

# CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

January 02, 2025 at 3:37 PM

Venue: CMT - Communications Media Technology

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## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 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.

### ADJOURNMENT

### NEW BUSINESS

- i. Case # CE 24-00000061, Nelo Williamson Jr., as owner, Nelo Williamson Jr. as respondent, gives address as 827 NW Magnolia Way Lake City, FL 32055, located on parcel # 00-00-00-11455-000.

#### **Violations:**

1. IPMC 301.3 Vacant structures and land.
2. IPMC 302.4 Weeds.
3. IPMC 302.8 Motor vehicles.
4. IPMC 304.7 Roofs and drainage.

- ii. Case # CE 24-00000075, Lake City Properties IV, as owner, Lake City Properties IV as respondent, gives address as 66 W. Flagler Street 12th Floor Miami, FL 33130, located on parcel # 29-3S-17-05818-001.

#### **Violations:**

1. IPMC 301.3 Vacant structures and land.
2. IPMC 302.4 Weeds.

- iii. Case # CE 24-00000076, Lake City Properties IV LLC, as owner, Lake City Properties IV LLC as respondent, gives address as 66 W. Flagler Street 12th Floor Miami, FL 33130, located on parcel # 29-3S-17-05818-002.

**Violations:**

1. IPMC 301.3 Vacant structures and land.
2. IPMC 302.4 Weeds.

**COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS**

Meeting Instructions: Due to the COVID-19 social distancing 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/84067027714>

**Telephonic by toll number** (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

**Telephonic by toll-free number** (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via: (i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing \*9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings:

1-844-992-4726 (toll-free)

Enter access code 173 541 6832#

Then it will ask for attendee ID number, just press #

Those attendees wishing to share a document must email the item to [submissions@lcfla.com](mailto:submissions@lcfla.com) no later than 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 24-00000061, Nelo Williamson Jr., as owner, Nelo Williamson Jr. as respondent, gives address as 827 NW Magnolia Way Lake City, FL 32055, located on parcel # 00-00-00-11455-000.

**Violations:**

1. IPMC 301.3 Vacant structures and land.
2. IPMC 302.4 Weeds.
3. IPMC 302.8 Motor vehicles.
4. IPMC 304.7 Roofs and drainage.



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

Item i.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: Oct. 15, 2024 Name (required) Mickey Weston  
Phone: (813)613-2797 Address: 637 NW Long St Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 827 NW Magnolia Way Lake City, FL 32055 Nature  
of Complaint: Derelict vehicle, tree on house, overgrowth

How long has the complaint been going on? Unknown Do you know who the person(s) involved are?  Yes  No If yes, who? Nelo Williamson Jr 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: Oct. 15, 2024 Via: Phone Case Number Assigned 24-00000061  
Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Data Sheet for case # 24-00000061

Parcel# 11455-000

Address: 827 NW Magnolia Way

Owner: Nelo Williamson Jr

Date of first inspection: 10/15/2024

1<sup>st</sup> Notice of Violation sent: 10/15/24

2<sup>nd</sup> inspection date: 11/19/24

2<sup>nd</sup> Notice of Violation sent: 11/19/24

Date of Public Notice placed on property: 11/19/24

Notice of Mag. Hearing sent: 11/19/24

Notice on City of Lake City website on: 11/19/24

Notice posted in City Hall: 11/19/24

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$9.64 10/15/24

Mailing Cost/Date: 9.64 11/19/24

Mailing Cost/Date: 9.64 11/21/24

Total Mailing Cost: \_\_\_\_\_

Marshall Sova

Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

Parcel: 00-00-00-11455-000 (39934)

**Owner & Property Info** Result: 25 of 44

Owner	WILLIAMSON NELO JR P O BOX 516 SANDERSON, FL 32087		
Site	827 NW MAGNOLIA WAY, LAKE CITY		
Description*	LOT 22 MAGNOLIA HEIGHTS S/D OF BLOCK 70 NW DIVISION. LE 753-248, LE 753-1399, DC 1111-2198,		
Area	0.18 AC	S/T/R	30-3S-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 offices for specific zoning information.

**Property & Assessment Values**

2024 Certified Values		2025 Working Values	
Mkt Land	\$3,200	Mkt Land	\$3,200
Ag Land	\$0	Ag Land	\$0
Building	\$101,262	Building	\$101,262
XFOB	\$30	XFOB	\$30
Just	\$104,492	Just	\$104,492
Class	\$0	Class	\$0
Appraised	\$104,492	Appraised	\$104,492
SOH/10% Cap	\$10,332	SOH/10% Cap	\$916
Assessed	\$104,492	Assessed	\$104,492
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$94,160 city:\$94,160 other:\$0 school:\$104,492	Total Taxable	county:\$103,576 city:\$103,576 other:\$0 school:\$104,492

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.

