

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

August 01, 2024 at 5:30 PM

Venue: CMT - Communications Media Technology

AGENDA

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

NEW BUSINESS

- i. Case # CE 24-00000046, Sandy Hook Investments LLC, as owner, Sandy Hook Investments LLC as respondent, gives address as 230 Sandy Hook Ln. Deland, Florida 32724, located on parcel # 00-00-00-12280-000. Sandy Hook Investments LLC are owners of 433 NW Desoto Street Lake City, FL 32055.

Violations:

1. IPMC 302.4- Weeds

ADJOURNMENT

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

Meeting Instructions: Due to the COVID-19 social distance requirements, The City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology. Members of the public may attend the meeting online at:<https://us02web.zoom.us/j/84659541815>

Meeting ID: 846 5954 1815

One Tap Mobile:

1-305-224-1968,,84659541815# US
1-301-715-8592,,84659541815# US (Washington DC)

Dial by your location:

+1 305 224 1968 US
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 646 931 3860 US
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
833 548 0282 US Toll-Free
877 853 5247 US Toll-Free
888 788 0099 US Toll-Free
833 548 0276 US Toll-Free

Those attendees wishing to share a document must email them to submissions@lcfla.com no later that noon on the day of the meeting.

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. Case # CE 24-00000046, Sandy Hook Investments LLC, as owner, Sandy Hook Investments LLC as respondent, gives address as 230 Sandy Hook Ln. Deland, Florida 32724, located on parcel # 00-00-00-12280-000. Sandy Hook Investments LLC are owners of 433 NW Desoto Street Lake City, FL 32055.

Violations:

1. IPMC 302.4- Weeds



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Item i.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: June 10, 2024 Name (required) Cara Disbrow
Phone: (386)292-4613 Address: 412 NW Hamilton Street Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 433 NW Desoto Street Lake City, FL 32055 Nature
of Complaint: Overgrowth along fence row

How long has the complaint been going on? Unknown Do you know who the person(s) involved are? Yes No If yes, who? Sandy Hook Investments LLC Do you know the time frames that the complaint is happening? Yes No If yes, when? Now Is there any other information that you would like to us to know?

****** Below Internal Use Only ******

Date Received: June 10, 2024 Via: Phone Case Number Assigned 24-00000046
Notes:

Case Data Sheet for case # 24-00000046

Parcel# 12280-000

Address: 433 NW Desoto St

Owner: Sandy Hook Investments LLC

Date of first inspection: 06/10/2024

1st Notice of Violation sent: 6/10/24

2nd inspection date: 7/1/24

2nd Notice of Violation sent: 7/2/24

Date of Public Notice placed on property: 7/22/24

Notice of Mag. Hearing sent: 7/2/24

Notice on City of Lake City website on: 7/1/24

Notice posted in City Hall: 7/22/24

Mailing Cost/Date: \$8.69 6/10/24

Mailing Cost/Date: 8.69 7/2/24

Mailing Cost/Date: _____

Total Mailing Cost: _____



Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

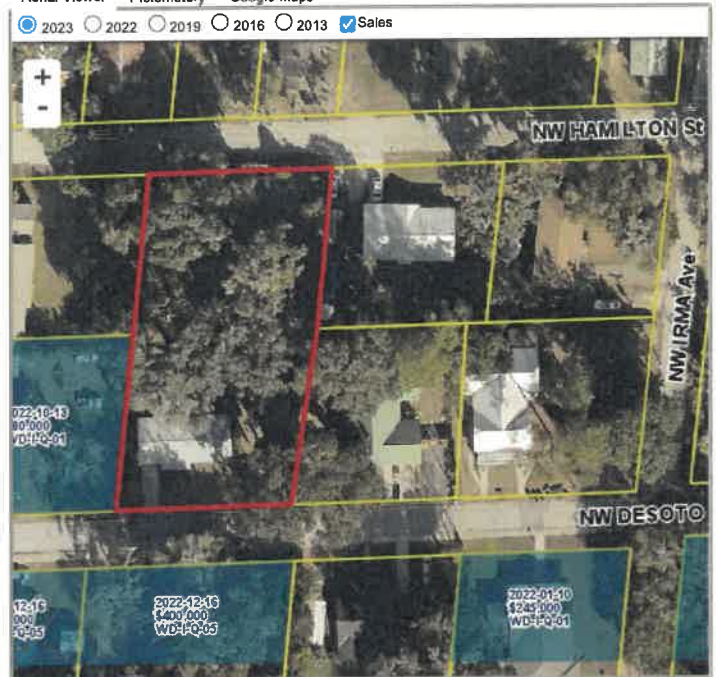
Parcel: << 00-00-00-12280-000 (40841) >>

