district by maintaining greenspace within the district, thus enhancing the district's integrity and beauty.

5. Estimated Demolition Cost and Projected Timeframe

The cost for demolition is approximately $16,500.00 The demolition process is expected to take one week, subject to permitting and site conditions.

Thank you for your consideration. We look forward to working collaboratively with the Historic Preservation Board and city staff to ensure a respectful and responsible outcome for this property.

Sincerely,

ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS

June 24, 2026

Steve Bivens Contracting, Inc.
3035 US Highway 92 East
Lakeland, Florida 33801

Attn: Steve Bivens

Re: Structural Inspection at 821 Orange Street East - Lakeland, Florida 33801
Arkay Engineering Job # 21715

Dear Mr. Bivens:

On Wednesday, June 10th; at your request, I performed a visual structural inspection of the two multi-family residences at the above referenced address. The purpose of my inspection was to determine if the buildings, in their current state, are structurally sound.

Based upon the Polk County Property Appraiser's web-site, building #1 is a single story wood frame structure with a raised wood floor system that was constructed in 1920. Building #2 is a single story concrete block structure on a concrete floor slab with interior block partition walls that was constructed in 1966.

Both buildings appear to have been vacant and neglected for many years and are in need of a complete renovation of the roof, exterior walls, raised wood floor system, foundations, all interior finishes, flooring, cabinetry, mechanical systems, electrical and plumbing systems. Enclosed are numerous photos of the current state of the buildings.

Currently, the following issues were observed at building #1:

1 - There is both water & termite damage throughout the entire roof/ceiling framing system.

2 - Water and termite damage in the exterior load bearing walls.

1958 E. EDGEWOOD DRIVE ~ LAKELAND, FLORIDA 33803
PHONE: 863-688-6500 ~ EMAIL: arkayeng@gmail.com
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. ~ FLORIDA LICENSE # 37296

3 - Water and termite damage throughout the entire raised wood floor system and improper support piers under the house.

4 - Knob-N-Tube electrical wiring present.

5 - Damaged cast iron waste plumbing pipes.

Also, due to the age of the structure, there is a very high probability that evironmentally hazardous lead-based paint is present.

Based upon my observations, it is my professional opinion that the building is structurally unsafe and should be condemned. Further, it is my opinion that it would be cheaper to remove the building and re-construct a "new" building.

Next, the following problems were observed at building #2:

1 - Water and termite damage in the exterior wood frame load bearing walls at the addition on the south end of the building.

2 - Mold at scattered locations on the interior of the building.

3 - Differential building settlement cracks in some of the interior block partition walls.

Based upon my observations, it is my professional opinion that due to the differential building settlement and mold conditions; this building is structurally unsafe and should be condemned. Further, it is my opinion that it would be cheaper to demolish the building and re-construct a "new" building.

June 24, 2026
821 Orange Street East - Lakeland, FL 33801
Arkay Engineering, Inc. Job #21715

Should you have any questions, please give me a call at the office.

Sincerely,
Arkay Engineering, Inc.

Richard L. Kiddey, P.E.

enclosures

Building #1

Front (North) Elevation

Rear (South) Elevation

Right (West) Elevation - Front Half

Right (West) Elevation - Rear Half

Partial Left (East) Side

Partial Left (East) Side

Exterior Water/Termite Damage

Exterior Water/Termite Damage

Window Damage

Wood to Ground Contact (Termite Issue)

Siding & Crawlspace Skirting Damage

Damaged Cast Iron Drain Piping

Screen Porch Damage

Interior Wall Damage

Kitchen Damage

Interior Wall Damage

Drywood Termite Frass

Interior Floor & Ceiling Damage

Wall Window Sill Damage

Drywood Termite Wings

Ceiling Water Stains & Mold

Ceiling Water Stains

Front Entry Porch Damage

Peeling Paint (Possible Lead Paint Hazard)

Drywood Termite Frass

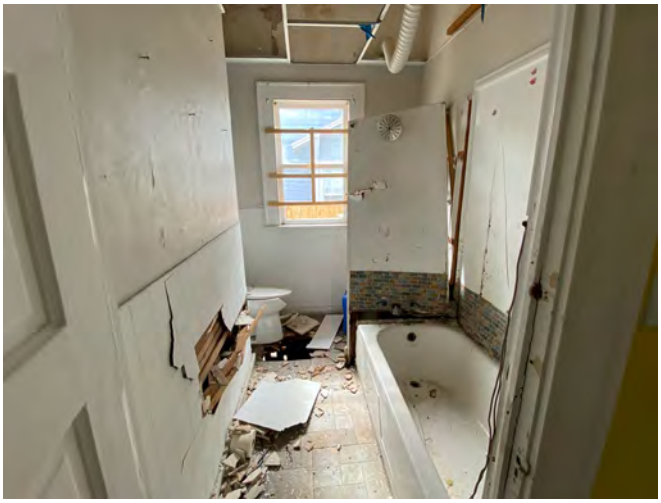
Ceiling Water Stains

Kitchen Damage

Water/Termite Floor Damage

Floor Damage

Wall Damage



Bathroom Damage

Bathroom Wall Damage

Bathroom Damage

Bathroom Wall Damage

Bathroom Damage

Bathroom Ceiling Damage

Ceiling & Wall Damage

Attic Knob-n-tube electrical Wiring

Attic Termite Damage

Attic Termite Damage

Improper Foundation Piers Under House

Improper Foundation Piers Under House

Cast Iron Drain Pipe System

Damaged Support Pier Replaced by Wood Post

Building #2

Front (North) Elevation

Right (West) Elevation

Rear Right (Southwest) Building Corner

Siding Water/Termite Damage & Ground Contact

Termite Damage

Termite Damage

Termite Damage

Water/Termite Damage

Mold Damage

Mold Damage

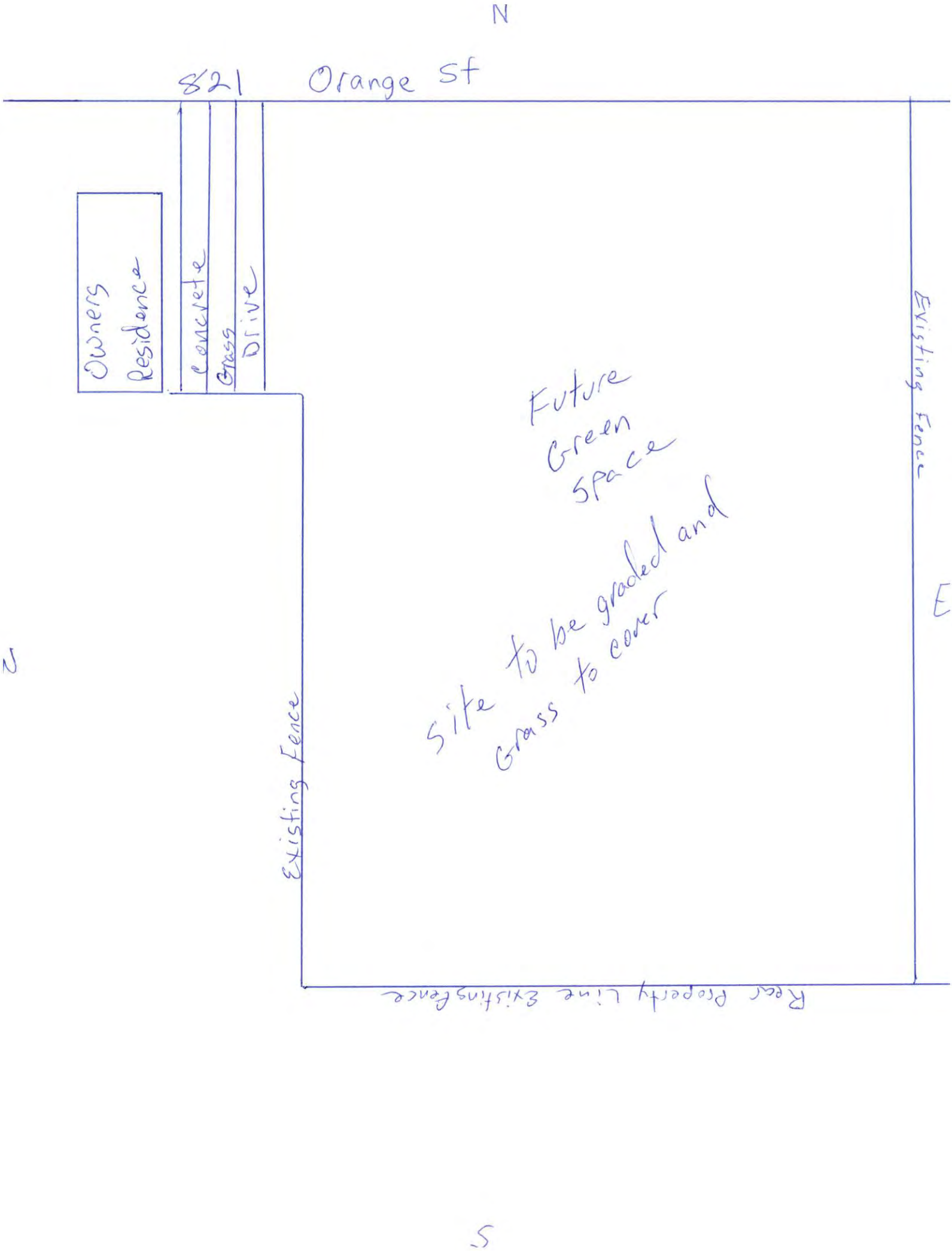
Water/Mold Damage

Water/Mold Damage

Water Damage

Differential Settlement Wall Cracking

Drywood Termite Frass


N
821 Orange St
Owners Residence
Concrete
Grass
Drive
Existing Fence
Future Green Space
Site to be graded and grass to cover
E
N
Existing Fence
Rear Property Line Existing Fence
S

Steve Bivens Contracting Inc.

