

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

May 13, 2025 at 5:30 PM

Venue: City Hall

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

- i. **Meeting Minutes:** April 15, 2025

OLD BUSINESS- None

NEW BUSINESS

- ii. **COA25-08** application submitted by Rodney Brown, owner for a Certificate of Appropriateness to get approval to remodel the exterior of the home on a property located on parcel 13828-000, located at 412 S Marion Ave.
- iii. **COA25-09** application submitted by O'Neal Contracting, INC, agent for The Foundation for FL Gateway College for a Certificate of Appropriateness to get approval to repair and paint the exterior of the home on a property located on parcel 13194-000, located at 443 E Duval St.

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. Meeting Minutes: April 15, 2025

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 04/15/2025

ROLL CALL:

Mrs. Wilson- Present	Mrs. Douglas- Present	Mrs. Johnson- Not Present
Mr. Lydick- Not Present	Mr. Carlucci- Present	Mrs. Adams- Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

MINUTES: February 11, 2025 Historic Preservation Agency Meeting
March 11, 2025 Historic Preservation Agency Meeting

Comments or Revisions: None

Motion to approve 02/11/2025 Meeting Minutes by Mrs. Wilson and seconded by Mrs. Adams

Motion to approve 03/11/2025 Meeting Minutes by Mrs. Wilson and seconded by Mrs. Adams

Ex Parte Communications: None

OLD BUSINESS:

Petition # COA 25-02 Presented By:

And gives address of:

Staff Sworn in by: **Petitioner Sworn in by:**

Motion to adopt Resolution 2025-HPA-COA-02, denying petition COA 25-02 as submitted by Mr. Carlucci Seconded by Mrs. McKellum.

Mrs. Wilson- Yes	Mrs. Douglas- Yes	Mrs. Johnson- Not Present
Mr. Lydick- Absent	Mr. Carlucci- Yes	Mrs. Adams- Yes
Mrs. McKellum- Yes		

NEW BUSINESS: None

CONSENT AGENDA ITEMS:

Robert presented COA25-07.

Motion to approve consent agenda as submitted by Mr. Carlucci, Seconded by Mrs. Douglas.

Mrs. Wilson- Present	Mrs. Douglas- Yes	Mrs. Johnson- Absent
Mr. Lydick- Absent	Mr. Carlucci- Yes	Mrs. Adams- Yes
Mrs. McKellum- Yes		

WORKSHOP: None

ADJOURNMENT:

Motion to Adjourn by: Mr. Carlucci **Motion Seconded By:** Mrs. McKellum

Time: 6:25 pm

Mr. Lydick closed the meeting.

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. **COA25-08** application submitted by Rodney Brown, owner for a Certificate of Appropriateness to get approval to remodel the exterior of the home on a property located on parcel 13828-000, located at 412 S Marion Ave.



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

COA 15-09

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 Structures or 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
 ☐ SignShed
 ☐ 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: 412 S. Marion Ave

Parcel ID #(s) 00-00-00-13828-000

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

Rodney Brown

Company (if applicable)

Rusty Brown

Street Address

181 SE Pine Dr

City State Zip

Lake City, FL 32025

Telephone Number

406-360-1718

E-Mail Address

Rustyannb@yahoo.com

Applicant Name

Company (if applicable)

Street Address

City State Zip

Telephone Number

E-Mail Address

Historic Preservation Agency Meetings are held the 1st 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).

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
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)

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)

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.

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.

RELOCATIONS (if applicable)

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

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:

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

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			

CERTIFICATION

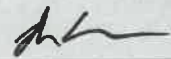
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

Applicant (Signature)

Date

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p>growthmanagement@lcfla.com</p> <p>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.</p>	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received 4-21-25	Received By: 
	COA 25-0809			
	Zoning: RD			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Staff Approval	
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Single Family Structure or its Accessory Structure	
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring HPA approval	
			<input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
	Request for Modification of Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No		



