



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 8/7/26	COA 26-06
Address: 157 E. Duval St	
Parcel Number: 12696-001	
Owner: FL Office Partners LLC	
Address of Owner: 110 Minland;s Ct, West Columbia, SC 29169	
Description of Structure: Two story brick building	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176	
 _____ Scott Thomason, CBO Director of Growth Management	
Code Edition: 2023 (8 th) Edition of the Florida Building Codes, 2023 (8 th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
Description of Approved Construction:	
Paint the exterior of the building and install a new sign	
Special Conditions:	

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



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

COA 26-06

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: 157 E. Duval St. Lake City, FL

Parcel ID #(s) 00-00-00-12696-001 (46125)

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 <u>FL Office Partners LLC</u>		Applicant Name <u>KEVIN BEDENBAUGH</u>	
Company (if applicable)		Company (if applicable) <u>PLUMB LEVEL CONSTRUCTION CO. LLC</u>	
Street Address <u>110 MIDLANDS CT.</u>		Street Address <u>289 SW BEDENBAUGH LN. #202</u>	
City State Zip <u>West Columbia, SC 29169</u>		City State Zip <u>Lake City, FL 32025</u>	
Telephone Number		Telephone Number <u>386-365-5264</u>	
E-Mail Address <u>Summer.Howell@ICE-ENG.com</u>		E-Mail Address <u>KEVIN@PLUMBLEVELC.COM</u>	

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).

part exterior of Bldg using Historic colors
From Sherwin Williams
Main Body - SW 2829 Classical White
Inserts - SW 2821 Downing Stone
~~Headers~~
Headers - SW 2848 Roycraft Pewter.

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.

Kevin Bedenbaugh
Applicant (Signature)

7-14-24
Date

Kevin Bedenbaugh
Applicant (Print)

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

growthmanagement@lcfla.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

Received By:

COA 26-06

Zoning: C-CBD

Contributing

☐ Yes ☐ No

Pre-Conference

☐ Yes ☐ No

Application
Complete

☐ Yes ☐ No

Request for
Modification
of Setbacks

☐ Yes ☐ No

8/05/26

[Signature]

☒

Staff Approval

☐

Single Family Structure or its Accessory Structure

☐

Multi-Family requiring HPA approval

☐

After-The-Fact Certificate of Appropriateness



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 FLA Office Partners, LLC
(print name of property owner(s))

hereby authorize: Summer Howell
(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.

William L. Coleman, III
(Signature of owner)

William L. Coleman, III
(Print name of owner)

Elham Farzam
(Signature of owner)

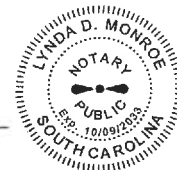
Elham Farzam
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF }

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization,
this 4th day of August, 20 2026, by

