

# HISTORIC PRESERVATION AGENCY

## CITY OF LAKE CITY

October 14, 2025 at 5:30 PM

Venue: City Hall

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## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

### INVOCATION

### ROLL CALL

**MINUTES-** None

**OLD BUSINESS-** None

### NEW BUSINESS

- 1. COA25-18** application submitted by Global Lions Ministries, owner for a Certificate of Appropriateness to get approval to put up a fence on a property located on parcel 12811-000, located at 341 S Marion Ave.

**WORKSHOP-** None

### ADJOURNMENT

### YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:  
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.



**File Attachments for Item:**

i. **COA25-18** application submitted by Global Lions Ministries, owner for a Certificate of Appropriateness to get approval to put up a fence on a property located on parcel 12811-000, located at 341 S Marion Ave.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 752-2031  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

COA 15-18

## HISTORIC PRESERVATION AGENCY (HPA)

### Certificate of Appropriateness (COA) Application

#### USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Agency-level review or a Staff-level review.

Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

| Type of Review                                                                                        | Reviewed By | Date |
|-------------------------------------------------------------------------------------------------------|-------------|------|
| Certificate of Appropriateness (COA): Staff Review                                                    |             |      |
| Certificate of Appropriateness (COA): HPA Review – Single Family Structure or its Accessory Structure |             |      |
| Certificate of Appropriateness (COA): HPA Review – All Other Structures                               |             |      |
| After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA         |             |      |

#### BASIS FOR REVIEW

All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

#### PROJECT TYPE

☐ New Construction
 ☐ Addition
 ☐ Demolition
 ☒ Fence
 ☐ Paint  
☒ Repair
 ☐ Relocation
 ☐ Re-Roof/Roof-Over
 ☐ Sign Shed
 ☐ Garage

Classification of Work (see LDR 10.11.3)

☐ Routine Maintenance
 ☒ Minor Work
 ☐ Major Work

#### APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

☐ Staff Approval  
☐ Board Approval: ☐ Conceptual or ☐ Final

#### PROPERTY INFORMATION: Property information can be found at the Columbia County Property Appraiser's Website

Historic District: ☐ Lake Isabella Historical Residential District  
☐ Downtown Historical District

Site Address: 341 S Marion Ave

Parcel ID #(s) 12811-000

| OWNER OF RECORD                                                                                               | As recorded with the Columbia County Property Appraiser | APPLICANT OR AGENT      | If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Owner(s) Name                                                                                                 |                                                         | Applicant Name          |                                                                                                                                          |
| <u>Global Lions Ministries</u><br><u>Recess Company (if applicable) And</u><br><u>Global Lions Ministries</u> |                                                         | Company (if applicable) |                                                                                                                                          |
| Street Address                                                                                                |                                                         | Street Address          |                                                                                                                                          |
| <u>341 S. Marion Ave</u>                                                                                      |                                                         |                         |                                                                                                                                          |
| City State Zip                                                                                                |                                                         | City State Zip          |                                                                                                                                          |
| <u>Lake City FL 32025</u>                                                                                     |                                                         |                         |                                                                                                                                          |
| Telephone Number                                                                                              |                                                         | Telephone Number        |                                                                                                                                          |
| <u>561-657-5446</u>                                                                                           |                                                         |                         |                                                                                                                                          |
| E-Mail Address                                                                                                |                                                         | E-Mail Address          |                                                                                                                                          |
| <u>globalLionsM@gmail.com</u>                                                                                 |                                                         |                         |                                                                                                                                          |

Historic Preservation Agency Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Council Chambers (205 N Marion Ave.)

| Application Deadline (12:30PM) | Dec 01 2022 | Jan 03 2023 | Feb 01 2023 | Mar 01 2023 | Apr 01 2023 | May 01 2023 | Jun 01 2023 | Jul 01 2023 | Aug 01 2023 | Sep 01 2023 | Oct 01 2023 | Nov 01 2023 |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Meeting Date                   | Jan 04 2023 | Feb 07 2023 | Mar 07 2023 | Apr 04 2023 | May 02 2023 | Jun 06 2023 | Jul 05 2023 | Aug 01 2023 | Sep 06 2023 | Oct 03 2023 | Nov 07 2023 | Dec 05 2023 |

## IMPORTANT NOTES

### PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 10 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).

### CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPA as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Agency during the conceptual design process. The HPA will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPA to seek final approval of their projects.

### APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a *Window Survey* must be completed.

## PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Our focus is to make sure we're in compliance with the city fencing code. We're redesigning the corners to make sure the required 30 foot space is allocated for better visibility, and the 10 foot space required for the driveway.

We will use all standard materials in accordance with the historic district request

List proposed materials:

| Project Scope       | Manufacturer | Product Description                  | Color (Name/Number)    |
|---------------------|--------------|--------------------------------------|------------------------|
| Exterior Fabric     |              |                                      |                        |
| Doors               |              |                                      |                        |
| Windows             |              |                                      |                        |
| Roofing             |              |                                      |                        |
| Fascia/Trim         |              |                                      |                        |
| Foundation          |              |                                      |                        |
| Shutters            |              |                                      |                        |
| Porch/Deck          |              |                                      |                        |
| Fencing             | Lumber       | pressure treated wood + visible mesh | standard uniform green |
| Driveways/Sidewalks |              |                                      |                        |
| Signage             |              |                                      |                        |
| Other               |              |                                      |                        |

**PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.**

### DID YOU REMEMBER

Review the Historic District Application Checklist (Article 10 LDR) to ensure you are including all required materials. If all requirements are not submitted, it will delay your approval.

Review the applicable Guidelines (Article 10 LDR)

A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)

Please see the City of Lake City Land Development Regulations for detailed information.

Historic Preservation Districts maps are located on the city web site ([www.lcfla.org](http://www.lcfla.org))

Historic Preservation Agency can be found in the LDR Article 10.

Variances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site ([www.lcfla.org](http://www.lcfla.org))

### APPEALS

Agency Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the HPA, as outlined in Article 11, Section 11.1.4

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

### DEMOLITIONS (if applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, city, or neighborhood, and feasibility of reproducing such a building, structure, or object.

N/A

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

N/A

### RELOCATIONS (if applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.

N/A

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historical context.

### MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Article 4 of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the Administrator or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the Board of Adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

*N/A*

The requested modification will change the following zoning or building requirement in this manner:

| (select only those that apply) |                                             | Required | Existing | Proposed |
|--------------------------------|---------------------------------------------|----------|----------|----------|
| <input type="checkbox"/>       | Front, Side, or Rear building Setback Lines |          |          |          |
| <input type="checkbox"/>       | Building Height                             |          |          |          |
| <input type="checkbox"/>       | Building Separation                         |          |          |          |
| <input type="checkbox"/>       | Floor Area Ratio (FAR)                      |          |          |          |
| <input type="checkbox"/>       | Maximum Lot Coverage                        |          |          |          |

## CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Agency review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Agency meeting.
5. I/We understand that the Historic Preservation Agency meetings are conducted in a quasi-judicial hearing and as such, ex parte communications are prohibited (Communication about your project with a Historic Preservation Agency member).
6. I/We understand that the approval of this application by the Historic Preservation Agency or staff in no way constitutes approval of a Building Permit for construction from the City of Lake City Growth Management.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPA before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project.
8. I/We understand that any decision of the HPA may be appealed to the City Council. A person with standing, as described in LDR Article 10, Section 10.11.6, may file a petition to appeal and shall be presented within thirty (30) days after the decision of the HPA; otherwise the decision of the HPA will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

Global Lions Ministries [Signature]

Applicant (Signature)  
Global Lions Ministries  
Herceus Andre

08-20-2025  
Date

Applicant (Print)

Please submit this application  
And all required supporting  
Materials via email to:

[growthmanagement@lcfila.com](mailto:growthmanagement@lcfila.com)

Once the application is received  
and deemed complete, the  
applicant will be notified as to  
whether this will be a staff  
review or HPA review.

TO BE COMPLETED BY CITY  
ADMINISTRATOR

Date Received

8/20/25

Received By:

[Signature]

COA 25-18

Zoning: C6

Contributing ☐ Yes ☐ No

Pre-Conference ☐ Yes ☐ No

Application Complete ☐ Yes ☐ No

Request for Modification of Setbacks ☐ Yes ☐ No

- ☐ Staff Approval
- ☐ Single Family Structure or its Accessory Structure
- ☐ Multi-Family requiring HPA approval
- ☐ After-The-Fact Certificate of Appropriateness