Aerial Viewer Pictometry Google Maps
 2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	SANDY HOOK INVESTMENTS LLC 230 SANDY HOOK LN DELAND, FL 32724		
Site	433 NW DESOTO ST, LAKE CITY		
Description*	W DIV: E1/2 OF SW1/4 BLOCK A DESC AS: BEG NE COR OF SW1/4 OF BLK A, S 209.5 FT TO SE COR OF BLK A, W 107 FT TO SW COR OF E1/2 OF SW1/4 OF BLK A, N 209.72 TO NW COR OF E1/2 OF SW1/4 OF BLK A, E 107 FT TO POB, DC 597-88, PB 1242-792, PB 1249-1379, LE 1249-2 ...more>>>		
Area	0.554 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$17,242	Mkt Land	\$17,242
Ag Land	\$0	Ag Land	\$0
Building	\$101,395	Building	\$107,728
XFOB	\$14,592	XFOB	\$14,592
Just	\$133,229	Just	\$139,562
Class	\$0	Class	\$0
Appraised	\$133,229	Appraised	\$139,562
SOH Cap [?]	\$3,473	SOH Cap [?]	\$0
Assessed	\$133,229	Assessed	\$139,562
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$129,756 city:\$129,756 other:\$0 school:\$133,229	Total Taxable	county:\$139,562 city:\$139,562 other:\$0 school:\$139,562

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/30/2021	\$120,000	1446 / 1895	WD	I	Q	01
7/29/2019	\$95,000	1390 / 474	WD	I	Q	01
2/15/2013	\$100	1249 / 2337	LE	I	U	11
2/11/2013	\$0	1249 / 1379	PB	I	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1968	1650	1999	\$107,728

*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	Dims
0294	SHED WOOD/VINYL	0	\$390.00	1.00	0 x 0
0294	SHED WOOD/VINYL	0	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$250.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0280	POOL R/CON	1986	\$10,752.00	512.00	32 x 16
0130	CLFENCE 5	1993	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$200.00	1.00	0 x 0
0070	CARPORT UF	2011	\$100.00	1.00	0 x 0
0263	PRCH,USP	2011	\$700.00	1.00	0 x 0

Land Breakdown

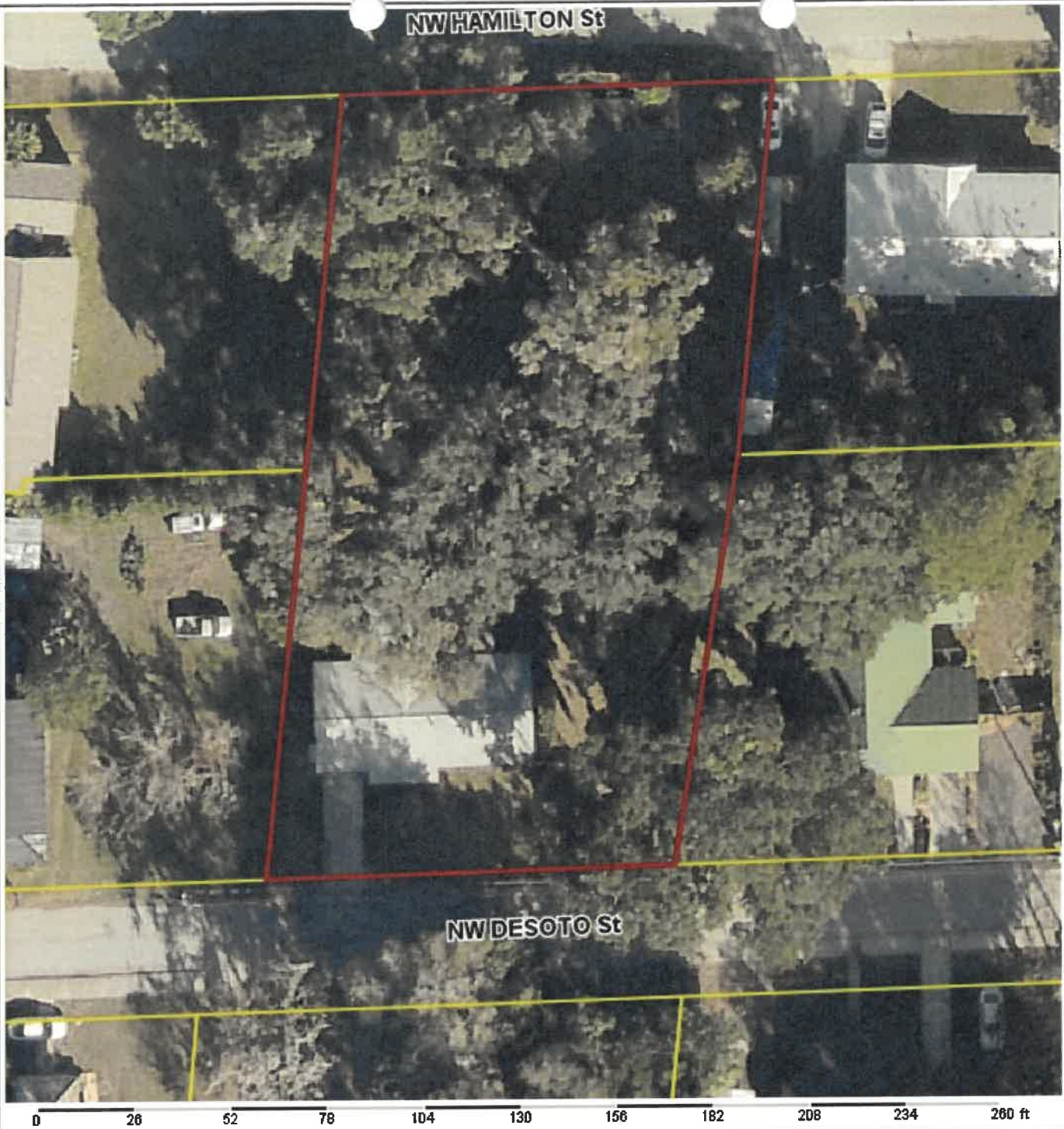
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,100.000 SF (0.277 AC)	1.0000/1.0000 1.0000/7500000 /	\$1 /SF	\$8,621
0100	SFR (MKT)	12,100.000 SF (0.277 AC)	1.0000/1.0000 1.0000/7500000 /	\$1 /SF	\$8,621