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 752-2031

growthmanagement@lcfla.com

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF



Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,

this _____ day of _____, 20_____, by

_____.

Notary Public

Printed Name

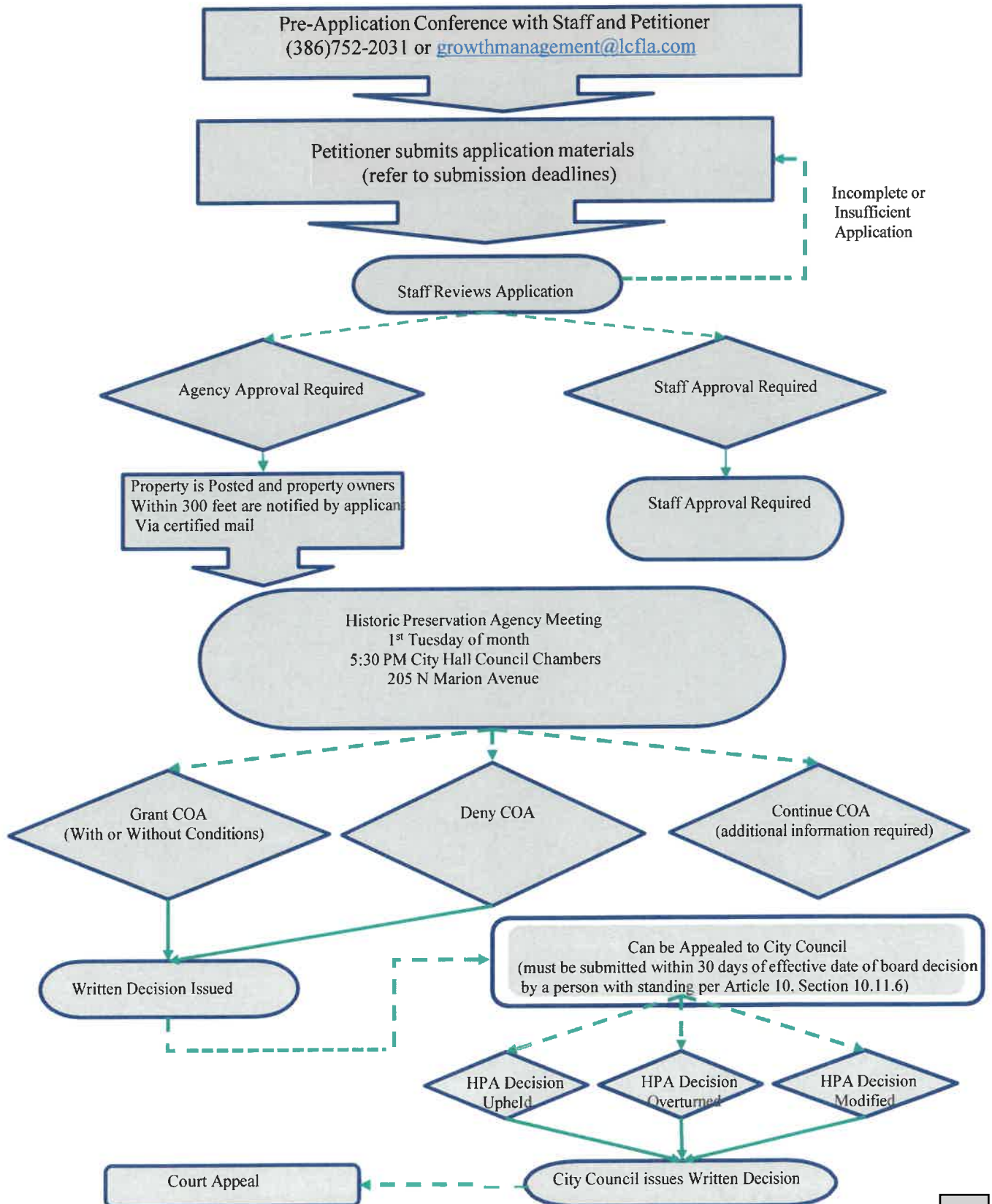
My Commission Expires

☐ Personally
Known OR

☐ Produced Identification

ID Produced: _____

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-13828-000 <https://search.ccpafll.com/parcel/13828000000000>
412 S MARION AVE

Owners

BROWN RODNEY E
BROWN RUSTY ANN
181 SE PINE DR
LAKE CITY, FL 32025

Use: 0100: SINGLE FAMILY

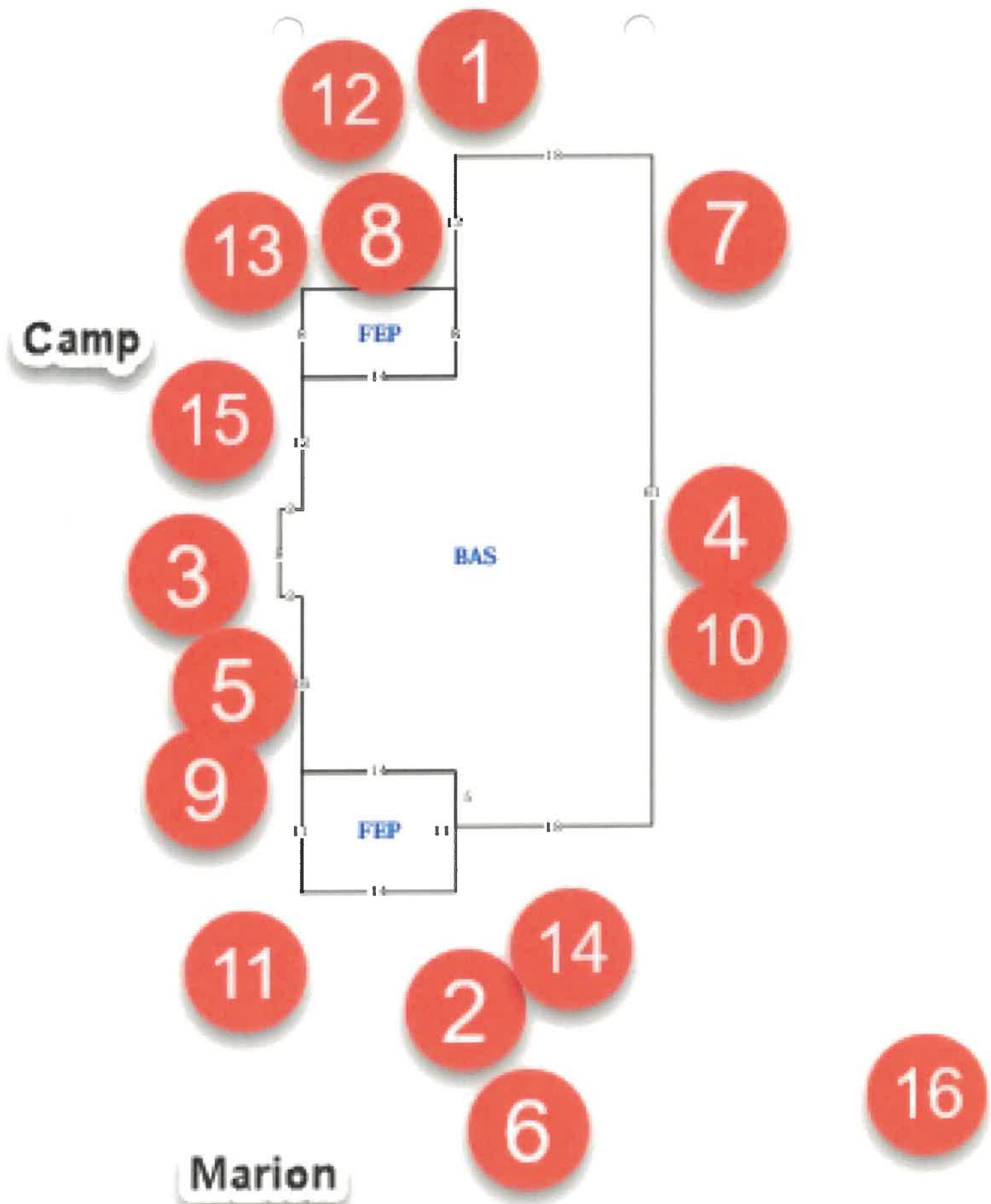
Subdivision: S DIV

Legal Description

S DIV: LOTS 12, 13, 14 & 15 & 16 FT OFF S SIDE
LOTS 11 & 16 BLOCK 1 ASHURST S/D.

794-515, DC 1271-1616, PR 1359-1557,
PB 1359-1559, WD 1537-978,





Rodney & Rustyann Brown
181 SE Pine Dr.
Lake City, Fl 32025

April 20, 2025

City of Lake City
Department of Growth Management
205 N. Marion Ave.
Lake City, Fl 32055

To whom it may concern;

The house located at 412 S. Marion Ave. was built in 1920 with the structure of the house actually in excellent condition for its age. We are committed to doing our very best to restore the house the best we can.

At this time, the majority of the windows appear to be original to the house. There are Jalousie windows on the front and back porches, that were 1960 era windows. There is a slider window in the kitchen that I would like to replace at a later date, to match the wood sash windows.