Neighbors

Neighbor

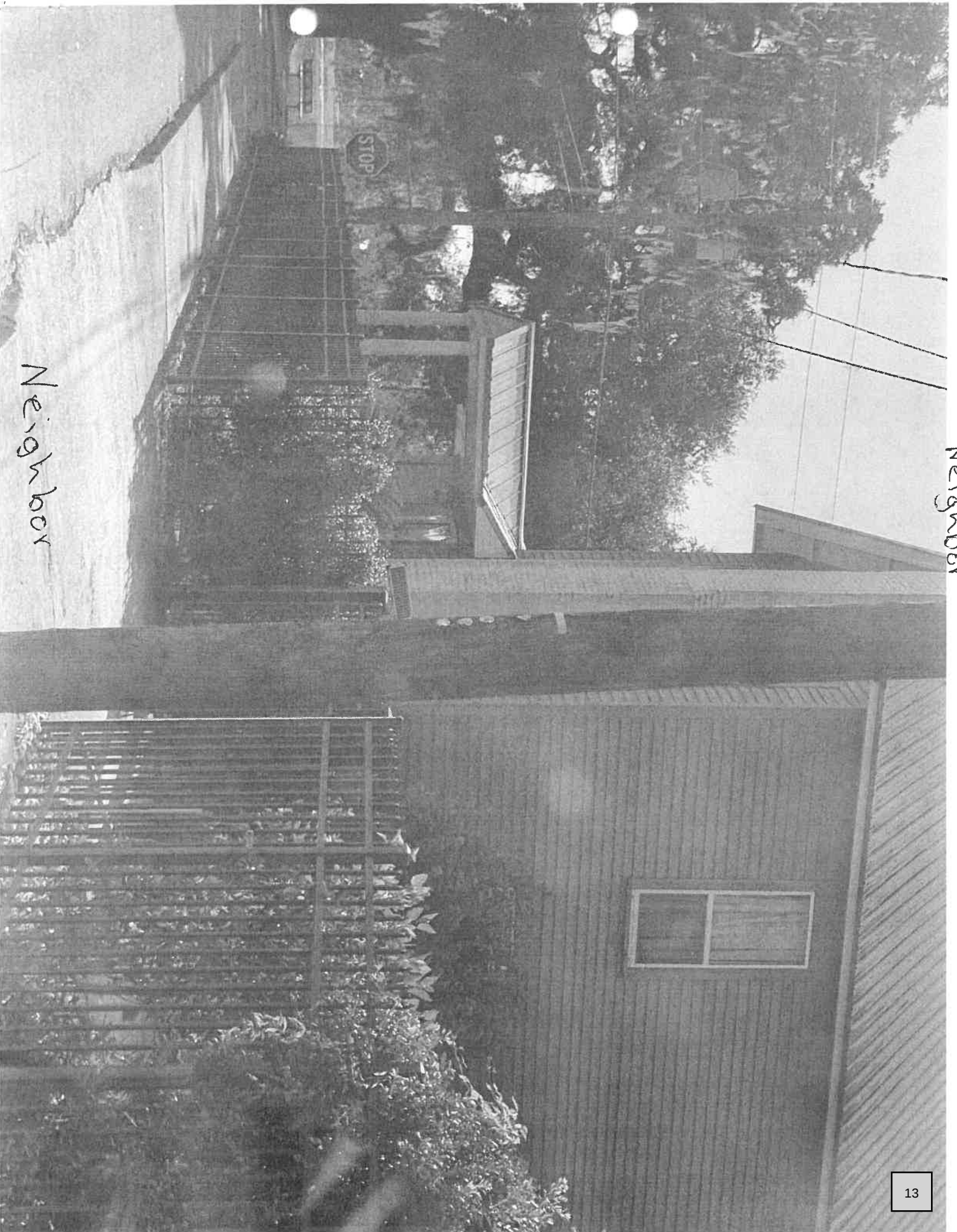
Neighbor

Neighbor

NO  
PARKING  
ANY  
TIME  
←→

Neighbor

Neighbor

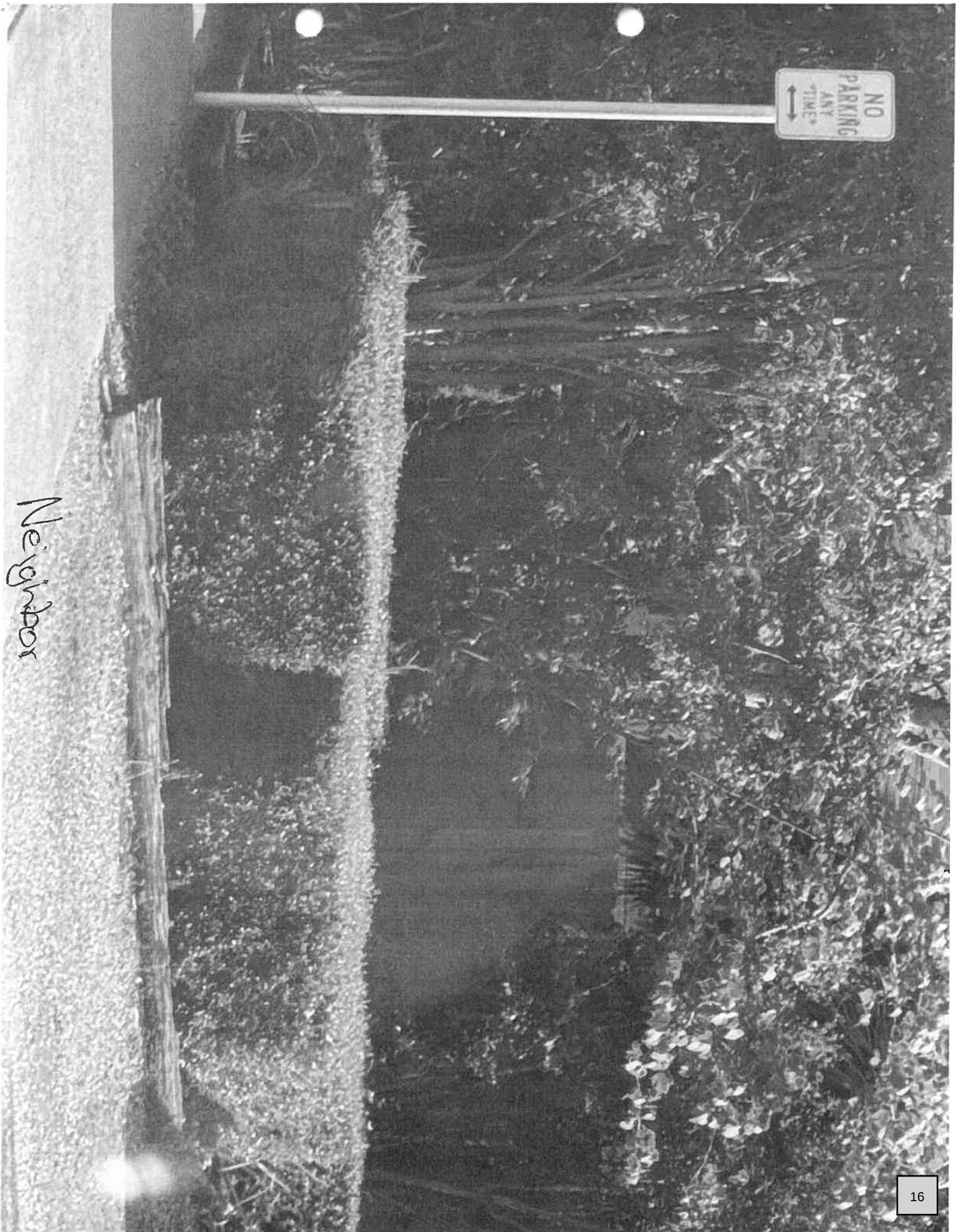


Neighbor

neighbor



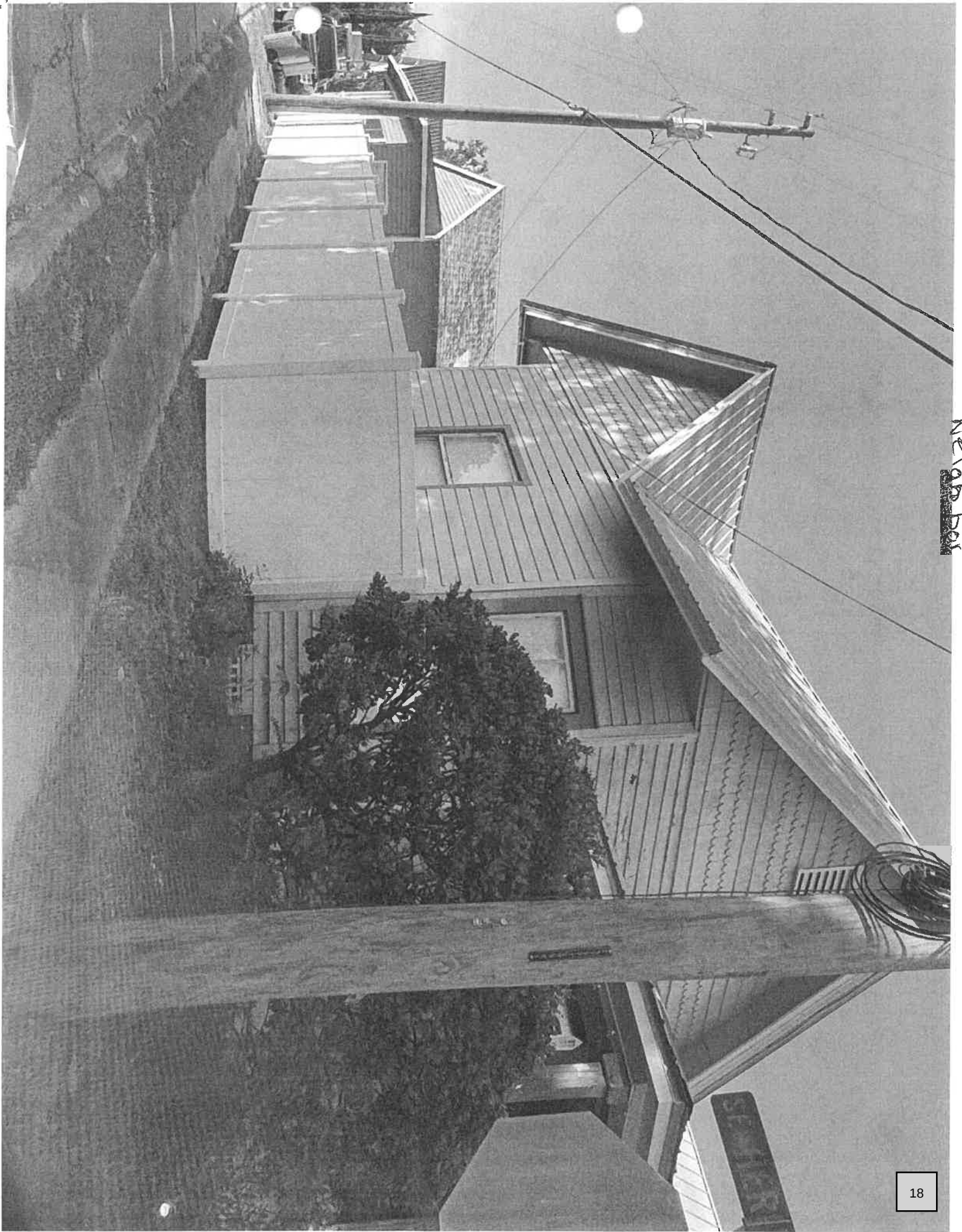


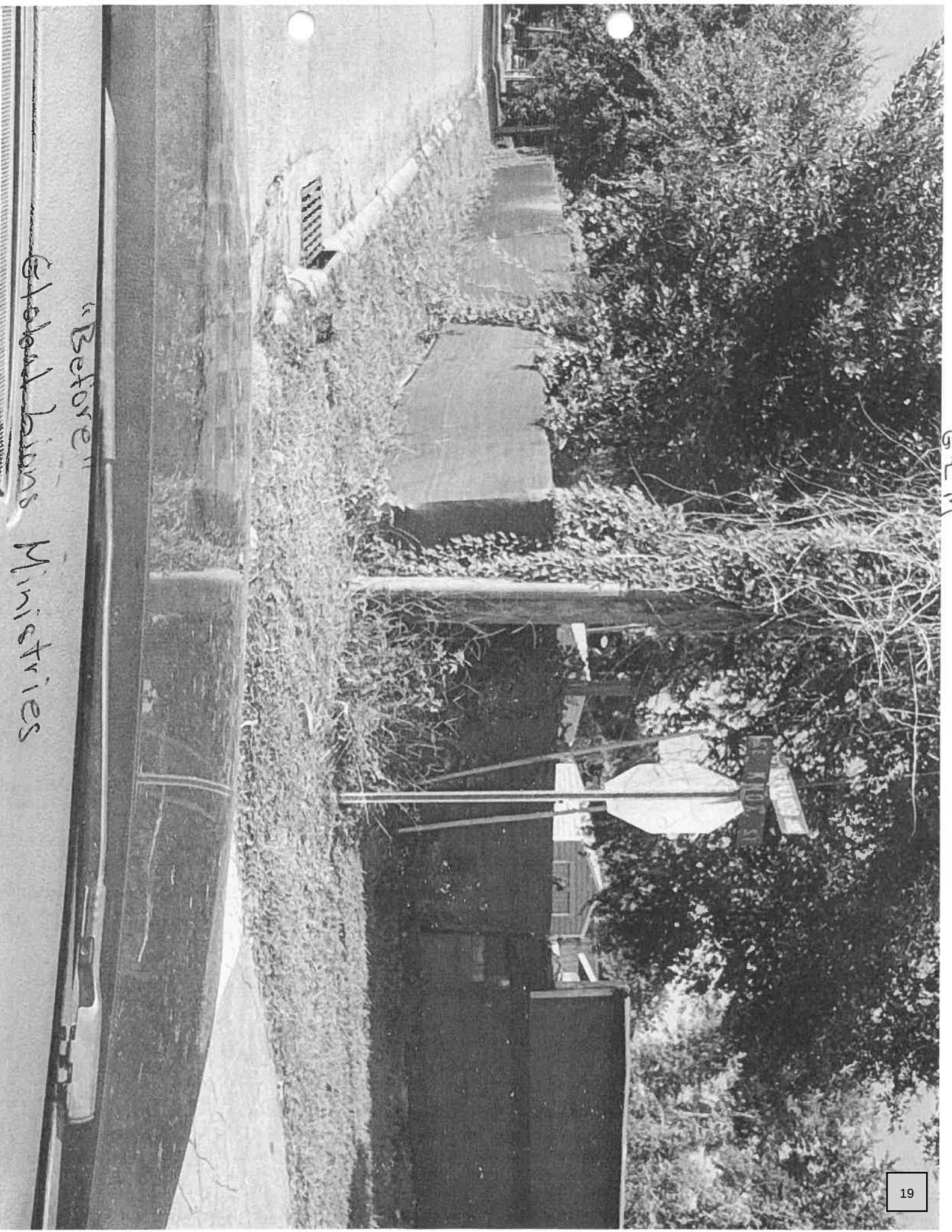


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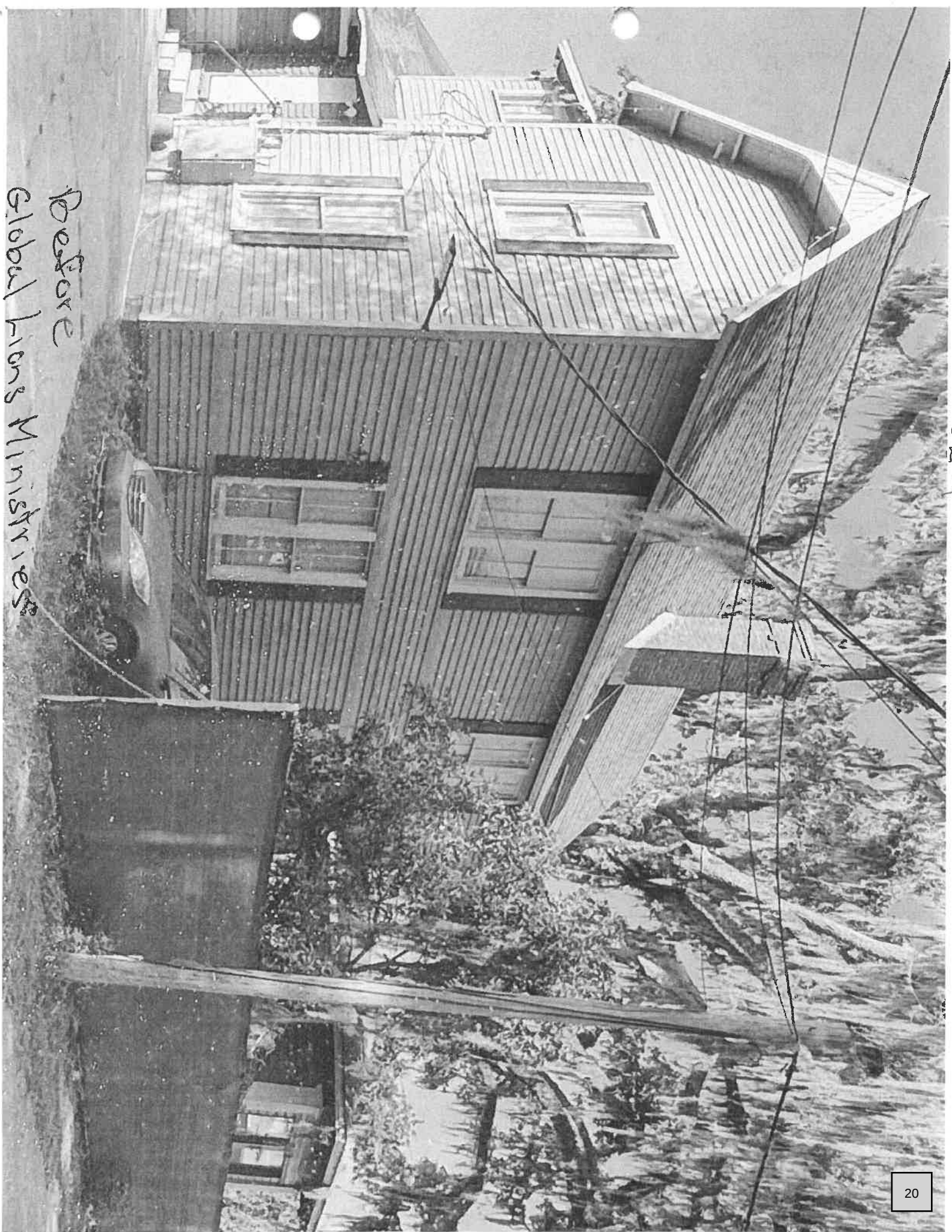