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by:GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 6/6/2024 and may not reflect the data currently on file at our office.

Item i.



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-12280-000 (40841) | SINGLE FAMILY (0100) | 0.554 AC

W DIV: E1/2 OF SW1/4 BLOCK A DESC AS: BEG NE COR OF SW1/4 OF BLK A, S 209.5 FT TO SE COR OF BLK A, W 107 FT TO SW COR OF E1/2 OF SW1/4 OF BLK A, N 209

SANDY HOOK INVESTMENTS LLC

Owner: 230 SANDY HOOK LN
DELAND, FL 32724

Site: 433 NW DESOTO ST, LAKE CITY

Sales	8/30/2021	\$120,000	I (Q)
Info	7/29/2019	\$95,000	I (Q)
	2/15/2013	\$100	I (U)

2024 Working Values

Mkt Lnd	\$17,242	Appraised	\$139,562
Ag Lnd	\$0	Assessed	\$139,562
Bldg	\$107,728	Exempt	\$0
XFOB	\$14,592	county:	\$139,562
Just	\$139,562	Total	city:\$139,562
		Taxable	other:\$0
			school:\$139,562

NOTES:

Columbia County, FL



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[GrizzlyLogic.com](https://columbia.floridapa.com/gis/gisPrint/)



Kyle Keen, Tax Collector

Proudly Serving The People of Columbia County

Site Provided
aumentumte

Tax Record

print    

Account Number
1 of 1

Last Update: 6/10/2024 1:33:01 PM ET

Details

- Tax Record
- Legal Desc.
- Tax Payment
- Payment History**
- » Print View
- Print Tax Bill **NEW!**
- Change of Address

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R12280-000	REAL ESTATE	2023

Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2023	35419	11/25/2023	9972312.0001	\$2,729.60	\$2,620.42
	Owner Name	SANDY HOOK INVESTMENTS LLC			
	Paid By	CORELOGIC			

Searches

- Account Number**
- GEO Number
- Owner Name
- Property Address
- Mailing Address

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2022	36592	11/27/2022	9973362.0001	\$2,445.94	\$2,348.10
	Owner Name	SANDY HOOK INVESTMENTS LLC			
	Paid By	CORELOGIC			

Site Functions

- Tax Search**
- Local Business Tax
- Contact Us
- County Login
- Home

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2021	35709	11/20/2021	9974207.0001	\$2,084.15	\$2,000.78
	Owner Name	REGAN KATHERINE			
	Paid By	CORELOGIC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2020	3209	9/14/2021	1505414.0002	\$1,996.09	\$2,307.08
	Owner Name	REGAN KATHERINE &			
	Paid By	TITLE CO SF			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2019	3209	9/14/2021	1505414.0001	\$2,267.60	\$2,611.47
	Owner Name	COPE PATRICIA CHRISTINE M			
	Paid By	TITLE CO SF			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	3224	7/31/2019	2706477.0001	\$2,086.44	\$2,405.74
	Owner Name	COPE PATRICIA CHRISTINE M			
	Paid By	TROPICAL TITLE R12280-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	3233	7/31/2019	2706476.0001	\$2,018.66	\$2,328.51
	Owner Name	COPE PATRICIA CHRISTINE M			
	Paid By	TROPICAL TITLE R12280-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	3250	1/21/2018	2702307.0001	\$2,000.77	\$2,309.00

Item i.