1608 Taylor St. Auburndale, FL 33823 863-698-9497 C.

Bid Proposal **December 1, 2025**

STP PROPERTIES LLC. John Turbeville

PO BOX 434

LAKELAND FL 33802-0434

Demolition address: 821 E. Orange St.

We propose to permit and complete the requested demolition of the 1 or 2 single family homes located at 821 E. Orange St. Hay and seed will be applied to the site upon completion. All demolition debris will be disposed of in Polk County certified landfill and all concrete will be recycled. This proposal includes the sewer cap(s), and demolition permit(s) utility disconnect(s). Both must be done at same time for the $16,500.00 plus historical review fees (see below). If we do them separately there will be additional mobilization charge of $1,000.00

Front house: 9,500.00

Rear structure: 7,000.00

Total proposal: $16,500.00

Tenant debris to dispose of it will be an additional charge of $1,250.00 per 40 cu yd load if present at time of demolition. Both projects are required to go through the historic review board. And if you wanted us to do that there would be an additional charge of $1,500.00 per structure. Plus, associated engineering report(s).

This lump sum proposal will include labor, fuel, equipment, disposal cost and hauling to complete the job. The area will be leveled at completion of demolition. There are no other items addressed, included, or implied. We look forward to working with you on this project.

Accepted by: [signature] Title: Owner Date: 6-2-26

Questions or concerns please do not hesitate to contact Steve at 863-698-9497 or Steve@sbcidemo.com

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 23, 2026

Project #	**HPB26-101**
Address; Historic Name	**829 E. Palmetto Street; John and Annie Walker House**
Owner/Applicant	**Cynthia Haffey / Strickland Construction**
Project Type	**Building Addition**
Historic District; FMSF#	**South Lake Morton Historic District; #PO00759**
Zoning; Future Land Use; Context District; SPI	**RA-4; Residential Medium Urban Neighborhood; South Lake Morton SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential, Institutional**
Previous Approvals	**Replace non-original windows with wood windows, 2/26/2007 (2007-033); Fence, 8/31/2007 (2007-168).**

REQUEST

The Applicant requests Final Approval to construct an addition onto the rear elevation of the house.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Park Hill Subdivision, Block B, Lots 2 W ½ less S 45 feet & Lot 3 & N 5 feet of closed alley lying S of Lot 3) consisting of 0.21 acres. On this property is a two-story, single-family residence built circa 1922 in the Craftsman Bungalow architectural style, which is a contributing building in the South Lake Morton Historic District. The house has hipped and gabled roofs, lattice gable vents, exposed rafter tails, a wrap-around front porch supported by tapered columns on brick plinths, and a combination of stucco and lapped siding. The current living area of this house is 1,406 square feet. A wood-frame detached garage exists at the rear of the property.

The Applicant's request proposes to construct a building addition on the rear elevation of the house with a total area of 1,394 square feet. The addition will consist of living space (561 SF), a new carport (393 SF), a patio (234 SF) and utility room (204 SF). The design and materials for the addition are intended to be compatible with the existing house, and include:

Scope	Material
Foundation	Concrete stemwall foundation to meet raised foundation of house
Exterior Cladding	Stucco cladding on walls and fiber-cement lap siding in gables
Windows	Vinyl one-over-one and two-over-two windows
Doors	Fiberglass solid and French doors
Roof	Asphalt or fiberglass shingles to match existing, exposed rafter tails
Fascia/Soffit	Fiber-cement fascia

The site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards in the Land Development Code. As part of the request, the existing detached garage will be demolished.

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 *Standards* apply to this project*:*

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 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.
- Additions that minimize the loss of any architectural details or features.
- Additions that are subordinate to and compatible with the style and scale of the host structure.
- Side additions that are located behind the principal street-facing façade, or rear additions that are unnoticeable from the street.
- Additions that are designed with some distinction between the historic house and non-historic features.
- Additions that are differentiated from the host structure, e.g. by a recess in wall plane, lower roof height, or vertical trim piece.

ANALYSIS:

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, staff finds that the materials of the proposed addition reflect the original materials of the house and are compatible with the Guidelines. The design of the proposed addition, including plan, cladding, windows and doors, and roof pitch and form, is consistent with the Craftsman Bungalow style of the subject house and Design Guidelines. 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.

Staff finds the demolition of the simply designed detached garage is acceptable as this structure is an common and simply designed accessory building, per the Design Guideline.

STAFF RECOMMENDATION:

Staff recommends Final Approval of the request as submitted.

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

ADDITION FOR:

CYNTHIA HAFFEY

829 E PALMETTO ST.
LAKELAND FL 33801

DESIGNER:

PATRICK PANTON DESIGN INC.

PATRICK PANTON DESIGN INC.
1707 E ELM RD.
LAKELAND, FL. 33801
Phone: 863-660-5459
email: pantondesign73@gmail.com
CONTACT: PATRICK PANTON

LIST OF DRAWINGS:

24"X36" SHEETS
CODE CONFORMANCE REVIEW,
001 COVER SHEET

SITE PLAN

A-1 FOUNDATION PLAN / FLOOR PLAN
A-2 EXTERIOR ELEVATIONS / ROOF PLAN
A-3 SECTIONS / DETAILS

BUILDING CODE SUMMARY

WORK CONSISTS OF NEW ADDITION TO AN EXISTING HOUSE

ALL WORK ARE IN ACCORDANCE WITH FLORIDA BUILDING CODE, EXISTING BUILDING 8th EDITION, THE BUILDING SHALL COMPLY WITH 301.3.2 WORK AREA COMPLIANCE. CLASSIFICATION OF WORK, ALTERATION LEVEL 2.

BUILDING CODES:

FLORIDA BUILDING CODE 2023 8th EDITION
EXISTING BUILDING CODE 2023 8th EDITION
FLORIDA PLUMBING CODE 2023 8th EDITION
FLORIDA MECHANICAL CODE 2023 8th EDITION
NATIONAL ELECTRICAL CODE 2020

BASIC WIND SPEED..... 140 MPH
EXPOSURE "B"
INTERNAL PRESSURE COEFFICIENT.. +0.18, -0.18
COMPONENTS & CLADDING PRESSURE ± 30 PSF
WALLS: (INCLUDES WINDOWS AND DOORS)
RISK CATEGORY..... II

TOTAL SIZE OF FOOTPRINT -

LIVING	561 S.F.
CARPORT	393 S.F.
PATIO	234 S.F.
UTILITY ROOM	204 S.F.
TOTAL UNDER ROOF	1,394 S.F.