The photos showing the house: Front (#6) Marion Ave, Side #18 Camp St., Back (#1), North Side (#17)

There are several issues with the house:

1. House needs a new roof
2. There is wood rot in the eaves and fascia
3. There is ornamental fascia and eave supports that are strictly for looks. These are actually causing damage to the eaves and fascia. This is due to the weight of them causing the eaves to droop.
4. The first 4 rows of siding are in bad condition due to water damage
5. The access space is very limited and can only be worked on if the siding is removed.

#6



#18





#1



#17

#1 Issue: Existing Roof shingles are to be removed. Sheeting will be repaired and new roof will be metal. The houses at 384 and 398 are Galvaume (silver). Both houses have the same roof and same color. We will match our roof to theirs. See photos #16



384 S. Marion Ave

#16

398 S. Marion Ave

#2 Issue: There are several spots where the eaves and facia have water damage. The overhang of the eaves is approximately 30 inches. Some of the ends of the rafter tails have water damage but only the last couple of inches. I would like to cut all of the tails a couple of inches needed to remove the damage that will make all of the rafter tails remaining the same length. Now, they do not line up. This will leave the overhang more than adequate. Normal eaves overhang 16 – 24 inches. Photo #4

#4



#3 Issue: The ornamental eave supports 4 inches by 8 inches, 30 inches long are causing damage to the eaves. The reason is the roof sheeting is supporting the eaves, and the weight of the ornamental fake support are causing the eaves to drop. The corner by the front door has the most damage. The outside corner is down about 5 inches. One solution to fix the problem is to place a wooden support at 45 degrees between the end of the fake support and the house. The support board for the fake support should also be ornamental. I propose using the same pattern in the fascia on the gable ends as the support board. Refer to photos #2, #8, the drawing and #3.