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 35419

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R12280-000	651	See Below	See Below	001

SANDY HOOK INVESTMENTS LLC
 230 SANDY HOOK LN
 DELAND FL 32724

00-00-00 0100/0100.55 Acres W DIV:
 E1/2 OF SW1/4 BLOCK A DESC AS: BEG
 NE COR OF SW1/4 OF BLK A, S 209.5
 FT TO SE COR OF BLK A, W 107 FT TO
 SW COR OF E1/2 OF SW1/4 OF BLK A, N
 209.72 TO NW COR OF E1/2 OF SW1/4
 OF BLK A, E 107 FT TO POB. DC 597-
 68, PB 1242-792, PB See Tax Roll
 For Extra Legal

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	129,756		\$129,756	\$635.80
BOARD OF COUNTY COMMISSIONERS	7.8150	129,756		\$129,756	\$1,014.04
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	133,229		\$133,229	\$99.66
LOCAL	3.2170	133,229		\$133,229	\$428.60
CAPITAL OUTLAY	1.5000	133,229		\$133,229	\$199.84
SUWANNEE RIVER WATER MGT DIST	0.3113	129,756		\$129,756	\$40.39
LAKE SHORE HOSPITAL AUTHORITY	0.0001	129,756		\$129,756	\$0.01
Total Millage		18.4914	Total Taxes		\$2,418.34

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$311.26
Total Assessments		\$311.26

Taxes & Assessments		\$2,729.60
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DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750
growthmanagement@lcfla.com

IPMC 302.4 Weeds.	Fence row along the property needs to be cleared of weeds, trees trimmed and brush removed. Over the weekend the local police department responded to this address due to a foul stench. In their investigation several dogs were found deceased. This property needs to be cleaned up or the City of Lake City will elect a Special Magistrate hearing to possibly file a lien on the property or fines enforced.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: **Appear in front of the Special Magistrate on August 1, 2024** _____



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: Sandy Hook Investments LLC Relationship owner: _____

On date: July 1, 2024 time being: 8:00 am _____

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

IPMC 302.4 Weeds.	Fence row along the property needs to be cleared of weeds, trees trimmed and brush removed. Over the weekend the local police department responded to this address due to a foul stench. In their investigation several dogs were found deceased. This property needs to be cleaned up or the City of Lake City will elect a Special Magistrate hearing to possibly file a lien on the property or fines enforced.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: **June 25, 2024** _____



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
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- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
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A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: Sandy Hook Investments LLC Relationship owner: _____

On date: June 10, 2024 time being: 2:00 pm _____

Personal Service _____

Posted on property ___ and at City Hall ___

Certified Mail, Return Receipt requested ___ X ___ First class mailing ___

Refused to sign ___, drop service ___

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

Item i.

City of LAKE CITY
 Growth Management

Special Magistrate Hearing Notices

Apply Online for a New 911 Address

Zoning Applications

Zoning Atlas

Building Permit and Inspection Utilization Report

Comprehensive Plan

Permit Fees Schedule

Permit Forms

Interactive Zoning Map

Special Magistrate Hearing Notices

Supporting Documents

24-00000046- Sandy Hook Investments LLC (7/1/2024) uploaded (7/1/2024) (121 KB)

7/1/24

Video Tour
 Your Government
 Search

Outgoing Sign on
 Office Name
 Address
 Phone
 Fax
 Email
 Website
 City/State/Zip

HP

Special Magistrate Hearing Notices
 530 SE Howard

7/1/24
 530 SE Howard
 Portland, OR

7/22/24
City Hall

**NOTICE OF PUBLIC HEARING
CITY OF LAKE CITY
SPECIAL MAGISTRATE HEARING**

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, August 1, 2024 at 5:30 PM.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055

Members of the public may also view the meeting on our YouTube channel at: <https://www.youtube.com/channel/UCp8k8-48a7Cj>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

MARSHAL L SOVA
Code Enforcement Officer

SPECIAL MAGISTRATE

Notice of Public Hearing
The Special Magistrate will be presiding over the hearing for the City of Lake City, Florida, with respect to the following matter: **PLAID B&B 533 MULTIFAMILY ZONING AND PERMITTING CASE NO. 2024-0018 FOR THE SPECIAL MAGISTRATE TO REVIEW AND ISSUE A DECISION TO THE CITY MANAGER'S OFFICE.**

The Special Magistrate will be presiding over the hearing for the City of Lake City, Florida, with respect to the following matter: **PLAID B&B 533 MULTIFAMILY ZONING AND PERMITTING CASE NO. 2024-0018 FOR THE SPECIAL MAGISTRATE TO REVIEW AND ISSUE A DECISION TO THE CITY MANAGER'S OFFICE.**

It is the RESPONSIBILITY of the RESPONDENT to provide a competent representation to the Special Magistrate of the City of Lake City, Florida.