NO  
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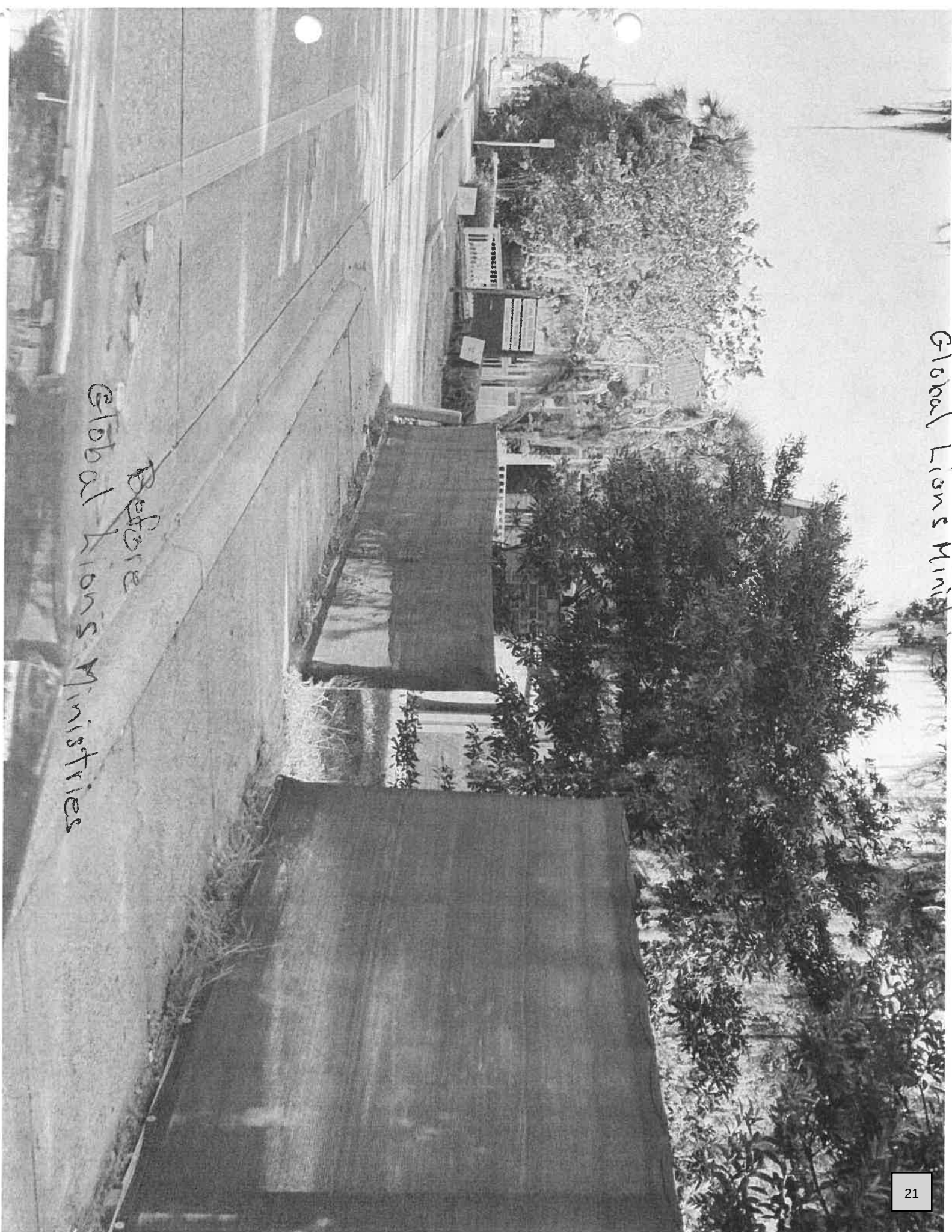


"Before"  
Stephen Lains Ministries



Before  
Global Lions Ministries

Global Lions Ministries



Before  
Global Lions Ministries



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
GLOBAL LIONS MINISTRIES, INC.

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | N13000005308 |
| <b>FEI/EIN Number</b>       | 46-3403178   |
| <b>Date Filed</b>           | 06/06/2013   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | AMENDMENT    |
| <b>Event Date Filed</b>     | 03/04/2020   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