#3





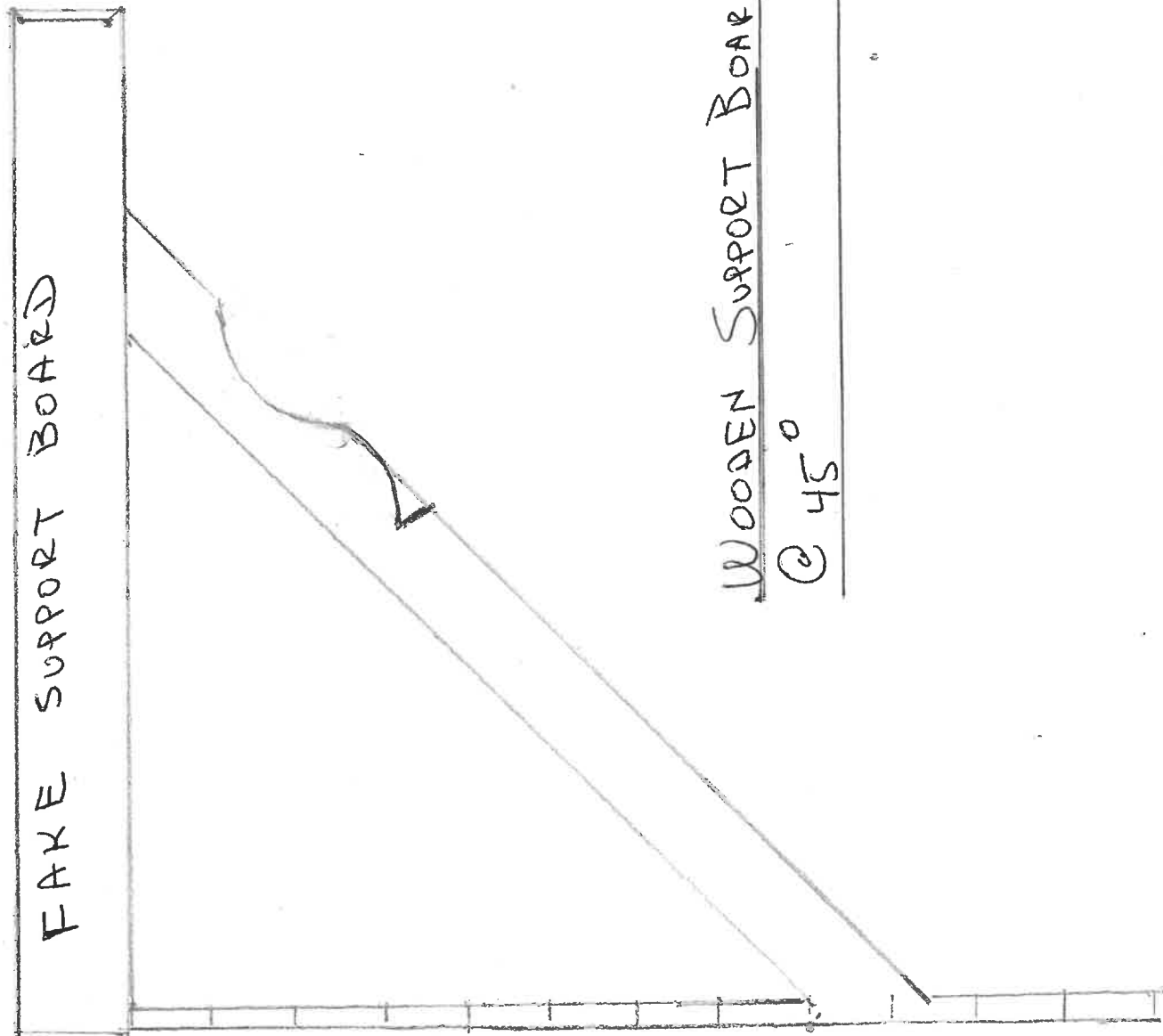
#8



#8

#2





WOODEN SUPPORT BOARD

@ 45°

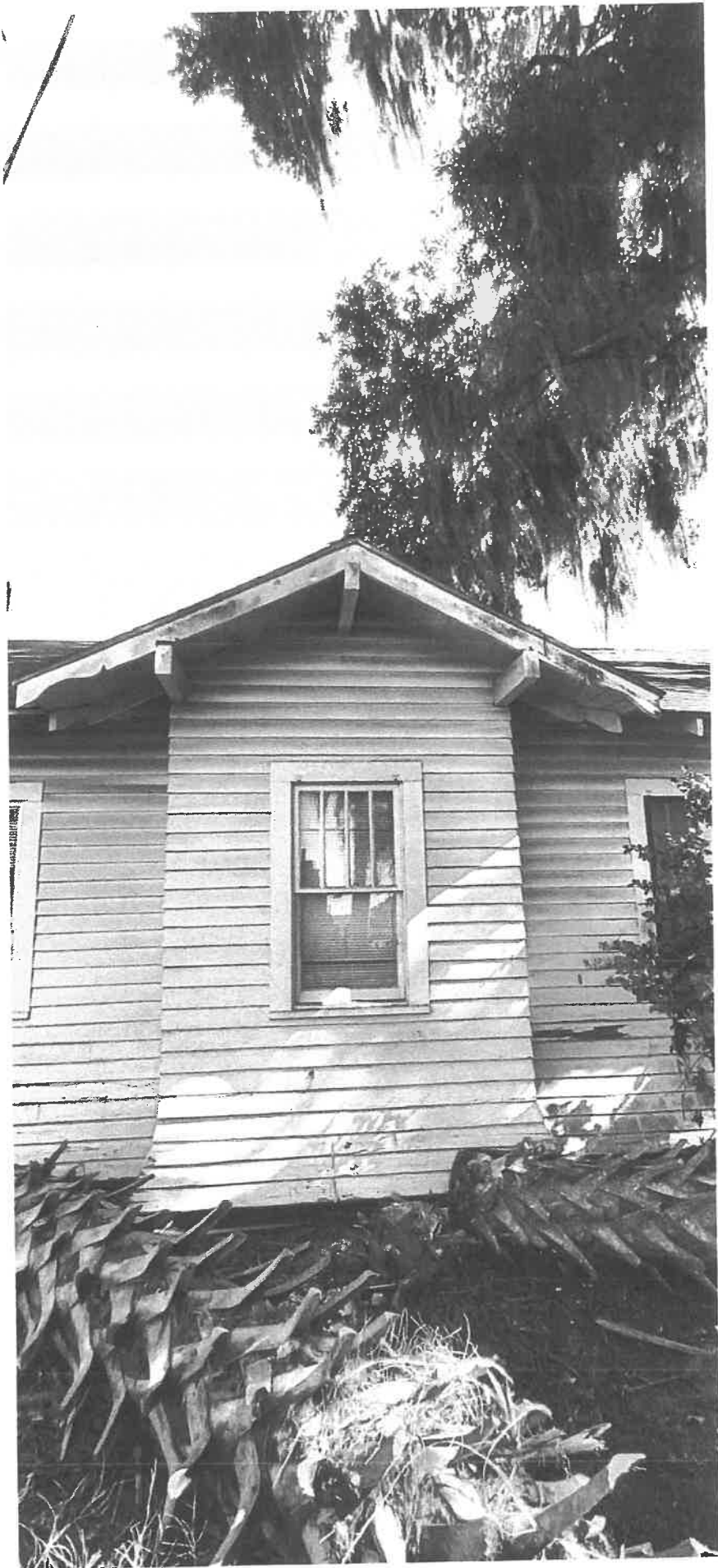
SIDING

#4 & #5 Issue: The first four rows of siding are in bad shape due to water damage, rot, mold etc. Most of the problem is design. I like the look of it but, it is causing several problems. One, siding is too low to the ground which allows water to splash on it when it rains. The crawl space under the house is not wide enough to perform work when needed. You can only access from the sides because you have crawl between the floor joists. I would like to remove the first four rows, salvage what siding we can and rebuild the front of the house. And also the window seat popout on Camp St. (south side of the house) This will keep the half teardrop look of the building and give access to work under the house. Refer to photos #2, ##3, #5, #7, #9, #10, #11, #12, #13, #14 and #15

#2



#3





#5



#7



#9



#10



#11



#12



#13



#14



#15

File Attachments for Item:

iii. **COA25-09** application submitted by O’Neal Contracting, INC, agent for The Foundation for FL Gateway College for a Certificate of Appropriateness to get approval to repair and paint the exterior of the home on a property located on parcel 13194-000, located at 443 E Duval St.



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

COA 25-08

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: 443 E DUVAL STM LAKE CITY FL 32025

Parcel ID #(s) 00-00-00-13194-000 (4171C)

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
THE FOUNDATION FOR FL GATEWAY COLLEGE

Applicant Name

Company (if applicable)

Company (if applicable)
O'NEAL CONTRACTING INC

Street Address
149 SE COLLEGE PL

Street Address
212 SE HICKORY DR

City State Zip
LAKE CITY FL 32025

City State Zip
LAKE CITY FL 32025

Telephone Number
386-754-4389

Telephone Number
386-288-8404

E-Mail Address

E-Mail Address
KAREN@ONEALCOMPANIES.COM

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

Application Deadline (12:30PM)	Dec 01, 2023	Jan 03, 2024	Feb 01, 2024	Mar 01, 2024	Apr 01, 2024	May 01, 2024	Jun 01, 2024	Jul 01, 2024	Aug 01, 2024	Sep 01, 2024	Oct 01, 2024	Nov 01, 2024
Meeting Date	Jan 03, 2024	Feb 06, 2024	Mar 05, 2024	Apr 02, 2024	May 07, 2024	Jun 04, 2024	Jul 02, 2024	Aug 06, 2024	Sep 04, 2024	Oct 01, 2024	Nov 05, 2024	Dec 03, 2024

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).

SEE ATTACHED SCOPE

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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



O'NEAL CONTRACTING



Date:	Monday, February 17, 2025	Project: Foundation For Florida Gateway College
Proposal to:	The Foundation For Florida Gateway College	
	Lee Pinchouck	
	443 East Duval Street	
	Lake City, Florida 32055	
Phone:	386-754-4389	
Fax:		

WE PROPOSE: To furnish labor, materials & equipment to complete the following scope of work as outlined below:

EXTERIOR WATERPROOFING

- Provide pressure washing to clean complete building exterior.
- Provide a man lift for our work we have included plywood material to help protect your landscaping from damage. (also include an allowance for any possible repairs)
- Remove existing silicone caulking from exterior surfaces.
- Remove awning over front entrance for waterproofing purposes and reinstall.
- Remove downspouts and replace after waterproofing is complete.
- Point up brick and brick mortar joints using Dowsil Contractors Paintable Sealant. (see attached data sheets)
- Apply one base coat to all brick surfaces using Sika-Thorocoat-200. (see attached data sheets)
- Apply one finish coat to all brick surfaces using Sika-Thorocoat-350 Aquasol Waterproofing Coating in one color for Sika standard color chart. (see attached data sheets)
- A 10-year manufacturer warranty will be provided upon completion.
- Provide necessary coverup for all surfaces that are not to be waterproofed and/or painted.
- Provide caulking at all exterior windows, doors and flashings.
- Prep & paint exterior wood siding, wood windows, wood doors & wood trim.
- Install new TPO roof on rear patio deck. **(This is included as a donated roof from O'Neal Roofing)**

NOTES:

1. Any Historical requirements will be the responsibility of the owner.
2. We have included a \$5,000.00 allowance for any additional work and/or wood replacement discovered during the waterproofing process.