The Special Magistrate will be presiding over the hearing for the City of Lake City, Florida, with respect to the following matter: **PLAID B&B 533 MULTIFAMILY ZONING AND PERMITTING CASE NO. 2024-0018 FOR THE SPECIAL MAGISTRATE TO REVIEW AND ISSUE A DECISION TO THE CITY MANAGER'S OFFICE.**

OFFICE OF THE CITY CLERK

NOTICE OF PUBLIC HEARING
The City of Lake City, Florida, hereby gives notice of a public hearing to be held on Thursday, August 1, 2024 at 5:30 PM at the City Council Chambers, 205 North Marion Avenue, Lake City, Florida 32055.

The City of Lake City, Florida, hereby gives notice of a public hearing to be held on Thursday, August 1, 2024 at 5:30 PM at the City Council Chambers, 205 North Marion Avenue, Lake City, Florida 32055.

By: *[Signature]*
City Clerk

September 23, 2024

7/22/24
City Hall

**NOTICE OF PUBLIC HEARING
CITY OF LAKE CITY
SPECIAL MAGISTRATE HEARING**

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday August 1, 2024 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

MARSHALL SOVA
Code Enforcement Officer

SPECIAL MAGISTRATE
City of Lake City
205 North Marion Avenue
Lake City, FL 32055

ORDER # 2024-00000

NOTICE OF HEARING

Notice is hereby given and returned to you by Special Magistrate of Lake City, Florida, that you are scheduled to appear at a hearing on August 1, 2024 at 5:30 PM at the City Council Chambers, 205 North Marion Avenue, Lake City, Florida 32055. The hearing will take place at 5:30 PM. It is requested that you appear at the hearing on the date and time specified. You have the right to request a continuance and a reasonable effort will be made to accommodate you and your attorney, if you have one.

The Special Magistrate will be providing and providing through the City website a copy of the City's 2024-2025 Code Enforcement Manual. The City's website is www.lakecityfl.com. The Special Magistrate will be providing a copy of the City's 2024-2025 Code Enforcement Manual. The City's website is www.lakecityfl.com. The Special Magistrate will be providing a copy of the City's 2024-2025 Code Enforcement Manual. The City's website is www.lakecityfl.com.

If you have any questions concerning your hearing, please contact the City Manager at (386) 719-5768.

You have the right to appeal the hearing. If you wish to appeal, you must file a written appeal with the City Manager within 10 business days of the hearing. The appeal must include a copy of the City's 2024-2025 Code Enforcement Manual. The City's website is www.lakecityfl.com.

If you wish to appeal the hearing, you must file a written appeal with the City Manager within 10 business days of the hearing. The appeal must include a copy of the City's 2024-2025 Code Enforcement Manual. The City's website is www.lakecityfl.com.

I acknowledge receipt of a copy of this Notice of Hearing.
Signature of Respondent: _____
Date: _____

AFFIDAVIT OF SERVICE BY POSTING

STATE OF FLORIDA
COUNTY OF CLAY
I, the undersigned, do hereby certify that I personally served the following person with a copy of the Notice of Hearing and Notice to Appear at the hearing on August 1, 2024 at 5:30 PM at the City Council Chambers, 205 North Marion Avenue, Lake City, Florida 32055.

Shelli
Shelli
City Manager
City of Lake City
205 North Marion Avenue
Lake City, Florida 32055

Subscribed and sworn to before me on this _____ day of _____, 2024.

Notary Public for the State of Florida
My Commission Expires _____



PUBLIC NOTICE

7/22/24
PROPERTY

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

The Board of Commissioners of the City of Jacksonville, Florida, will hold a public hearing on the proposed Ordinance to amend the Comprehensive Zoning Ordinance to create a new zoning district, the [unclear] District, and to amend the Comprehensive Zoning Ordinance to allow the [unclear] District to be used for [unclear] uses.

The public hearing will be held on [unclear] at [unclear] o'clock [unclear] of the month of [unclear], 2024.