USE GROUP

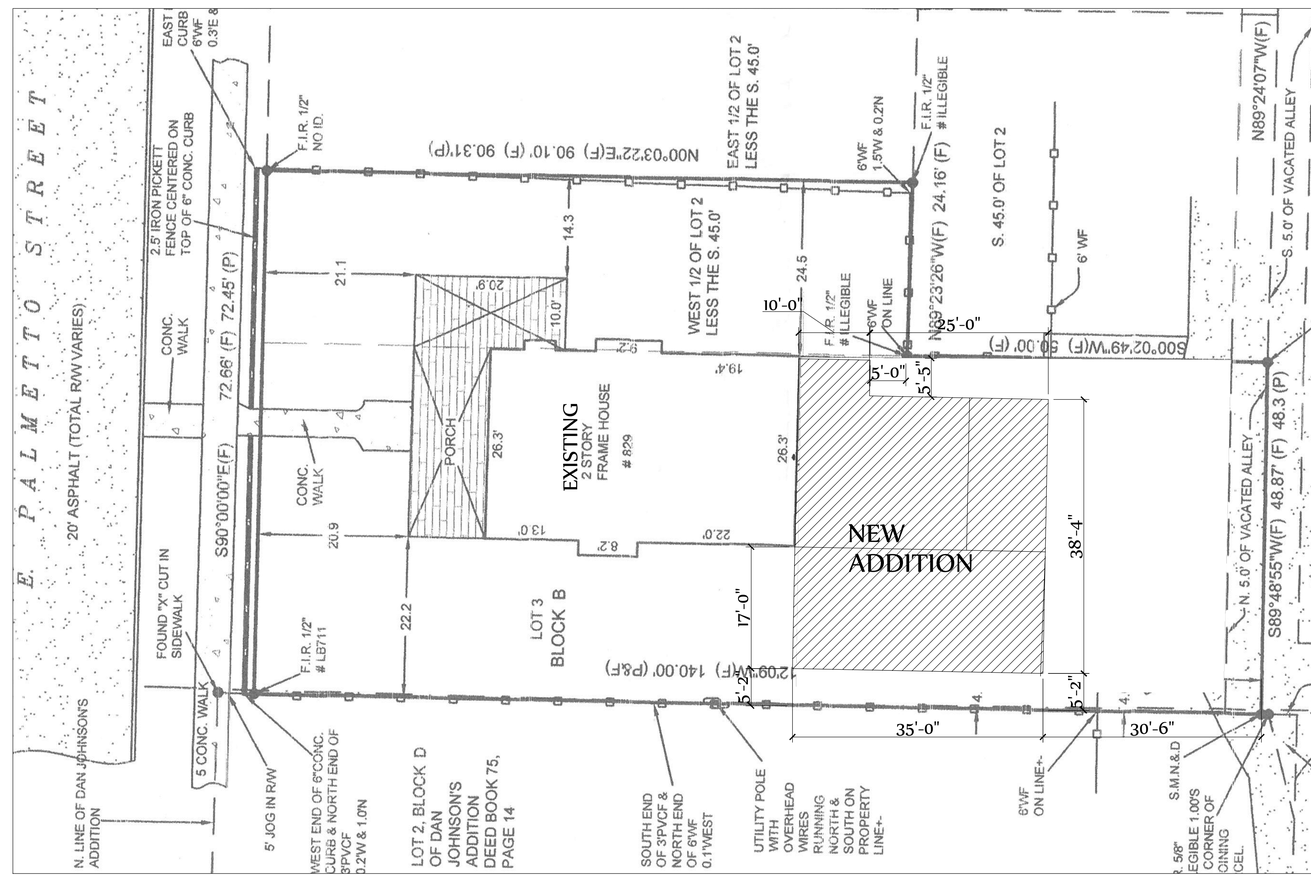
R-3 RESIDENTIAL

TYPE OF CONSTRUCTION

II- UNPROTECTED

Florida Product Approvals

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURE	APPROVAL NUMBER
Roofing	asphalt shingle	Gaf Material corp.	FL10124-R36
	Underlayment	Gaf Material corp.	FL10626-R30
	Ridge vents	Gaf Material corp.	FL6267-R19
Soffit		Amerimax Home Products	FL32502.R1
Windows	SINGLE HUNG	MI Windows and Doors	FL17894-R7
	FIXED	MI Windows and Doors	FL17895-R7
Siding	HardiePlank Lap Siding	James Hardie Building Products	FL13192-R9



SITE PLAN

SCALE: 1"=10'

ABBREVIATIONS:

A/C	AIR CONDITIONING
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BRD	BOARD
BLK	BLOCK
C.J.	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CSFIF	CUT, SMASH & FIT IN FEILD
CW	COLD WATER
DF	DRINKING FOUNTAIN
DTL.	DETAIL
DISC	DISCONNECT
DS	DOWN SPOUT
DWG(S)	DRAWING(S)
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEV	ELEVATION
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FD	FLOOR DRAIN
FIN	FINISH(ED)
FLR	FLOOR
GYP	GYPSUM
HDWE	HARDWARE
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HW	HOT WATER
INSUL	INSULATION
INT	INTERIOR
LAV	LAVATORY
LL	LIVE LOAD
LTG	LIGHTING
LTG	LIGHTING
MATL	MATERIAL
MAX	MAXIMUM
MFG	MANUFACTURER
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
OC	ON CENTER
OH	OVERHEAD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REG	REGULAR (STANDARD)
REINF	REINFORCING
RO	ROUGH OPENING
SCHED	SCHEDULE
SEC	SECURITY
SH	SINGLE HUNG
SHT	SHEET
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SPF	SPLIT FACE BLOCK
STD	STANDARD
STL	STEEL
STOR	STORAGE
SURF	SURFACE
SUSP	SUSPENDED
SVC	SERVICE
SW	SWITCH
TOM	TOP OF MASONRY
TYP	TYPICAL
UR	URINAL
VERT	VERTICAL
VTR	VENT THROUGH ROOF
WC	WATER CLOSET
WD	WOOD
WOH	WINDOW OPENING HEIGHT
WWF	WELDED WIRE FABRIC

GENERAL CONDITIONS

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2023 8th EDITION.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.

GENERAL WOOD CONSTRUCTION NOTES

PRODUCTS :

1. PRESSURE TREATED LUMBER FOR SILL AND WALL PLATES AND FURRING OVER MASONRY, FASCIA AND SOFFIT FRAMING, AND ANY LUMBER IN CONTACT WITH MASONRY.
2. FRAMING LUMBER - KILN DRIED Fb = 1,200, NO. 2 DIMENSION SOUTHERN PINE, SPRUCE/PINE/FIR, OR EQUAL. GRADING STAMP TO BE ON ALL LUMBER.
3. PLYWOOD - APA RATED PLYWOOD SHEATHING, GROUP 1, EXPOSURE 1, THICKNESS AS SHOWN. 4' X 8' SHEETS. DOUGLAS FIR OR SOUTHERN PINE.
4. MISCELLANEOUS INTERIOR SHEATHING - C-D OR BETTER FOR CONCEALED WORK. B-C FOR EXPOSED SURFACES.

BUILDING DEPARTMENT

Spencer N. Robinson, PE.
Florida Registration #81250

ENGINEER

ADDITION FOR:
CYNTHIA HAFFEY
829 E PALMETTO ST.
LAKELAND FL 33801

SEAL

PATRICK PANTON DESIGN INC.
1707 E ELM RD.
LAKELAND, FL. 33801
Phone: 863-660-5459
email: pantondesign73@gmail.com

REVISIONS:

MARK	DATE	DESCRIPTION
1	XX-XX-XXXX	REVISIONS

ISSUED: 06-15-2026
DRAWN BY: PCP
CHKD BY: PCP
LAST UPDATE: 06-15-2026

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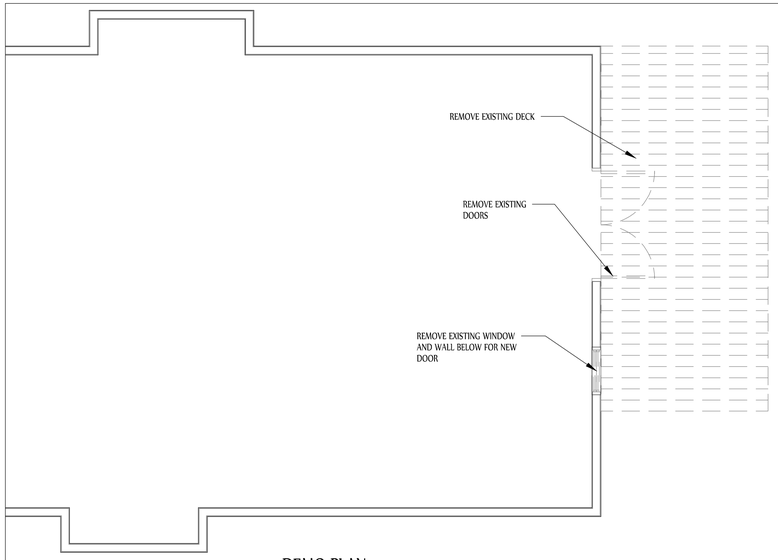
26-30

DRAWING
001

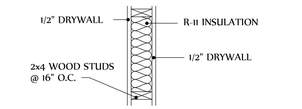
SHEET 1 OF 4



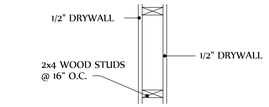
DEMO PLAN

0 2' 4' 8'

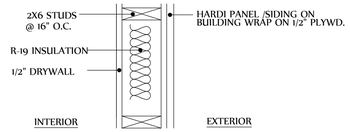
SCALE: 1/4" = 1'-0"