341 S MARION AVE  
Ste B  
LAKE CITY, FL 32025

Changed: 03/31/2024

### Mailing Address

P.O. BOX 3111  
LAKE CITY, FL 32056

Changed: 07/18/2014

### Registered Agent Name & Address

Global Lions Ministries Inc  
341 S MARION AVE  
Ste B  
LAKE CITY, FL 32025

Name Changed: 10/21/2019

Address Changed: 05/01/2025

### Officer/Director Detail

#### **Name & Address**

Title CEO

Title International Scouting Director

Andre , David K  
PO Box 3111  
Lake City, FL 32056

**Annual Reports**

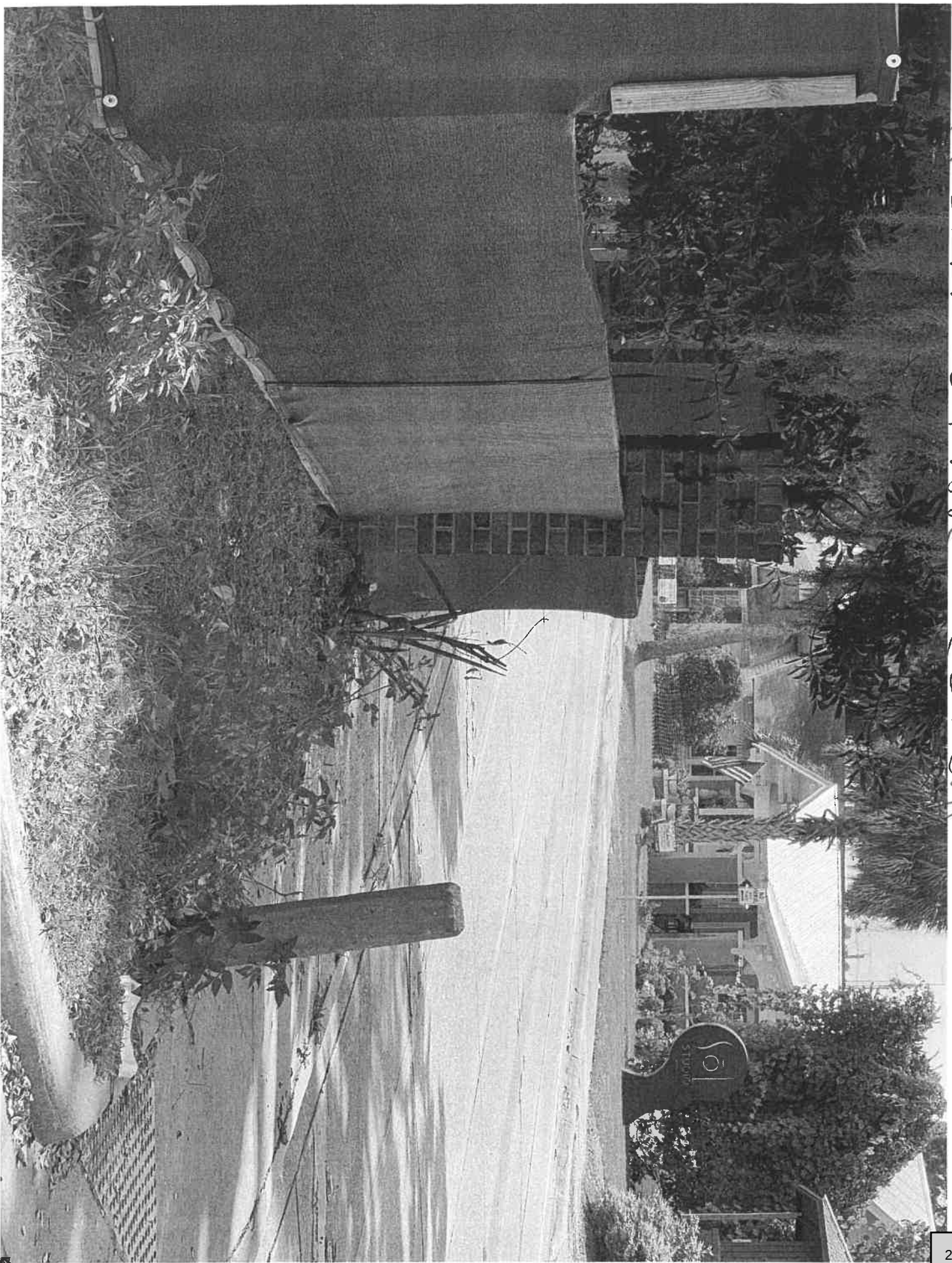
| Report Year | Filed Date |
|-------------|------------|
| 2023        | 05/24/2023 |
| 2024        | 03/31/2024 |
| 2025        | 05/01/2025 |

**Document Images**

|                                                   |                                          |
|---------------------------------------------------|------------------------------------------|
| <a href="#">05/01/2025 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">03/31/2024 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">05/24/2023 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">03/22/2022 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">05/11/2021 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">07/19/2020 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">03/04/2020 -- Amendment</a>           | <a href="#">View image in PDF format</a> |
| <a href="#">10/21/2019 -- REINSTATEMENT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">02/12/2017 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">04/09/2016 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">04/25/2015 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">07/18/2014 -- ANNUAL REPORT</a>       | <a href="#">View image in PDF format</a> |
| <a href="#">03/10/2014 -- Amendment</a>           | <a href="#">View image in PDF format</a> |
| <a href="#">06/06/2013 -- Domestic Non-Profit</a> | <a href="#">View image in PDF format</a> |