Attest: [unclear]
[unclear]

NOTICE OF PUBLIC HEARING

The Board of Commissioners of the City of Jacksonville, Florida, will hold a public hearing on the proposed Ordinance to amend the Comprehensive Zoning Ordinance to create a new zoning district, the [unclear] District, and to amend the Comprehensive Zoning Ordinance to allow the [unclear] District to be used for [unclear] uses.

The public hearing will be held on [unclear] at [unclear] o'clock [unclear] of the month of [unclear], 2024.

Attest: [unclear]
[unclear]

NO TRESPASSING

122124
PROPERTY



6/10/24



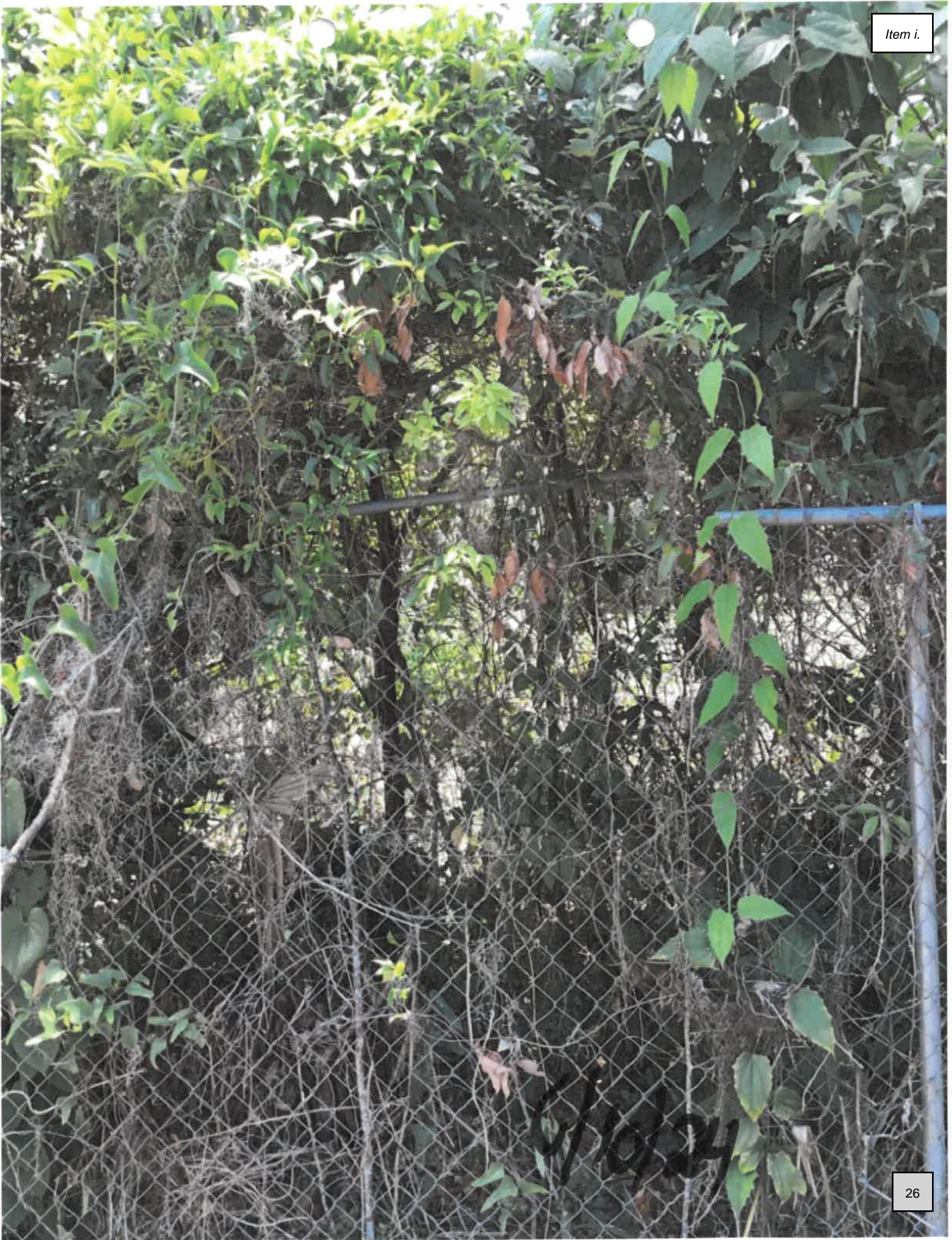


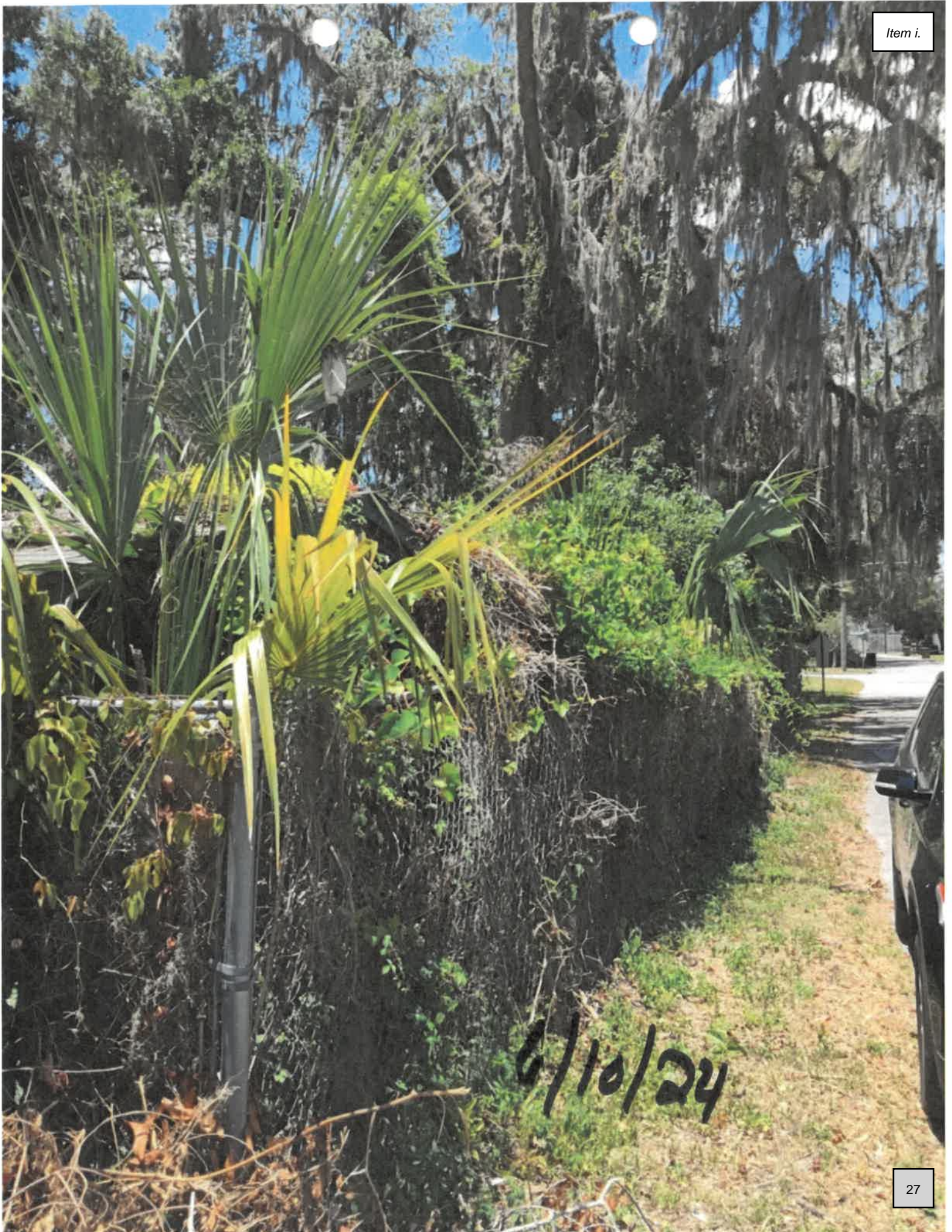
6/10/24



6/10/24







6/10/24



9589 0710 5270 1255 1001 46
9589 0710 5270 1255 1001 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ 4.40	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.65	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$.64	
Total Postage and Fees \$ 8.69	
Sent To CARA DISBROW	
Street and Apt. No., or PO Box No. 412 N.W. HAWKWOOD ST.	
City, State, ZIP+4® LAKE CITY FL 32155	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

NOH
7/10/24

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CARA DISBROW
 412 NW HAMILTON ST.
 LAKE CITY, FL 32055



9590 9402 8680 3310 5140 56

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1001 46
 PS Form 3811, July 2020 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Insured Mail Insured Mail Restricted Delivery

Up to \$500

Domestic Return Receipt

Certified Mail

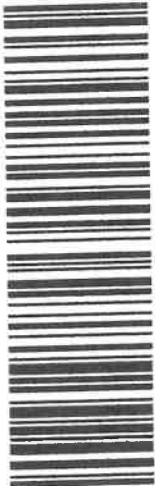
- A receipt (this portion of the card) for your unique identifier for your delivery.
- Electronic verification of delivery (the signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail, First-Class Mail, or Priority Mail service.
- Certified Mail service is available for international mail.
- Insurance coverage is provided with Certified Mail service of Certified Mail service.
- For an additional fee, certain Priority Mail items may be insured for up to \$500.
- Return receipt services of delivery (including electronic version). For complete PS Form 3811 Receipt attach PS Form 3800, January 2020.