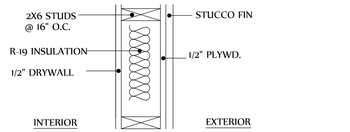
TYPICAL INTERIOR WALL



TYPICAL INTERIOR WALL



EXTERIOR WALL

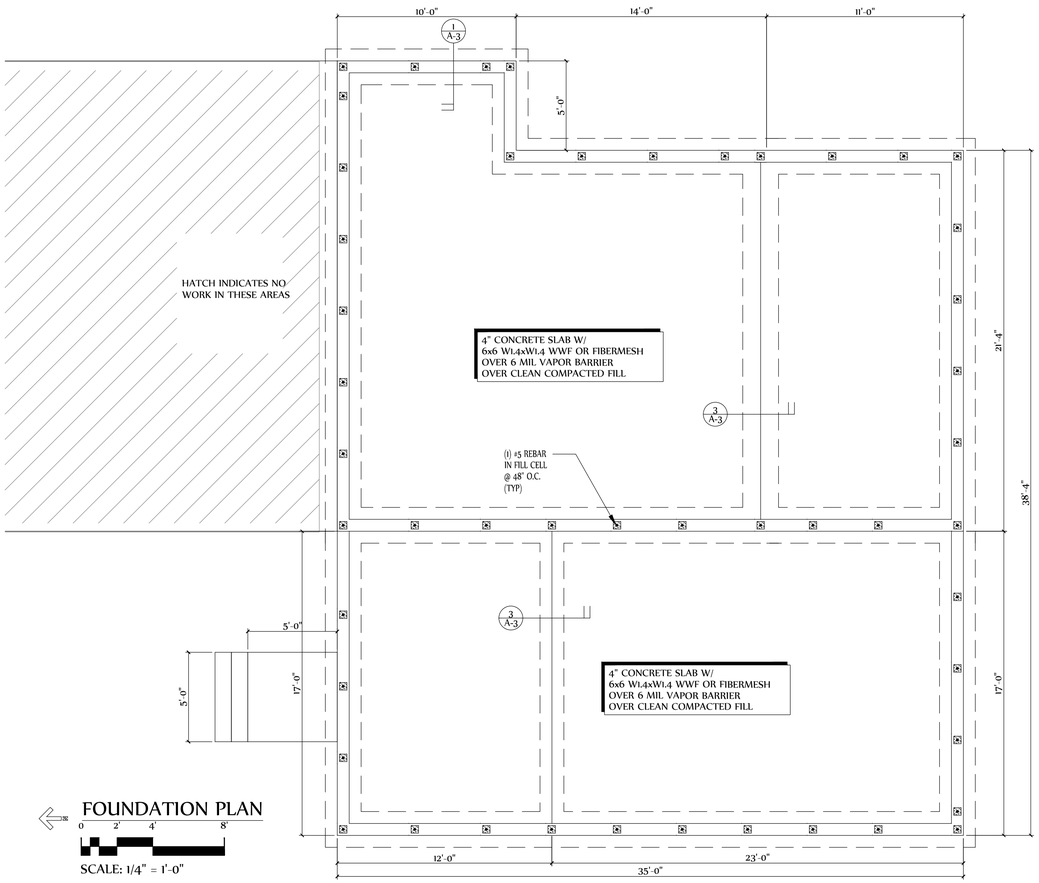


EXTERIOR WALL

NOTE:
1. CONFIRM LOCATION OF ALL FIXTURES WITH OWNER PRIOR TO INSTALLATION.
2. ALL LIGHT FIXTURES AND CEILING FAN TO BE SELECTED BY OWNER, FURNISHED, INSTALLED, AND WIRED, BY ELECTRICAL CONTRACTOR.

ELECTRICAL SYMBOLS

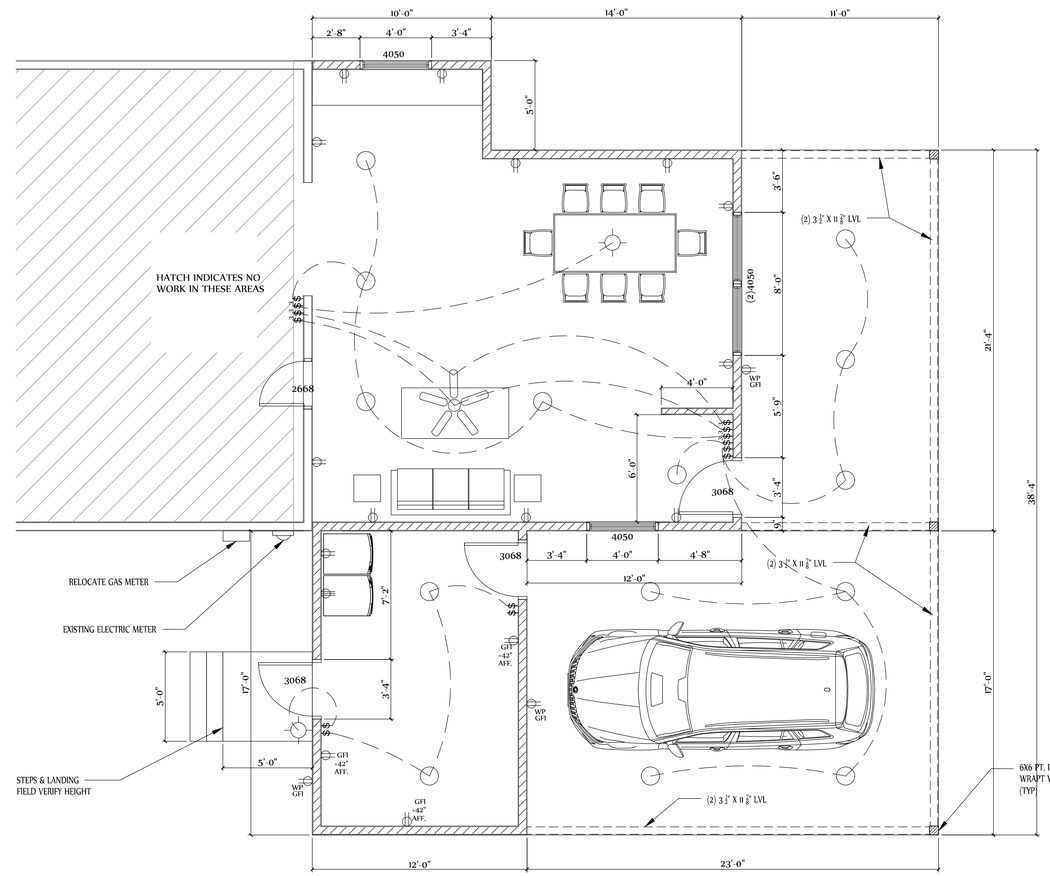
	RECESSED LIGHT FIXTURE
	WALL MTD. LIGHT FIXTURE
	SURFACE MTD. LIGHT FIXTURE
	CEILING FAN
	DUPLEX OUTLET
GFI	DUPLEX OUTLET WITH GROUND FAULT
$	SINGLE SWITCH
S	MULTI- STATION FIRE ALARM SMOKE/CARBON MONOXIDE DETECTOR



FOUNDATION PLAN

0 2' 4' 8'

SCALE: 1/4" = 1'-0"



LIVING	561 S.F.
CARPORT	393 S.F.
PATIO	234 S.F.
UTILITY ROOM	204 S.F.
TOTAL UNDER ROOF	1,394 S.F.

FLOOR PLAN

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

BUILDING DEPARTMENT

Spencer N. Robinson, PE.
Florida Registration #81250

ENGINEER

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SEAL

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LAST UPDATE: 06-15-2026

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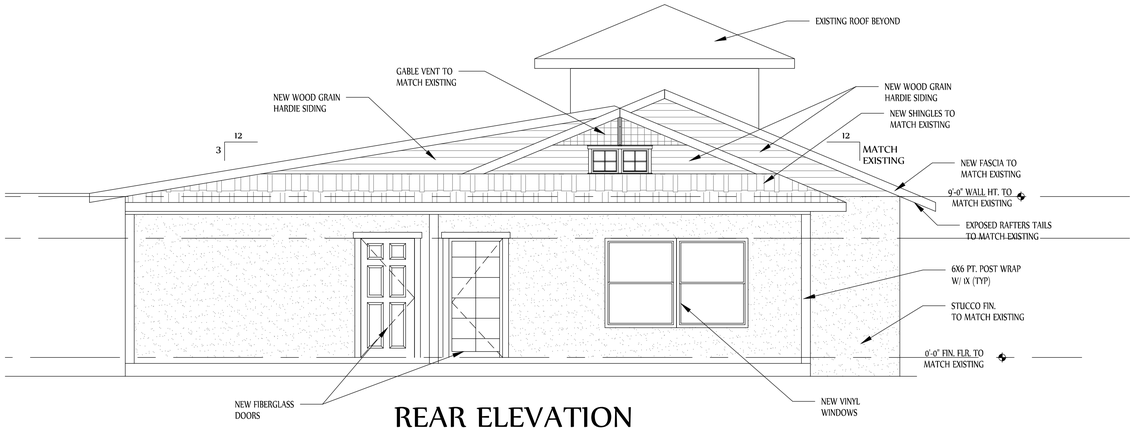
DRAWING
A-1