Lynda D. Monroe
Notary Public

Lynda D. Monroe
Printed Name



10/09/2033
My Commission Expires

☒ Personally
Known OR

☐ Produced Identification ID Produced: _____



IE INFRASTRUCTURE
CONSULTING & ENGINEERING



SW 2848
Rivertown Pewter



SW 2821
Downing Stone
Victorian



SW 2829
Classical White
Classical/Colonial

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12696-001

<https://search.ccpafl.com/parcel/12696001000000>

157 E DUVAL ST

Owners

FLA OFFICE PARTNERS, LLC
110 MIDLANDS CT
WEST COLUMBIA, SC 29169

Use: 1800: OFFICE BLD M/STY

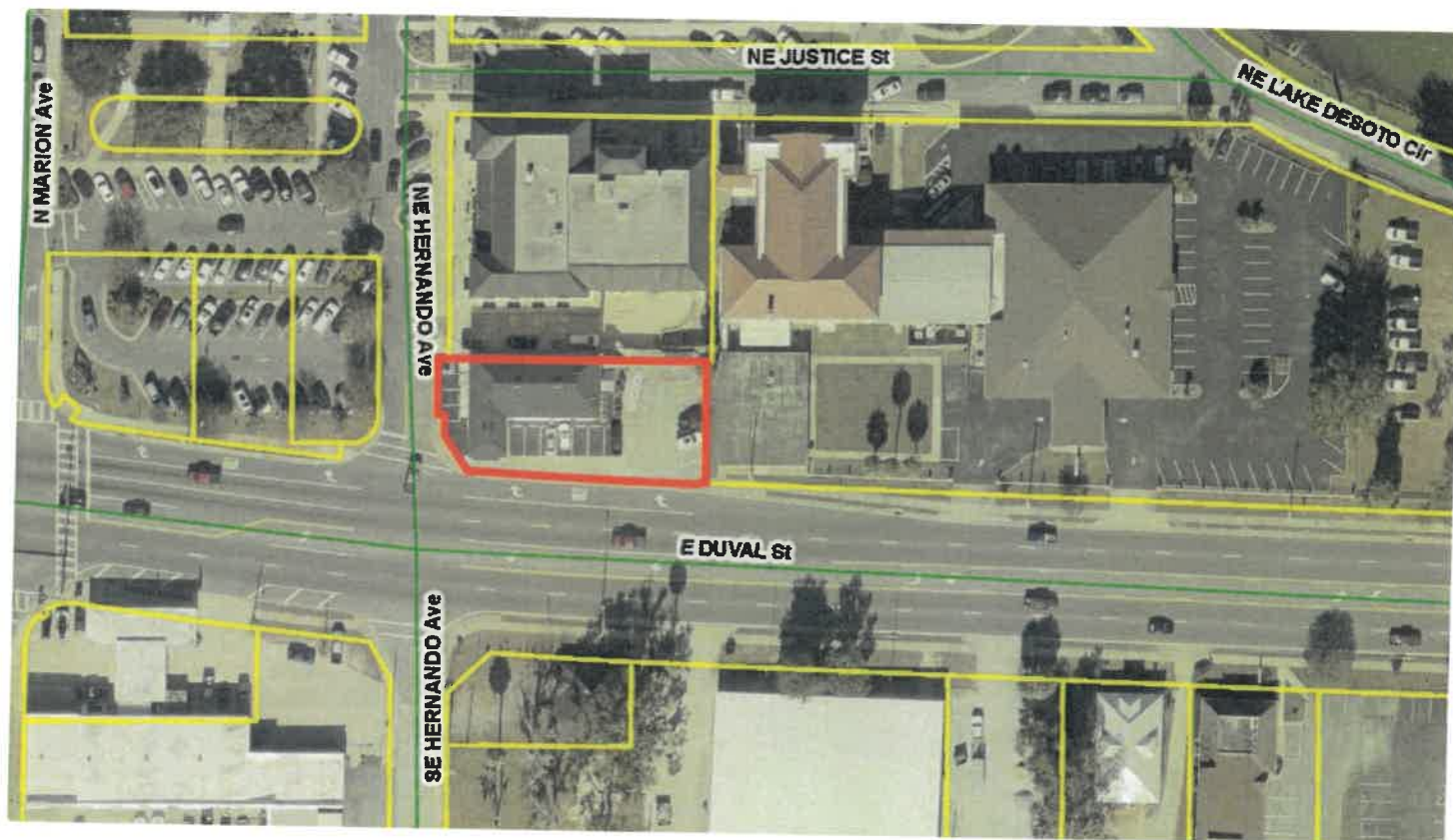
Subdivision: CEN DIV

Legal Description

C DIV: COMM INTERS OF E R/W OF HERNANDO AVE
(33

FT R/W) W THE ORIGINAL N R/W OF DUVAL ST (43
FT), N ALONG E R/W OF HERNANDO AVE 36.27 FT
FOR

POB, CONT N 32.66 FT, E 153.78 FT, S 66.96 FT TO
N R/W OF HWY 90, W ALONG R/W 3.64 FT, CONT
ALONG...



Instrument prepared by and
upon recording return to:
Cassandra Walsh, Esq.
Adams & Reese LLP
100 North Tampa Street, Suite 4000
Tampa Florida 33602

Parcel Identification Number: 00-00-00-12696-001
Consideration: \$490,000.00

Warranty Deed

THIS WARRANTY DEED is made and executed this 20th day of April 2026, by and between **The Laguna Team, LLC**, a Florida limited liability company ("Grantor"), whose address is 414 Laguna Avenue, Key Largo, Florida 33037, to **FLA Office Partners, LLC**, a Florida limited liability company ("Grantee"), whose address is 110 Midlands Court, West Columbia, South Carolina 29169.