2/10/16
 HON

277 LLC



9589 0710 5270 1255 1001 22
9589 0710 5270 1255 1001 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.40</u>	Postmark Here
Extended Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>2.65</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>1.64</u>	
Total Postage and Fees \$ <u>8.69</u>	
Sent To <u>Sony Health Investments, LLC</u>	
Street and Apt. No., or PO Box No. <u>250 Sony Health Ln</u>	
City, State, ZIP+4® <u>DAVIE FL 32711</u>	

PS Form 3800, January 2023 PSN 7530-02-000-90-7 See Reverse for Instructions

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

2ND NOV (NOV)
7/2/24

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*SANJOY HEAK INVESTMENTS LLC
230 SANJOY HEAK LN
DELANO, FL 32724*



9590 9402 8680 3310 5141 00

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1001 22

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

B. Received by (Printed Name) Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Insured Mail
- Mail Restricted Delivery (500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the mailpiece) that is retained by you for a specified period.
- A record of delivery (including signature) that is retained by the carrier.
- Electronic verification of delivery.
- A unique identifier for you or your business.
- First-Class Mail®, First-Class Mail® International, First-Class Mail® International, Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service of certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece may be requested for the following services:
 - Return receipt service of delivery (including the receipt).
 - Return receipt service of delivery (including the receipt).

You can request a hard copy of the receipt. For electronic version, for complete PS Form 3811, attach PS Form 3800, January 2020.

*2nd NOV (NON)
7/2/24*

775 LLC



7021 0350 0000 5416 1805
7021 0350 0000 5416 1805

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	\$ 4.70	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.04	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.64	
Total Postage and Fees	\$ 8.69	
Sent To	Sandy Hook Investments LLC	
Street and Apt. No. or PO Box No.	330 Sandy Hook Ln	
City, State, ZIP+4®	Deerdo FL 32724	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

6/10/24

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

7/10/24

Sandy Hook Investments LLC
230 Sandy Hook Ln
Deland, FL 32724



9590 9402 8680 3310 5141 31

2. Article Number (Transfer from service label)

7021 0350 0000 5416 1805

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: Yes No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail
- Registered Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Restricted Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the card)
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail with First-Class Mail® or Priority Mail® service
- Certified Mail service is available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service insurance coverage and certain Priority Mail letters
- For an additional fee, an endorsement on the mailpiece may be requested for the following services:
 - Return receipt service of delivery (including electronic version, Form PS Form 3811)
 - You can request a hard copy of the return receipt (attach PS Form 3800, April 2017)

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of July 2024, personally appeared, Marshall Sovo Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 22nd day of July 2024, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 433 NW Desoto Street and at 205 N Marion Ave, Lake City, FL. 32055

Marshall Sovo

Marshall Sovo -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
22nd day of July 2024, by Marshall
Sova who is personally known to me.

Ann Marie Jones

Signature of Notary



Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024

Item i.

**NOTICE OF PUBLIC HEARING
CITY OF LAKE CITY
SPECIAL MAGISTRATE HEARING**

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, August 1, 2024 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.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 with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

MARSHALL SOVA
Code Enforcement Officer

SPECIAL MAGISTRATE
City of Lake City
205 N. Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 24-00000046
Respondent: Sandy Hook Investments LLC

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 1st day of August, 2024, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation up to \$250.00 per day/per violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Sandy Hook Investments LLC Relationship Owner
On date July 1, 2024 time being 3:11 pm
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovia
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

SPECIAL MAGISTRATE

City of Lake City
205 N. Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 24-00000046
Witness: Cara Disbrow

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 1st day of August, 2024, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation up to \$250.00 per day/per violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Cara Disbrow Relationship Witness
On date July 10, 2024 time being 8:53 am

- Personal Service
- Certified Mail, Return Receipt requested
- Refused to sign, drop service
- Posted on property and at City Hall
- First class mailing

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

DISBROW



July 10, 2024

To whom it may concern:

The Special Magistrate Hearing will be held on August 1, 2024 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: <https://us02web.zoom.us/j/84659541815>

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)



1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



July 1, 2024

To whom it may concern:

The Special Magistrate Hearing will be held on August 1, 2024 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: <https://us02web.zoom.us/j/84659541815>

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)



1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com