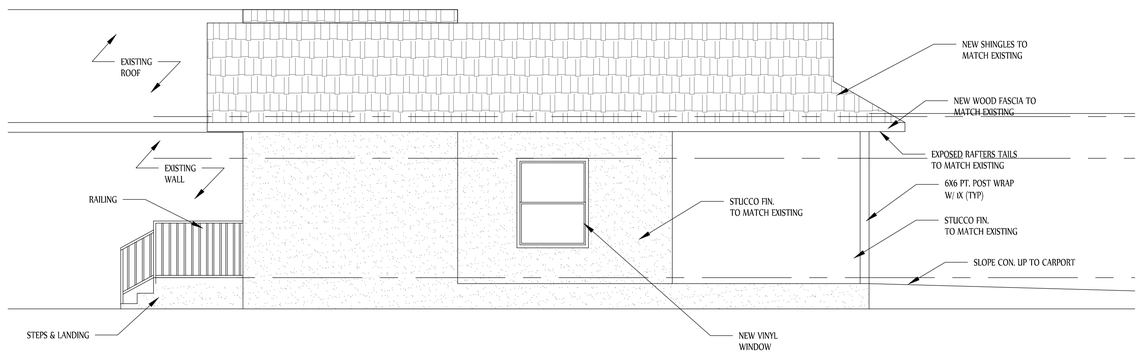
SHEET 2 OF 4



REAR ELEVATION

0 2' 4' 8'

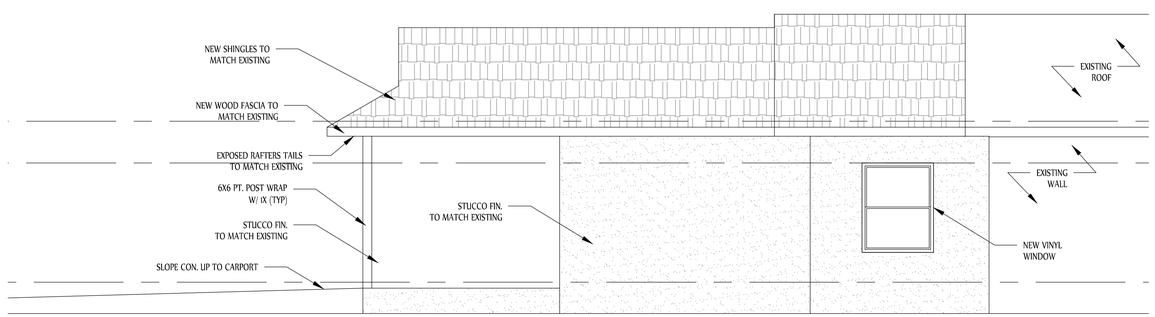
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

0 2' 4' 8'

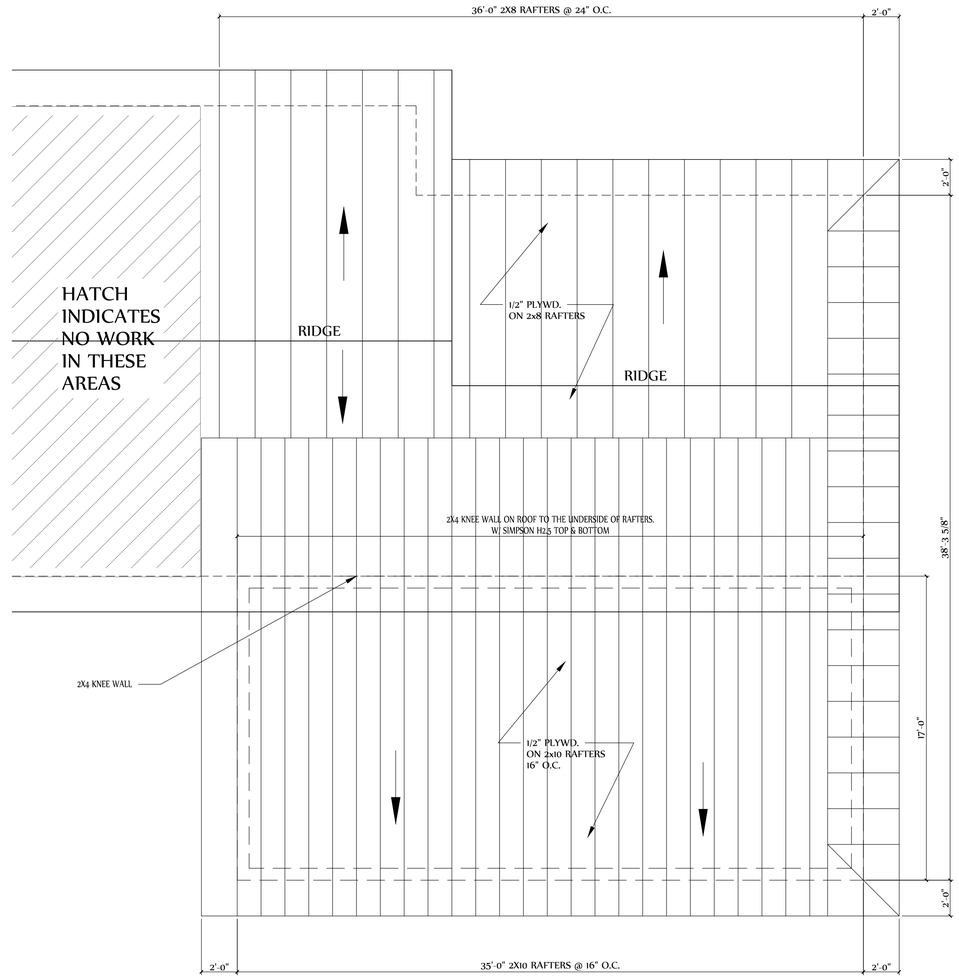
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

0 2' 4' 8'

SCALE: 1/4" = 1'-0"



ROOF PLAN

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:
ATTIC SQ. FT. 561/150 =4 SQ. FT. TOTAL NET FREE AREA
4 SQ.FT. / 2 = 2 INTAKE NET FREE AREA AND 2 EXHAUST NET FREE AREA.

VENTILATION NOTES:
1. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN.
2. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW AIR.
4. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION & THE ROOF SHEATING.
5. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

BUILDING DEPARTMENT

Spencer N. Robinson, PE.
Florida Registration #81250

ENGINEER

ADDITION FOR:
CYNTHIA HAFFEY
829 E PALMETTO ST.
LAKELAND FL 33801

SEAL

PATRICK PANTON DESIGN INC.
1707 E ELM RD.
LAKELAND, FL. 33801
Phone: 863.660.5459
email: pantondesign73@gmail.com

REVISIONS:

MARK	DATE	DESCRIPTION
1	XX-XX-XXXX	REVISIONS

ISSUED: 06-15-2026
DRAWN BY: PCP
CHK'D BY: PCP
LAST UPDATE: 06-15-2026

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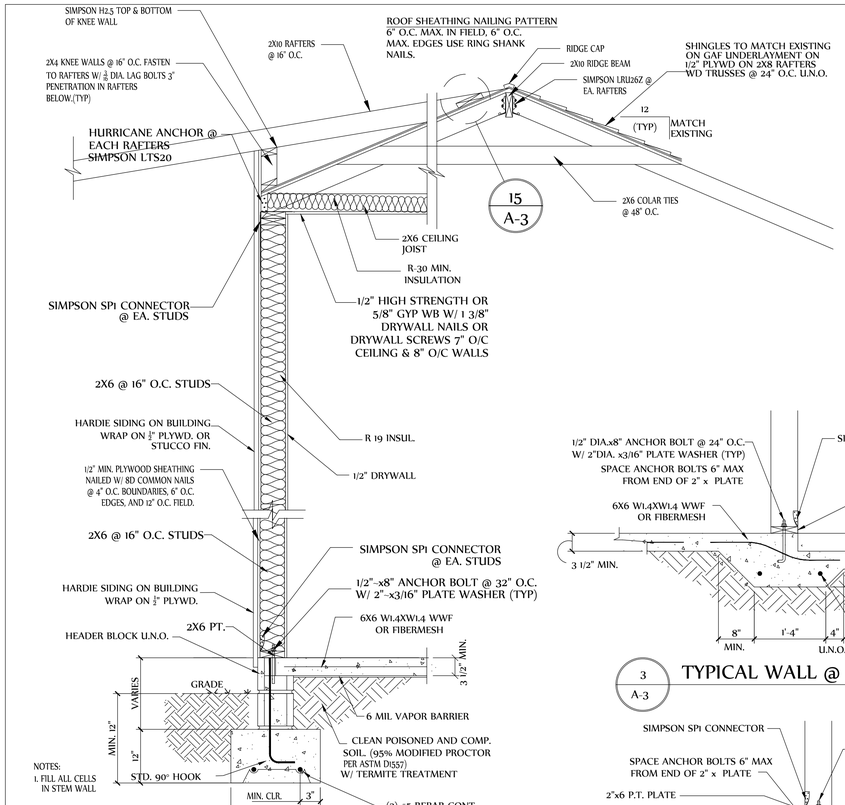
26-30