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, and sell unto the Grantee, the Grantee's heirs and assigns forever, the following described parcel of land located in Columbia County, Florida, to wit:

See Exhibit A attached hereto and incorporated herein by reference (the "Property").

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining (including, but not limited to, all buildings, structures, improvements, and fixtures located thereon, and all easements and other rights and interests appurtenant thereto).

TO HAVE AND TO HOLD, the same in fee simple forever.

The Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to those certain easements, covenants, restrictions and reservations of record, which appear on the attached Exhibit B (the "Permitted Exceptions").

[remainder of this page is intentionally left blank]
[signature and acknowledgement on following page]



IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the day and year first above written.

WITNESSES:

The Laguna Team, LLC, a Florida limited liability company

Kristi L. Ditter
Print Name: Kristi L. Ditter
Address: 291 NW Main Blvd
Lake City, FL 32055

By: [Signature]
Pascal Rodney, Manager

Lisa Hicks
Print Name: Lisa Hicks
Address: 291 NW Main Blvd
Lake City, FL 32055

STATE OF FLORIDA

COUNTY OF Columbia

On the 20th day of April 2026, before me, by means of ☒ physical presence or ☐ online notarization, personally appeared Pascal Rodney, as a Manager of The Laguna Team, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me, or ☐ has presented a valid driver's license as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year last above written.

(Notarial Seal)



Kristi L. Ditter
NOTARY PUBLIC
Print Name: Kristi L. Ditter
Commission Expires: December 29, 2027

EXHIBIT A
Legal Description

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HERNANDO AVENUE (A 33 FOOT RIGHT OF WAY) WITH THE ORIGINAL NORTH RIGHT OF WAY OF DUVAL STREET (A 43 FOOT RIGHT OF WAY); THENCE RUN N 01°50'49" W, ALONG THE EAST RIGHT OF WAY OF HERNANDO AVENUE, A DISTANCE OF 36.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°50'49" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 32.66 FEET; THENCE RUN N 88°49'26" E, A DISTANCE OF 153.78 FEET; THENCE RUN S 01°44'16" E, A DISTANCE OF 66.96 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 10 (U.S. HIGHWAY NUMBER 90); THENCE RUN N 89°32'49" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 3.64 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S 01°50'49" E, A DISTANCE OF 1.00 FOOT; THENCE CONTINUE ALONG SAID NORTH LINE, N 89°32'49" W, A DISTANCE OF 1.84 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2811.49 FEET, A CHORD WHICH BEARS N 88°36'38" W AND A CHORD DISTANCE OF 91.89 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°52'22" FOR A DISTANCE OF 91.89 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE SAID NORTH LINE, N 88°00'14" W, A DISTANCE OF 39.26 FEET; THENCE CONTINUE ALONG SAID NORTH LINE N 38°07'27" W, A DISTANCE OF 22.40 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, N 01°50'49" W, A DISTANCE OF 11.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S 88°09'11" W, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.



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

Detail by Entity Name

Florida Limited Liability Company
FLA OFFICE PARTNERS, LLC

Filing Information

Document Number	L25000506277
FEI/EIN Number	41-2348881
Date Filed	11/05/2025
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	12/23/2025
Event Effective Date	NONE

Principal Address

110 Midlands Ct
West Columbia, SC 29169-3456

Changed: 03/19/2026

Mailing Address

110 Midlands Ct
West Columbia, SC 29169-3456

Changed: 03/19/2026

Registered Agent Name & Address

REGISTERED AGENTS INC
7901 4TH ST N STE 300
ST.PETERSBURG, FL 33702

Name Changed: 12/23/2025

Address Changed: 12/23/2025

Authorized Person(s) Detail

Name & Address

Title Member

Farzam, Elham
110 Midlands Ct
West Columbia, SC 29169-3456

Title Member

Coleman, William E, III
110 Midlands Ct
West Columbia, SC 29169-3456

Title Member

Graf, Peter
110 Midlands Ct
West Columbia, SC 29169-3456

Annual Reports

Report Year	Filed Date
2026	03/19/2026

[03/19/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/23/2025 -- CORLCRACHG](#)

[View image in PDF format](#)

[11/05/2025 -- Florida Limited Liability](#)

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