212 SE Hickory Drive, Lake City, FL, 32025

P: 386-752-7578

F: 386-755-0240

www.onealcompanies.com



3. We have included a \$1,000.00 allowance to remediate any possible landscaping damage due to using heavy lift equipment

BID AMOUNT: \$61,471.45

INTERIOR PREP AND PAINT MOISTURE DAMAGED AREAS

- Prep, repair, patch, caulk, install stain kill primer and finish paint at repaired areas noted below.
- Provide HEPA Air Machine in work areas for air quality.
- Provide clean-up on a daily basis.
 - Lee's Office & Restroom
 - Rear Entryway
 - Rebecca Office
 - Conference Room
 - Evelyn Office
 - Kitchen/Break Room

BID AMOUNT: \$15,080.67

We may withdraw this proposal if not accepted within 60 days

Respectfully Submitted,
Dwight Rhodes
License Number CBC057550

<p>DID YOU REMEMBER</p> <p>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.</p> <p>Review the applicable Guidelines (Article 10 LDR)</p> <p>A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)</p> <p>Please see the City of Lake City Land Development Regulations for detailed information.</p> <p>Historic Preservation Districts maps are located on the city web site (www.lcfla.org)</p> <p>Historic Preservation Agency can be found in the LDR Article 10.</p> <p>Variances can be found in the LDR Article 11</p> <p>The Land Development Regulations can be located on the city web site (www.lcfla.org)</p> <p>APPEALS</p> <p>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</p> <p>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.</p>	<p>DEMOLITIONS (if applicable)</p> <p>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.</p> <p>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.</p> <p>RELOCATIONS (if applicable)</p> <p>For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.</p> <p>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.</p>
--	---

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:

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

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
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.


John W. O'Neal

Applicant (Signature)

4/7/25
Date

JOHN W. O'NEAL

Applicant (Print)

Please submit this application And all required supporting Materials via email to: growthmanagement@lcfra.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 <u>4/8/25</u>	Received By: 
	COA <u>25-08</u>		<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
	Zoning: <u>RD</u>			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Request for Modification of Setbacks			
	<input type="checkbox"/> Yes <input type="checkbox"/> No			



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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE THE FOUNDATION FOR THE FLORIDA GATEWAY COLLEGE
(print name of property owner(s))

hereby authorize: JOHN W. O'NEAL OF O'NEAL CONTRACTING, INC
(print name of agent)

to represent me/us in processing an application for: WATERPROOFING/PAINTING
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

(Signature of owner)

Lee Pinchovick
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 8th day of April, 20 25, by

Greg M. Scerbo
Greg M. Scerbo
Notary Public

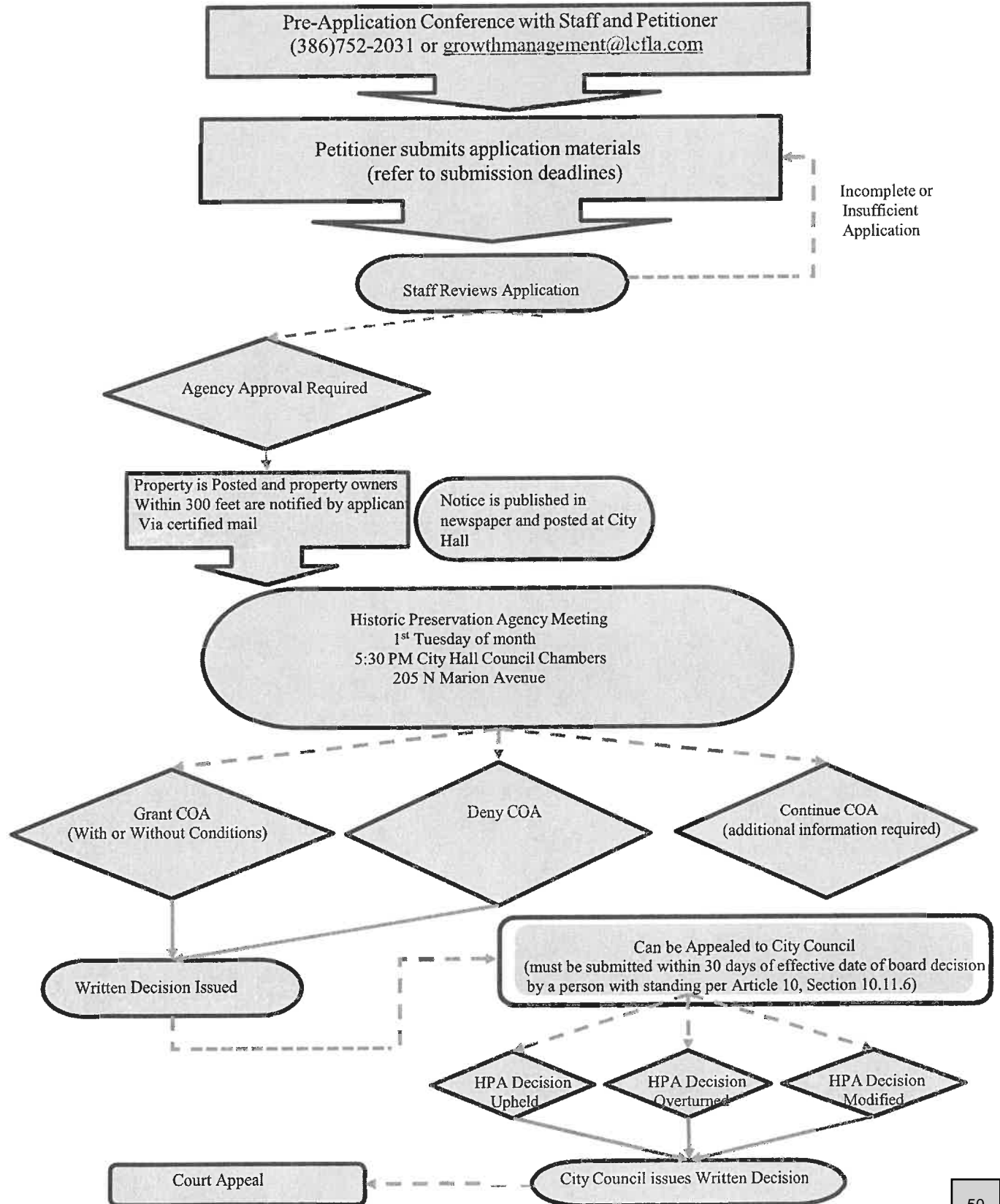
Evelyn M. Scerbo
Printed Name

March 22, 2027
My Commission Expires

☒ Personally
Known OR

☐ Produced Identification ID Produced: _____

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 4/3/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 00-00-00-13194-000 (41710) >>