DRAWING

A-2

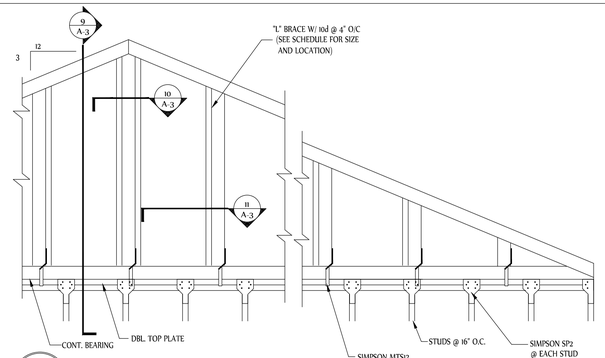
SHEET 3 OF 4



1 A-3 WALL SECTION W/ STEMWALL FOOTING

0 8" 1'-4" 2'-8"

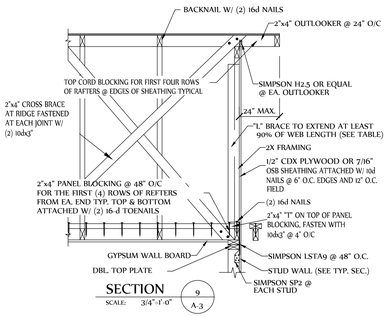
SCALE: 3/4" = 1'-0"



8 A-3 GABLE END BRACING DETAIL

MEAN WALL HEIGHT UP TO 30'-0" - SEE STRUCTURAL NOTES FOR WIND SPEED SPECIFICATION

SCALE: N.T.S.

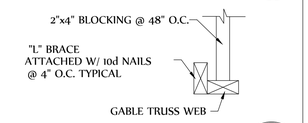


SECTION 9 A-3

SCALE: 3/4"=1'-0"

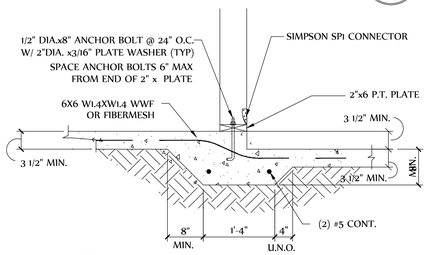
DOUBLE "L" BRACING DETAIL 10 A-3

SCALE: N.T.S.



SINGLE "L" BRACING DETAIL 11 A-3

SCALE: N.T.S.

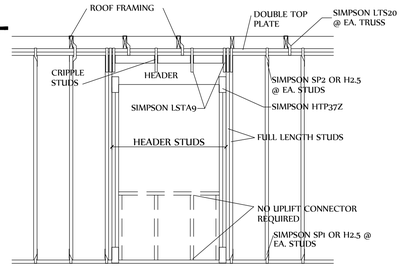


3 A-3 TYPICAL WALL @ STEP

6 A-3 TYPICAL THICKENED EDGE

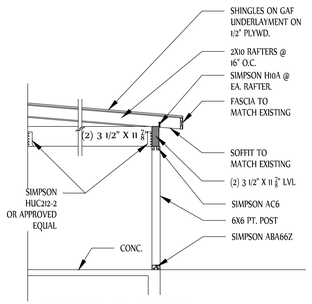
0 8" 1'-4" 2'-8"

SCALE: 3/4" = 1'-0"



12 A-3 TYP. FRAMING & UPLIFT CONNECTIONS FOR OPENINGS

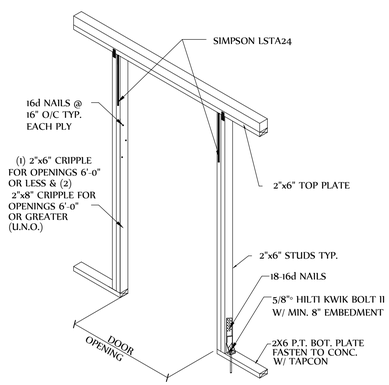
NO SCALE



PORCH SECTION

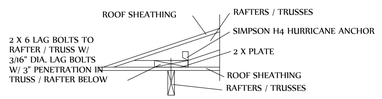
0 2' 4' 8'

SCALE: 1/4" = 1'-0"



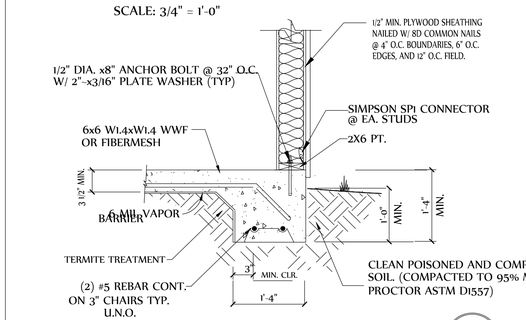
7 A-3 DINING ROOM EXTERIOR DOOR DETAIL

NTS.



CONNECTION AT RAFTER / TRUSS TO MAIN ROOF

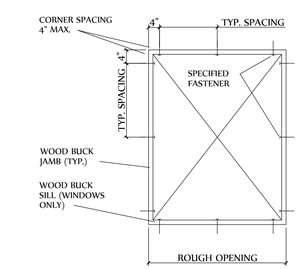
15 A-3 NTS



TYPICAL MONO-FTG. WALL SECTION 2 A-3

0 8" 1'-4" 2'-8"

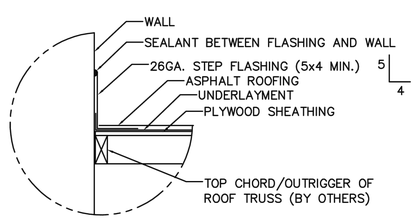
SCALE: 3/4" = 1'-0"



DOOR AND WINDOW BUCK FASTENING SCHEDULE			
ITEM	WD. BUCK	FASTENERS	SPACING
WINDOW	1"x2" P.T.	HILTI KWIK-CON 2 1/2"Lx 1/4"ø	12" O.C. TYP.
S.G. DOOR	1"x4" P.T.	HILTI KWIK-CON 2 1/2"Lx1/4"ø	12" O.C. TYP.
SWING DOOR	1"x4" P.T.	HILTI KWIK-CON 2 1/2"Lx 1/4"ø	@ 12" IF DOOR HAS SIDELIGHTS

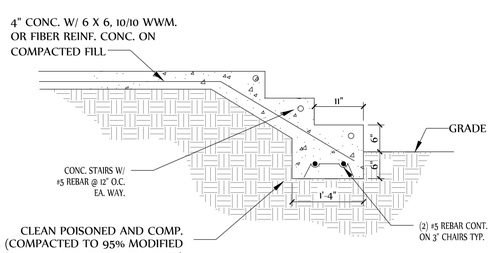
5 A-3 WINDOW / DOOR BUCK DETAIL

NO SCALE



4 A-3 ROOF TO WALL FLASHING DETAIL

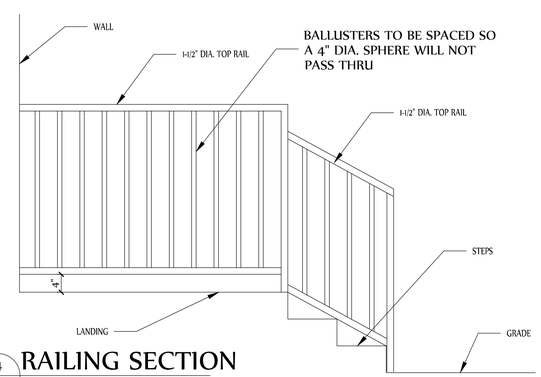
UNLESS OTHERWISE PROVIDED BY SHINGLE SUPPLIER



13 A-3 STAIR SECTION

0 8" 1'-4" 2'-8"

SCALE: 3/4" = 1'-0"



14 A-3 RAILING SECTION

0 8" 1'-4" 2'-8"

SCALE: 3/4" = 1'-0"

BUILDING DEPARTMENT

Spencer N. Robinson, PE.
Florida Registration #81250

ENGINEER

ADDITION FOR:

CYNTHIA HAFFEY
829 E PALMETTO ST.
LAKELAND FL 33801

SEAL

PATRICK PANTON DESIGN INC.
1707 E ELM RD.
LAKELAND, FL. 33801
Phone: 863-660-5459
email: pantondesign73@gmail.com

REVISIONS:

MARK	DATE	DESCRIPTION
A	XX-XX-XXXX	REVISIONS

ISSUED: 06-15-2026
DRAWN BY: PCP
CHK'D BY: PCP
LAST UPDATE: 06-15-2026

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26-30

DRAWING

A-3

SHEET 4 OF 4

STRICKLAND CONSTRUCTION

June 24, 2026

City of Lakeland Historic Preservation Board
228 S. Massachusetts Avenue
Lakeland, FL 33801

Re: Permit #BLD26-03738
Project Location: 829 East Palmetto Street, Lakeland, FL 33801

Dear Historic Preservation Board,

I, the owner of the property located at **829 East Palmetto Street, Lakeland, FL 33801**, hereby authorize **Strickland Construction, Inc.**, located at **1441 East Gary Road, Lakeland, FL 33801**, to act on my behalf in applying for and obtaining approval from the Historic Preservation Board's Design Review Committee for work associated with my property.