**ADDITIONAL  
MATERIAL  
SUBMITTED**

347 S. Marion Ave. Current

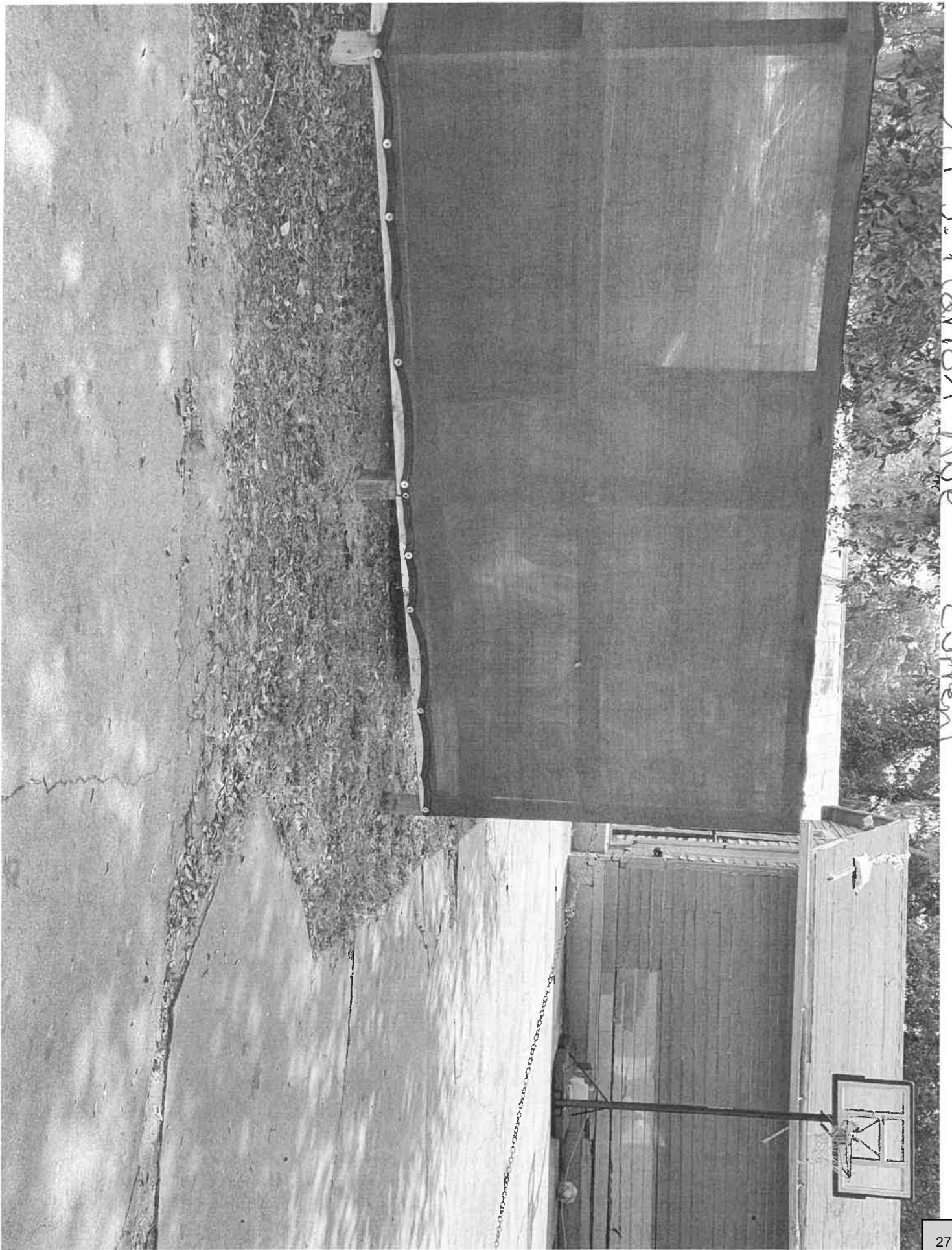


Global Lions Ministries

341 S. Marion Ave

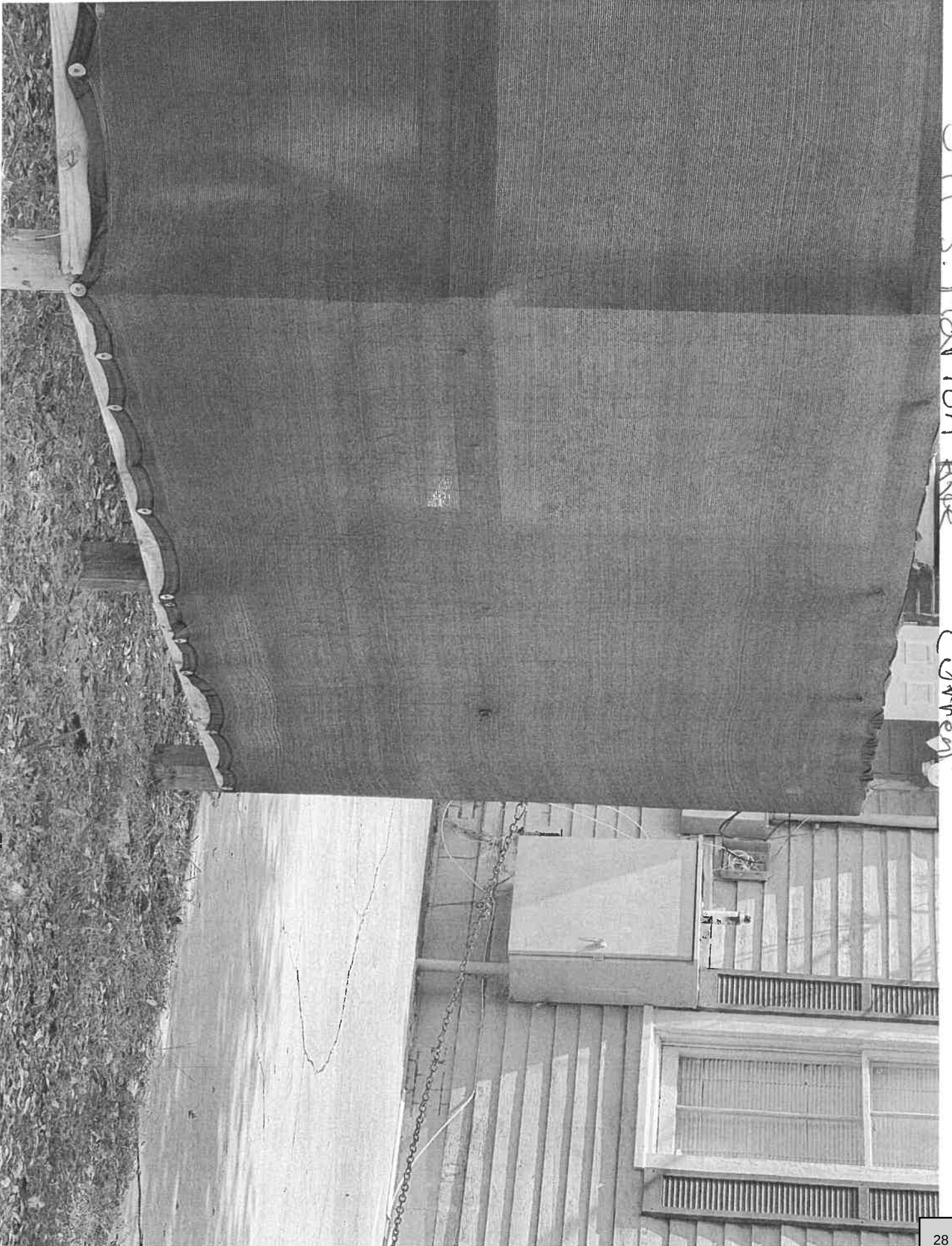


341 S. Marion Ave current