Owner & Property Info

Result: 1 of 1

Owner	THE FOUNDATION FOR FLORIDA GATEWAY COLLEGE 149 SE COLLEGE PLACE LAKE CITY, FL 32025		
Site	443 E DUVAL ST, LAKE CITY		
Description*	E DIV: BEG INTERS W LINE OF BLOCK & N R/W DUVAL ST, RUN N 387.86 FT, E 60 FT, S 20 FT, E 15 FT, S 209.82 FT, SW 9.77 FT, S 153.14 FT TO N R/W DUVAL ST, W ALONG R/W 73.40 FT TO POB. PART OF BLOCK 245. DC 884-946, PB 903-1465 THRU 1469, WD 936-2462.		
Area	0.659 AC	S/T/R	32-3S-17
Use Code**	OFFICE BLD 1STY (1700)	Tax District	1

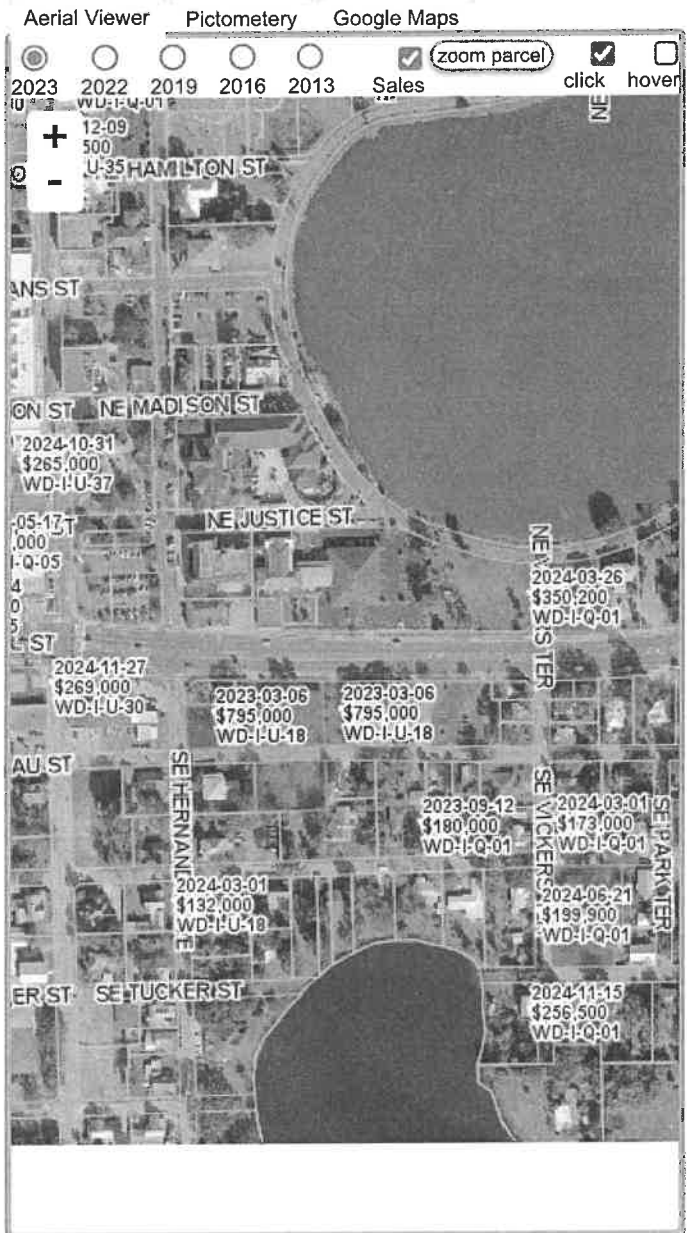
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$80,644	Mkt Land	\$80,644
Ag Land	\$0	Ag Land	\$0
Building	\$256,433	Building	\$263,759
XFOB	\$12,430	XFOB	\$12,430
Just	\$349,507	Just	\$356,833
Class	\$0	Class	\$0
Appraised	\$349,507	Appraised	\$356,833
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$349,507	Assessed	\$356,833
Exempt	08 \$349,507	Exempt	08 \$356,833
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/5/2001	\$165,000	936 / 2462	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1937	2457	3237	\$263,759

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dime
------	------	----------	-------	-------	------

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-13194-000 <https://search.ccpafl.com/parcel/13194000000000>
443 E DUVAL ST

Owners

THE FOUNDATION FOR FLORIDA GATEWAY COLLEGE
149 SE COLLEGE PLACE
LAKE CITY, FL 32025

Legal Description

E DIV: BEG INTERS W LINE OF BLOCK & N R/W DUVAL
ST, RUN N 387.86 FT, E 60 FT, S 20 FT, E 15 FT,
S 209.82 FT, SW 9.77 FT, S 153.14 FT TO N R/W
DUVAL ST, W ALONG R/W 73.40 FT TO POB. PART OF...

Use: 1700: OFFICE BLD 1STY

Subdivision: E DIV



Inst:2001010719 Date:10/09/2001 Time:16:33:41
Doc Stamp-Deed : 1155.00
mark DC, P. DeWitt Cason, Columbia County B:936 P:2462

Prepared by:
Elaine R. Davis, an employee of
Associated Land Title Group, Inc.,
300 North Marion Street
Lake City, Florida 32055
904-752-3561

File Number:0138281

Warranty Deed

Made this October 5, 2001 A.D. By **Charles T. Ozaki**, an unmarried man, whose address is: 742 East DeSota Drive, Lake City, Florida 32055, hereinafter called the grantor, to **Lake City Community College Foundation, Inc.**, whose post office address is: Route 19 Box 1030, Lake City, Florida 32025, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

A parcel of land being a part of Block 245 of the Eastern Division of the City of Lake City, Florida, lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of said Block 245 and run North 00°18'30" West, along the Westerly boundary of said Block 245, a distance of 52.14 feet to the POINT OF BEGINNING of the hereinafter described parcel of land, Thence continue North 00°18'30" West, along said Westerly boundary of Block 245, a distance of 154.62 feet, thence run North 00°48'04" West, a distance of 210.00 feet to the Southerly right of way line of San Jose Drive, thence run South 89°52'09" East, along said Southerly right of way line of San Jose Drive a distance of 85.07 feet, thence run South 00°10'31" East a distance of 210.43 feet, thence run North 89°05'29" West, a distance of 9.72 feet, thence run South 00°23'19" East a distance of 154.33 feet to the Northerly right of way line of Duval Street (also known as U. S. Highway 90 and State Road 10), thence run North 89°59'43" West along said Northerly right of way line 67.43 feet to the point of curvature of a curve to the left having a radius of 2339.33 feet, thence run Westerly along said Northerly right of way line and the arc of said curve 5.94 feet as measured along a chord having a bearing of South 89°57'03" West to the Point of Beginning. IN COLUMBIA COUNTY, FLORIDA.