This authorization grants Strickland Construction, Inc. permission to submit applications, provide supporting documentation, communicate with the Design Review Committee, and take any actions reasonably necessary to facilitate the review and approval process.

If you require any additional information, please contact me directly.

Sincerely,

Cynthia Haffey
cynthiahaffey@gmail.com
Cell: 863-838-2262

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 23, 2026

Project #	**HPB26-102**
Address; Historic Name	**918 Pennsylvania Avenue; John and Georgia Hileman House**
Owner/Applicant	**Kimberley Carson / Pop's Preservation LLC**
Project Type	**Accessory Structure**
Historic District; FMSF#	**South Lake Morton Historic District; # PO00839**
Zoning; Future Land Use; Context District; SPI	**RA-4; Residential Medium Urban Neighborhood; South Lake Morton SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Chimney removal, 2/3/2010 (2010-012); Fence, 5/25/2018 (HPB18-113)**

REQUEST

The Applicant requests Final Approval to construct a carport next to the existing detached garage in the rear yard of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Scott's Lakeland Heights Subdivision, Block 7, Lots 5 and north ½ of 6) with an area of 0.23 acres. On this property is a one-story, single-family house that was built circa 1925, which is a contributing building in the South Lake Morton Historic District. The architectural style of the house is Craftsman Bungalow, demonstrated by its front-gabled roof, lattice gable vents, knee brackets, exposed rafter tails, a gable-on-hip front porch supported by tapered columns on brick plinths, and shingle siding.

In the rear yard of the subject property exists a detached garage that is 16 feet long and 18 feet wide (288 square feet). The Applicant's request proposes to construct an open-sided carport next to the west wall of the detached garage. Dimensions of the carport are 23 feet, 3 inches long and 17 feet 4 inches wide, for a total area of 403 square feet. The carport will be freestanding and not connected to the garage. The proposed carport will have the same 5/12 gabled roof pitch, but will be slightly lower than the garage roofline. The design and materials for the addition are intended to complement the existing garage, and include:

Scope	Material
Exterior Cladding	Wood Dutch lap siding and wood trim in gable
Columns	16" X 16" masonry (CMU) columns
Roof	Asphalt or fiberglass shingles to match existing roofing; 5/12 gable roof

The site plan for the proposed addition shows building setbacks that comply with 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 *Standards* apply to this project*:*

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 4.10: Garages, Carports, and Porte Cocheres

- Detached garages and carports should be placed behind the front elevation of a principal historic structure, except for Ranch style houses, which may have an attached garage.
- Garages and carports should be accessed from the rear or side alley if available.
- Columns on porte cocheres should match the design and scale of porch columns on the principal historic structure.
- Garages and carports that are related to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details are recommended.
- Not Acceptable: Front-loaded attached garages, except for Ranch style houses and aluminum carports that are visible from the primary street.

ANALYSIS:

In evaluating the request with the Standards, staff finds the requested carport does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house is maintained. Staff also finds that the materials and simple design of the proposed carport are compatible with the materials of the existing garage and meet the intent of the Design Guidelines. The location of the carport in the rear yard next to the existing garage is also consistent with the Design Guidelines. Finally, the building setbacks for the proposed carport meet the requirements of the Land Development Code's Urban Form Standards.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

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

NEW DETACHED CARPORT
KIMBERLY CARLSON
918 PENNSYLVANIA AVE.
LAKELAND, FL 33803

LIST OF DRAWINGS

COVER

COVR COVER SHEET

ARCHITECTURAL

A1 FLOOR PLAN AND EXTERIOR ELEVATIONS
S1 ROOF FRAMING PLAN, PIER SECTION, DETAILS, AND STRUCTURAL NOTES.

Cover Sheet Notes/ Numbers May Not Be Consecutive.

201 Property line - typical.
202 Setback line.
205 Platted alley.
226 Existing fence to remain. Protect from damage.
301 Existing concrete slab.

SYMBOL LEGEND

XXX	DRAWING NOTE
A / A101	WALL SECTION DRAWING REFERENCE
AA / A501	BUILDING SECTION DRAWING REFERENCE
1 / A501	DETAIL DRAWING REFERENCE
℄	CENTERLINE
101	DOOR NUMBER
A	WINDOW TYPE
M1	MILLWORK SYMBOL
Room Name 101	ROOM NAME / NUMBER
11	FRAME NUMBER
UNO	UNLESS NOTED OTHERWISE

DO NOT SCALE THESE DRAWINGS

BUILDING DESIGN CRITERIA

CODE CONFORMANCE:

FLORIDA BUILDING CODE RESIDENTAL (FBCR) 2023 (EIGHTH Edition)

DESIGN DATA

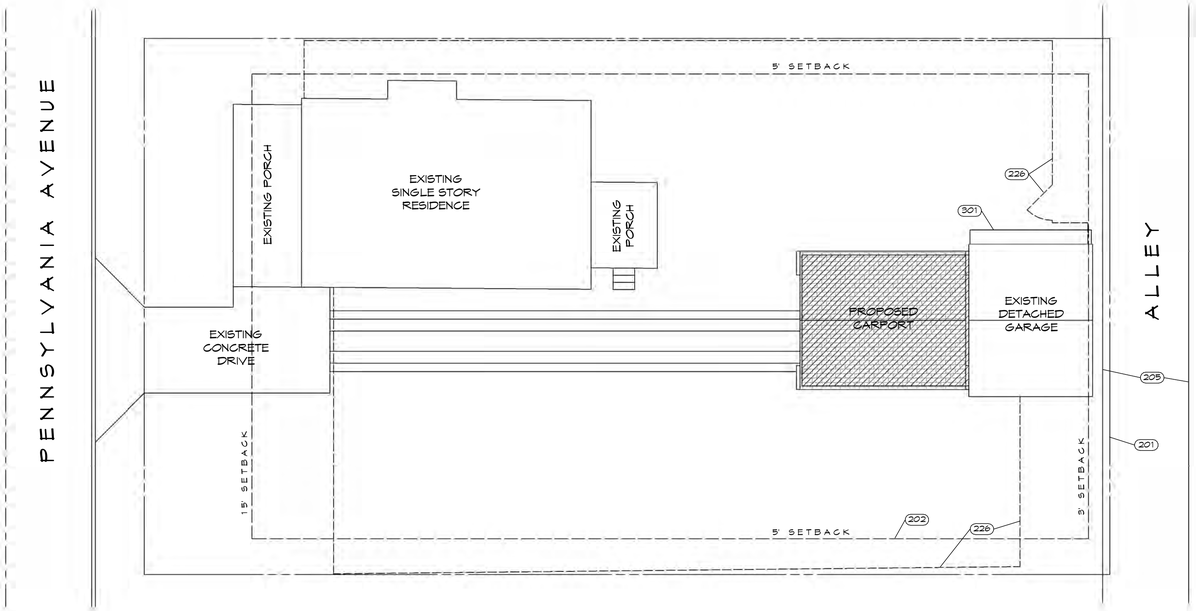
ULTIMATE WIND SPEED:	140 MPH
NOMINAL WIND SPEED:	108 MPH
WIND IMPORTANCE FACTOR:	1.00
WIND EXPOSURE:	CAT. C
BUILDING CATEGORY:	II
INTERNAL PRESSURE COEFFICIENT	.18
BUILDING:	OPEN

BUILDING DATA

PROPOSED PAVILION:

NUMBER OF STORIES	(1) ONE
ZONING	RA-4
FBC	Urban Neighborhood
LAND USE	RM
HISTORIC DISTRICT	South Lake Morton

EXISTING TOTAL UNDER ROOF	1,397 SF
EXISTING DETACHED GARAGE	288 SF
CARPORT ADDITION	400 SF
TOTAL	2,085 SF



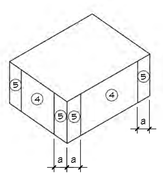
ARCHITECTURAL SITE PLAN
1" = 10'-0"

LEGAL DESCRIPTION:

LOT 5 and the North 1/2 of Lot 6, Block 7 SCOTTS LAKELAND HEIGHTS according to the Plat thereof, as recorded in Plat Book 15, Page 15, of the Public Records of POLK County, Florida.