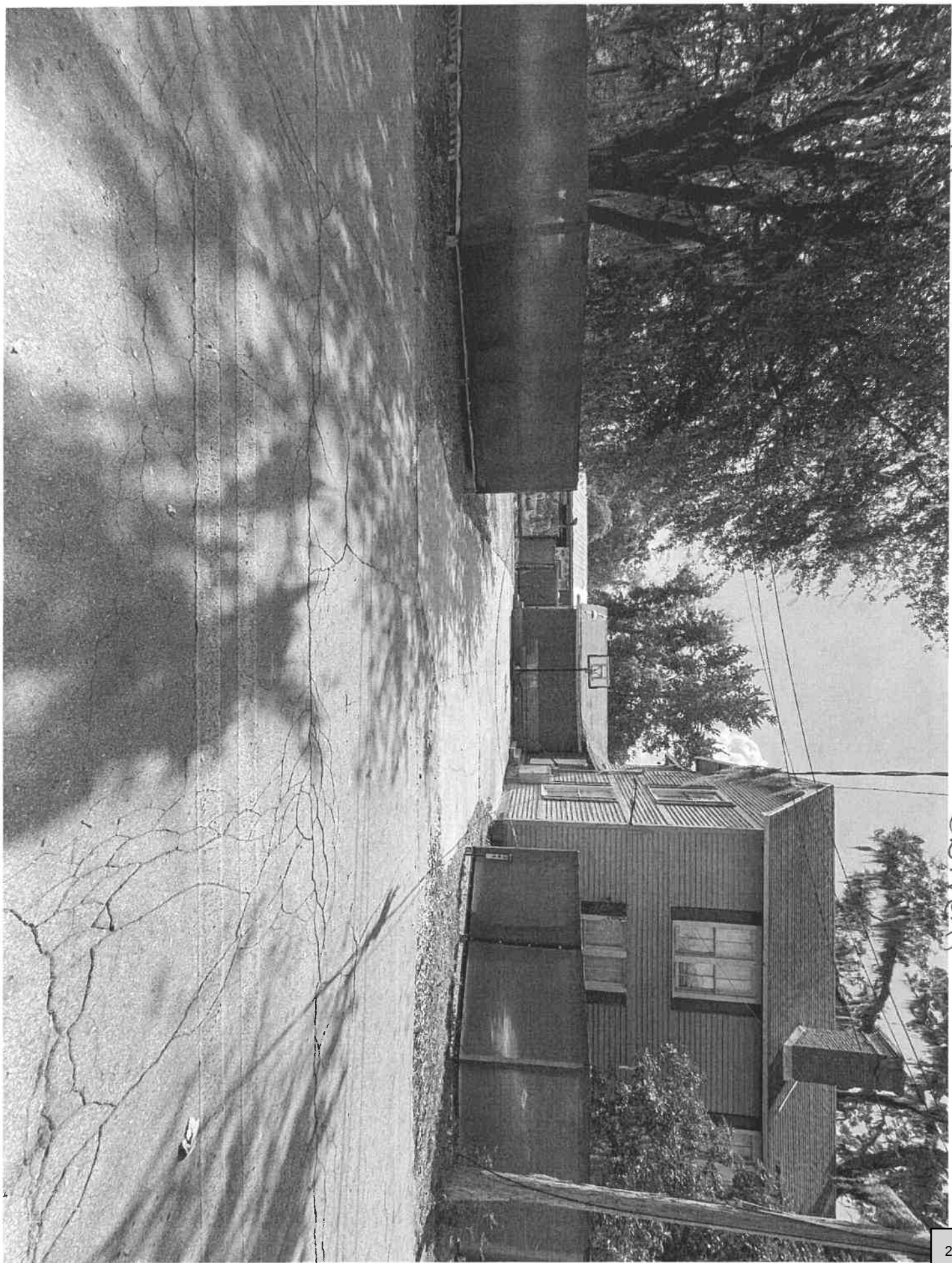
341 S. Marion Ave

Current



341

current



341 current

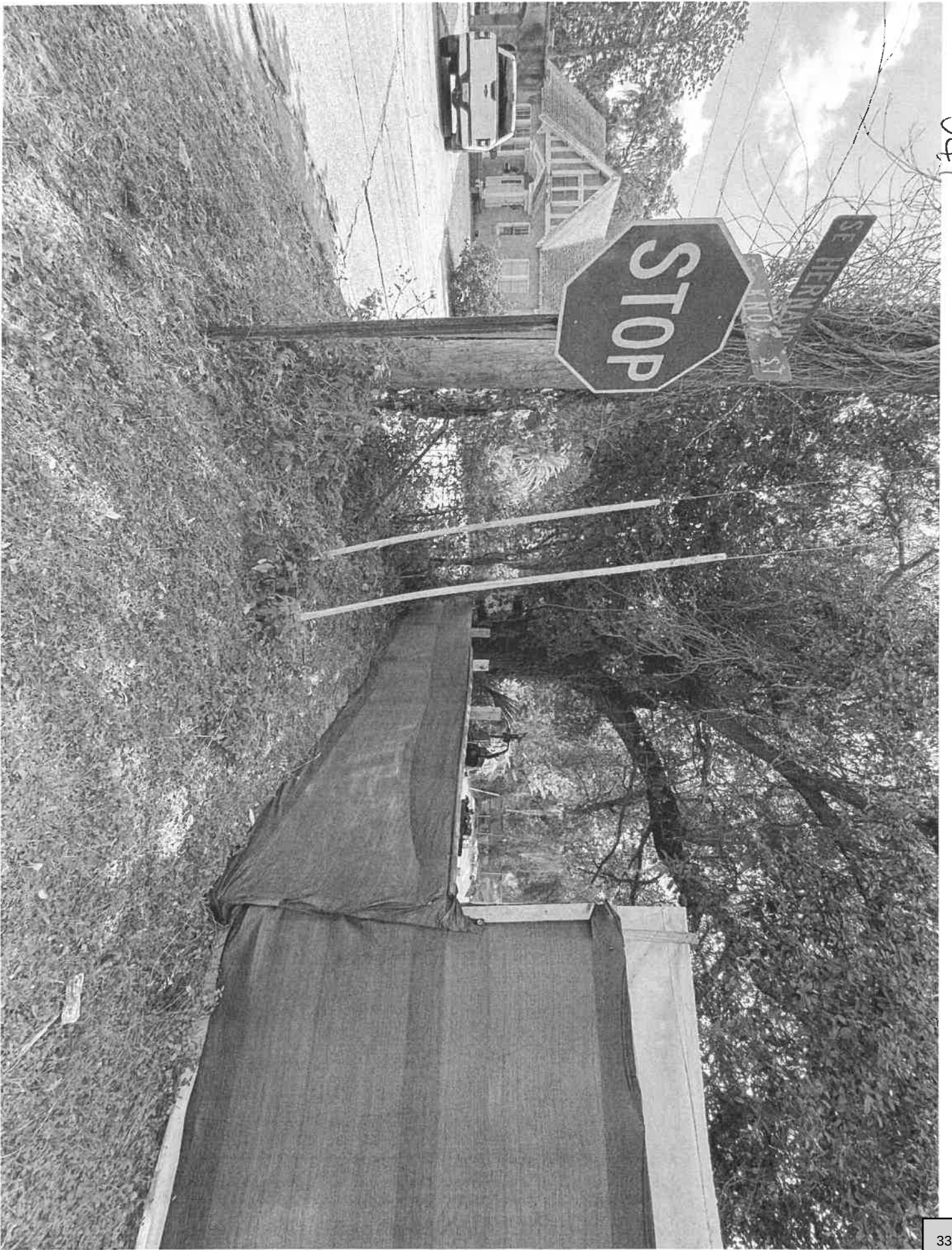


341 current



341 S. Marion Ave  
current





341

341