Parcel ID Number: 13194-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed In Our Presence:

Winda A. Chambers
Witness Signature

Winda A. Chambers
Witness Print Name:

Elaine R. Davis
Witness Signature
ELAINE R. DAVIS

Witness Print Name:

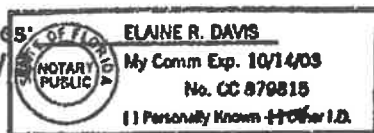
Charles T. Ozaki
Charles T. Ozaki

State of Florida

County of Columbia

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this October 05, 2001, by **Charles T. Ozaki**, an unmarried man who is/are personally known to me or has/have produced a valid driver's license as identification

Elaine R. Davis
Notary Public
My Commission Expires
ELAINE R. DAVIS





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

Detail by Entity Name

Florida Not For Profit Corporation

THE FOUNDATION FOR FLORIDA GATEWAY COLLEGE, INC.

Filing Information

Document Number	716665
FEI/EIN Number	59-1627997
Date Filed	06/04/1969
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/03/2010
Event Effective Date	NONE

Principal Address

149 SE COLLEGE PLACE
LAKE CITY, FL 32025

Changed: 03/28/2005

Mailing Address

149 SE COLLEGE PLACE
LAKE CITY, FL 32025

Changed: 03/28/2005

Registered Agent Name & Address

Pinchouck, Lee S.
149 SE COLLEGE PLACE
LAKE CITY, FL 32025

Name Changed: 02/10/2017

Address Changed: 03/28/2005

Officer/Director Detail

Name & Address

Title Director

NORMAN, ALLINE
166 SW RIDGEVIEW PLACE
LAKE CITY, FL 32024

Title Director

Adams, Jennifer
340 NW Commerce Blvd
Lake City, FL 32055

Title Director

WHEELER, BRAD
197 NW BROOKSIDE COURT
Lake City, FL 32055

Title Director

Dopson, Gerald
204 North 7th Street
Macclenny, FL 32063

Title Chairman

Long, Van
4321 Rainwater Drive
Macclenny, FL 32063

Title Director

Walker, Noah
900 NW Lowland Terrace
Lake City, FL 32055

Title Director

Smith, Amy W.
471 SW State Road 247
Suite 115
Lake City, FL 32025

Title Director

Willis, Deonna
419 SW State Road 247
Lake City, FL 32055

Title Director

Rains, Andrew
701 NE 831st Avenue
Old Town, FL 32680

Title Vice-Chair/Secretary

Roberts, Avery
P. O. Box 233
Lake Butler, FL 32054

Title Director

Patel, Janak
3690 West US Highway 90
Lake City, FL 32055

Title Director

Wheeler, John
136 SE Beverly Place
Lake City, FL 32025

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	02/01/2024
2025	02/04/2025

Document Images

02/04/2025 – ANNUAL REPORT	View image in PDF format
02/01/2024 – ANNUAL REPORT	View image in PDF format
01/24/2023 – ANNUAL REPORT	View image in PDF format
03/02/2022 – ANNUAL REPORT	View image in PDF format
03/15/2021 – ANNUAL REPORT	View image in PDF format
02/24/2020 – ANNUAL REPORT	View image in PDF format
03/27/2019 – ANNUAL REPORT	View image in PDF format
01/22/2018 – ANNUAL REPORT	View image in PDF format
02/10/2017 – ANNUAL REPORT	View image in PDF format
03/23/2016 – ANNUAL REPORT	View image in PDF format
03/11/2015 – ANNUAL REPORT	View image in PDF format
04/22/2014 – ANNUAL REPORT	View image in PDF format
03/20/2013 – ANNUAL REPORT	View image in PDF format
03/21/2012 – ANNUAL REPORT	View image in PDF format
01/27/2011 – ANNUAL REPORT	View image in PDF format
05/03/2010 – Name Change	View image in PDF format
01/08/2010 – ANNUAL REPORT	View image in PDF format
04/08/2009 – ANNUAL REPORT	View image in PDF format
01/22/2008 – ANNUAL REPORT	View image in PDF format
04/13/2007 – ANNUAL REPORT	View image in PDF format
04/11/2006 – ANNUAL REPORT	View image in PDF format
03/28/2005 – ANNUAL REPORT	View image in PDF format
07/08/2004 – ANNUAL REPORT	View image in PDF format
04/28/2003 – ANNUAL REPORT	View image in PDF format
03/07/2002 – ANNUAL REPORT	View image in PDF format
02/01/2001 – ANNUAL REPORT	View image in PDF format
03/15/2000 – ANNUAL REPORT	View image in PDF format
02/18/1999 – ANNUAL REPORT	View image in PDF format
01/20/1998 – ANNUAL REPORT	View image in PDF format
04/11/1997 – ANNUAL REPORT	View image in PDF format
01/31/1996 – ANNUAL REPORT	View image in PDF format
07/20/1995 – ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation

THE FOUNDATION FOR FLORIDA GATEWAY COLLEGE, INC.