SITE ADDRESS:

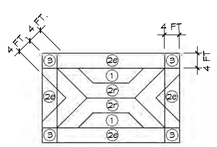
918 PENNSYLVANIA AVE.
LAKELAND, FL 33803



FBC-2023 WALL WIND COMPONENT & CLADDING PRESSURE (PSF)		
TRIB AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	
	4	5
10	(+) 25.7 (-) 27.7	(+) 25.7 (-) 34.3
20	(+) 24.4 (-) 26.6	(+) 24.5 (-) 32
50	(+) 23 (-) 25.1	(+) 23 (-) 29
100	(+) 21.8 (-) 24	(+) 21.8 (-) 26.1

NOTES:
a = 4.0 ft.

Wind Pressures - Walls
1/4" = 1'-0"



FBCR - 2023 ROOF NET WIND COMPONENT & CLADDING PRESSURE (PSF)			
TRIB AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION		
	1	2r	2e/3
10	(+) 14.1 (-) 43	(+) 14.1 (-) 56.0	(+) 14.1 (-) 60.3
100	(+) 12.1 (-) 25.7	(+) 12.1 (-) 37.5	(+) 12.1 (-) 40.2

Wind Pressures - Roof
1/4" = 1'-0"

OWNER:
Kimberly Carlson
918 PENNSYLVANIA AVE.
LAKELAND, FL 33803
Telephone: (863) 370-8297

PROJECT ADDRESS:
918 PENNSYLVANIA AVE.
LAKELAND, FL 33803

ARCHITECT OF RECORD:
Neil Gene Melby, A.I.A.
STATE OF FLORIDA REG. #AR 94375

CURRENT ZONING:
RA-4

JURISDICTION:
CITY OF LAKELAND

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS HAVING JURISTICTION.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS PROJECT (INCLUDING SITE CONDITIONS) PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

3. ALL PRODUCTS AND MATERIALS SHALL BE APPLIED OR INSTALLED ACCORDING TO MANUFACTURES PUBLISHED INSTRUCTIONS, OR IF NO INSTRUCTONS EXIST, APPLY OR INSTALL AS PER STANDARD INDUSTRY PRACTICE.

4. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

5. ROOF TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS AND ENGINEERED CALCULATIONS FOR TRUSSES SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.

6. SOD ALL AREAS DISTURBED BY CONSTRUCTION AT COMPLETION OF PROJECT TO MATCH EXISTING.

7. A BOUNDRY AND TOPO SURVEY HAS NOT BEEN PERFORMED FOR THIS SITE AND A SURVEY WAS NOT AVAILABLE FOR SITE DESIGN. PRIOR TO CONSTRUCTION SURVEY SHALL BE PERFORMED TO CONFIRM BOUNDRY AND TOPO INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

Neil Gene Melby, AIA
863-409-7288
nmelby181@aol.com
2044 Parker Road
Lakeland, FL 33811

AR 94375

NEIL GENE MELBY

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NEIL GENE MELBY ON THE DATE ADJACENT TO THE STAMP SHOWN USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NEW DETACHED CARPORT
KIMBERLY CARLSON
918 PENNSYLVANIA AVE.
LAKELAND, FL 33803

COVER SHEET

REVISIONS

CONSTRUCTION 05/11/26

APPROVAL 03/09/26

REVIEW

CHECKED BY

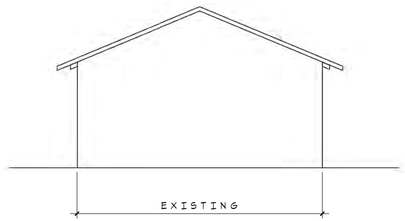
COVR

2602

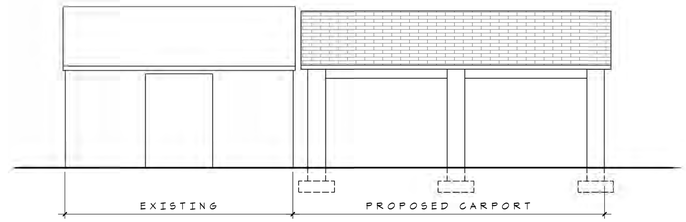
G:\Users\nmelb\OneDrive - GMHM Architects\2602_Carlson\2602_Carlson.rvt 5/11/2026 1:25:57 PM

A1 Sheet Notes/ Numbers May Not Be Consecutive.

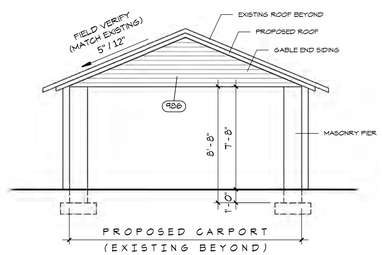
144	Remove and salvage existing concrete pavers and turn over to Owner. Cut and reinstall existing pavers around new concrete collar.
208	Existing concrete driveway.
210	Existing walk/ driveway with paver finish. Protect from damage.
228	Existing fence to remain. Protect from damage.
301	Existing concrete slab.
321	Concrete foundation at column. See foundation schedule for footing size and reinforcing; typical.
348	Concrete Walk: 4" thick fiber mesh concrete side walk/collar with W1.4 x W1.4 WWF over compacted subgrade.
408	(2)-8x8x16 CMU block each course to form 16x16 column. Reinforce each cell with #5 vertical bar. Maintain running bond coursing; alternate bond direction each course.
0608	Wood Beam: (2)-2x nailed and glued to form composite beam. Framing Lumber: P.T. 2x 1200F SYP; E = 1400000
640	Existing roof framing.
708	New asphalt shingle over new underlayment on sheathing attached to roof framing.
486	Lap siding to match existing.



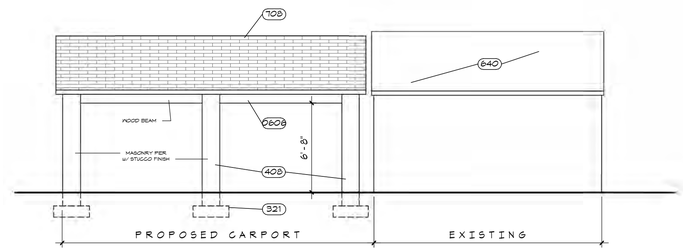
EAST ELEVATION
3/16" = 1'-0"



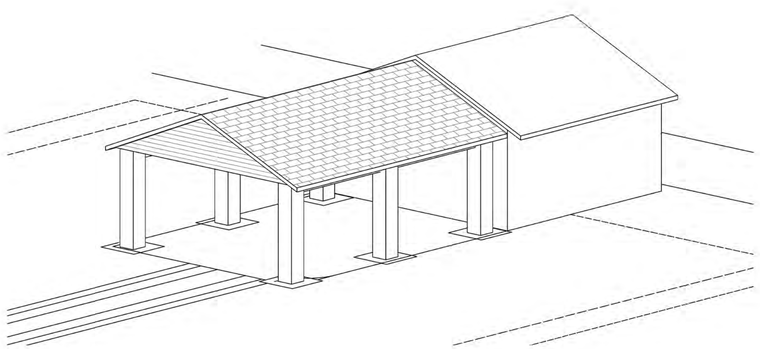
NORTH ELEVATION
3/16" = 1'-0"

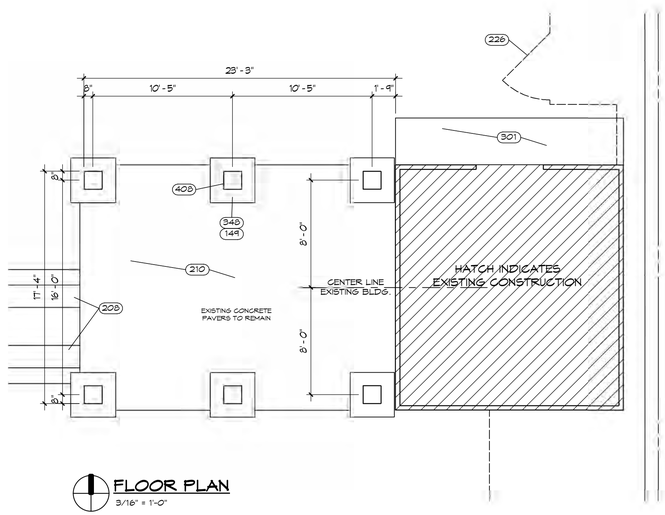


WEST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"





FLOOR PLAN
3/16" = 1'-0"

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NEW DETACHED CARPORT
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LAKELAND, FL 33803
FLOOR PLAN

REVISIONS

CONSTRUCTION 05/11/26
APPROVAL 03/09/26
REVIEW
CHECKED BY

A1

2602