Filing Information

Document Number	716665
FEI/EIN Number	59-1627997
Date Filed	06/04/1969
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/03/2010
Event Effective Date	NONE

Principal Address

149 SE COLLEGE PLACE
LAKE CITY, FL 32025

Changed: 03/28/2005

Mailing Address

149 SE COLLEGE PLACE
LAKE CITY, FL 32025

Changed: 03/28/2005

Registered Agent Name & Address

Pinchouck, Lee S.
149 SE COLLEGE PLACE
LAKE CITY, FL 32025

Name Changed: 02/10/2017

Address Changed: 03/28/2005

Officer/Director Detail

Name & Address

Title Director

NORMAN, ALLINE
166 SW RIDGEVIEW PLACE
LAKE CITY, FL 32024

Title Director

Adams, Jennifer
340 NW Commerce Blvd
Lake City, FL 32055

Title Director

WHEELER, BRAD
197 NW BROOKSIDE COURT
Lake City, FL 32055

Title Director

Dopson, Gerald
204 North 7th Street
Macclenny, FL 32063

Title Chairman

Long, Van
4321 Rainwater Drive
Macclenny, FL 32063

Title Director

Walker, Noah
900 NW Lowland Terrace
Lake City, FL 32055

Title Director

Smith, Amy W.
471 SW State Road 247
Suite 115
Lake City, FL 32025

Title Director

Willis, Deonna
419 SW State Road 247
Lake City, FL 32055

Title Director

Rains, Andrew
701 NE 831st Avenue
Old Town, FL 32680

Title Vice-Chair/Secretary

Roberts, Avery
P. O. Box 233
Lake Butler, FL 32054

Title Director

Patel, Janak
3690 West US Highway 90
Lake City, FL 32055

Title Director

Wheeler, John
136 SE Beverly Place
Lake City, FL 32025

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	02/01/2024
2025	02/04/2025

Document Images

02/04/2025 – ANNUAL REPORT	View image in PDF format
02/01/2024 – ANNUAL REPORT	View image in PDF format
01/24/2023 – ANNUAL REPORT	View image in PDF format
03/02/2022 – ANNUAL REPORT	View image in PDF format
03/15/2021 – ANNUAL REPORT	View image in PDF format
02/24/2020 – ANNUAL REPORT	View image in PDF format
03/27/2019 – ANNUAL REPORT	View image in PDF format
01/22/2018 – ANNUAL REPORT	View image in PDF format
02/10/2017 – ANNUAL REPORT	View image in PDF format
03/23/2016 – ANNUAL REPORT	View image in PDF format
03/11/2015 – ANNUAL REPORT	View image in PDF format
04/22/2014 – ANNUAL REPORT	View image in PDF format
03/20/2013 – ANNUAL REPORT	View image in PDF format
03/21/2012 – ANNUAL REPORT	View image in PDF format
01/27/2011 – ANNUAL REPORT	View image in PDF format
05/03/2010 – Name Change	View image in PDF format
01/08/2010 – ANNUAL REPORT	View image in PDF format
04/08/2009 – ANNUAL REPORT	View image in PDF format
01/22/2008 – ANNUAL REPORT	View image in PDF format
04/13/2007 – ANNUAL REPORT	View image in PDF format
04/11/2006 – ANNUAL REPORT	View image in PDF format
03/28/2005 – ANNUAL REPORT	View image in PDF format
07/08/2004 – ANNUAL REPORT	View image in PDF format
04/28/2003 – ANNUAL REPORT	View image in PDF format
03/07/2002 – ANNUAL REPORT	View image in PDF format
02/01/2001 – ANNUAL REPORT	View image in PDF format
03/15/2000 – ANNUAL REPORT	View image in PDF format
02/18/1999 – ANNUAL REPORT	View image in PDF format
01/20/1998 – ANNUAL REPORT	View image in PDF format
04/11/1997 – ANNUAL REPORT	View image in PDF format
01/31/1996 – ANNUAL REPORT	View image in PDF format
07/20/1995 – ANNUAL REPORT	View image in PDF format

SW 2850
Chelsea Gray on
all brick.



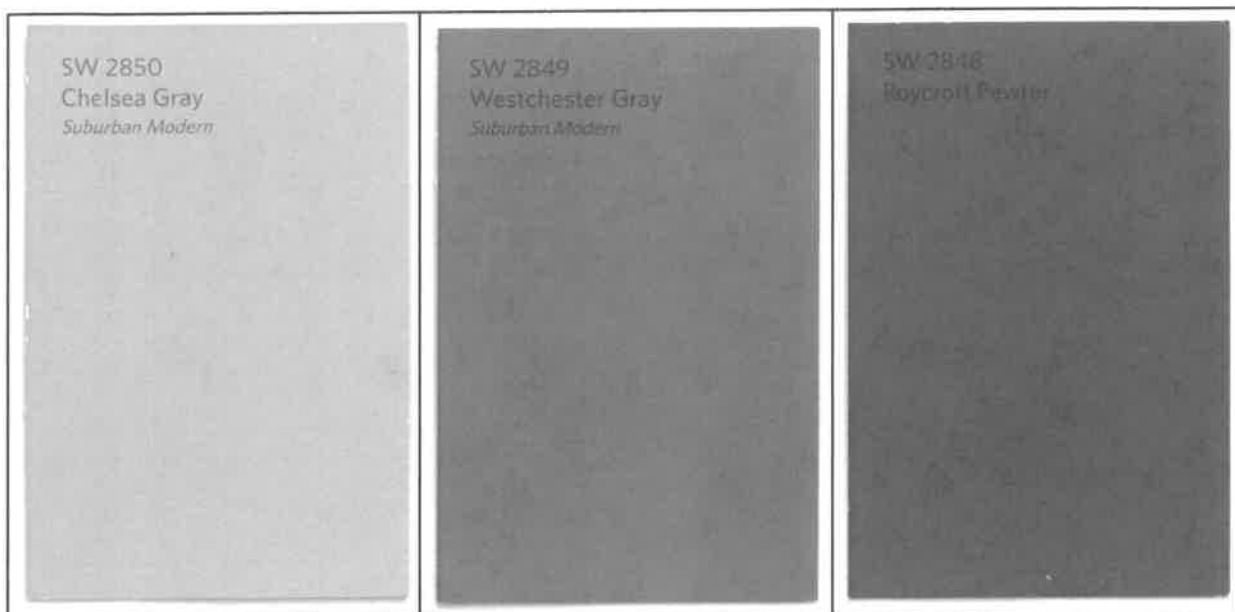
SW 2848 Roycroft
Pewter on exterior
doors

SW 2849
Westchester Gray
on garage doors

SW 2849
Westchester Gray
on Sunroom siding

Florida Gateway College - Foundation Building

Approved color by owner



SW 2850 - CHELSEA GRAY

SW 2849 - WESTCHESTER GRAY

SW 2848 - ROYCROFT PEWTER

ALL BRICK WILL BE PAINTED
USING THE SW - 2850
CHELSEA GRAY COLOR

THE SUNROOM AND THE
GARAGE DOORS WILL BE
PAINTED USING THE SW - 2849
WESTCHESTER GRAY COLOR

THE EXTERIOR DOORS WILL
BE PAINTED USING THE
SW - 2848 ROYCROFT PEWTER
COLOR