Aerial Viewer Pictometry Google Maps  
 2023  2022  2019  2016  2013  Sales



**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1964	1415	2407	\$101,262

\*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
0166	CONC,PAVMT	0	\$30.00	1.00	0 x 0

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.180 AC)	1.0000/1.0000 1.0000/ /	\$3,200 /LT	\$3,200

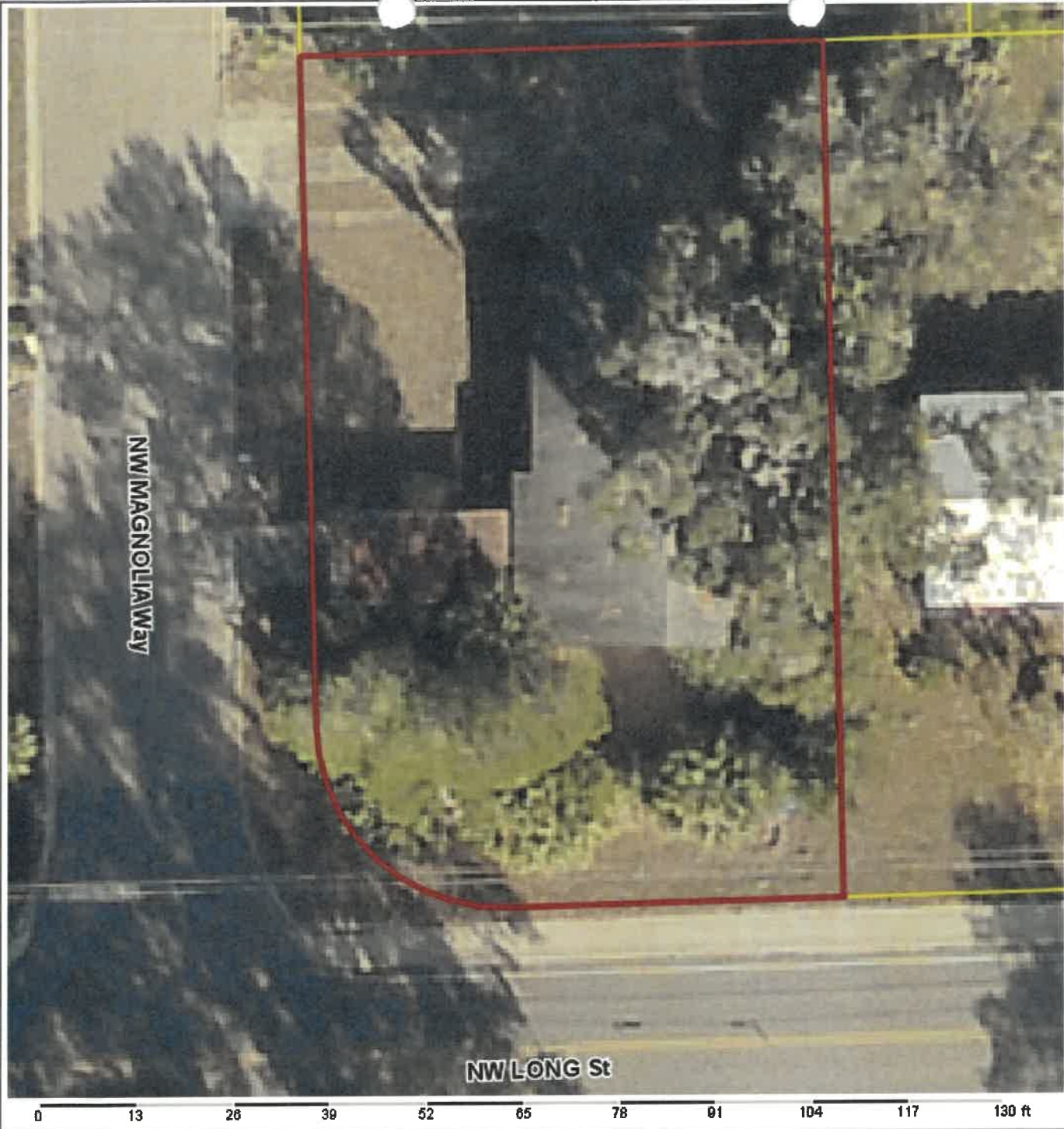
Search Result: 25 of 44

© 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 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 10/10/2024 and may not reflect the data currently on file at our office.

Item i.



**Columbia County Property Appraiser**

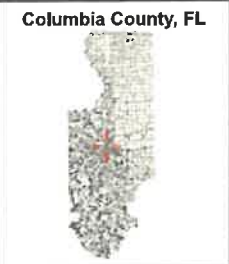
Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 00-00-00-11455-000 (39934)** | SINGLE FAMILY (0100) | 0.18 AC  
 LOT 22 MAGNOLIA HEIGHTS S/D OF BLOCK 70 NW DIVISION. LE 753-248, LE 753-1399, DC 1111-2198,  
**WILLIAMSON NELO JR**  
 Owner: P O BOX 516  
 SANDERSON, FL 32087  
 Site: 827 NW MAGNOLIA WAY, LAKE CITY  
 Sales Info: **NONE**

<b>2025 Working Values</b>	
Mkt Lnd	\$3,200
Ag Lnd	\$0
Bldg	\$101,262
XFOB	\$30
Just	\$104,492

Appraised	\$104,492
Assessed	\$104,492
Exempt	\$0
<b>Total Taxable</b>	<b>county:\$103,576</b>
	<b>city:\$103,576</b>
	<b>other:\$0</b>
	<b>school:\$104,492</b>

NOTES:



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 10/10/2024 and may not reflect the data currently on file at our office.



# Columbia County Tax Collector

Item i.

generated on 10/15/2024 9:31:52 AM EDT

## Tax Record

Last Update: 10/15/2024 2:13:55 AM EDT

[Register for eBill](#)

### 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			
R11455-000	REAL ESTATE	2023			
<b>Mailing Address</b> WILLIAMSON NELO JR P O BOX 516 SANDERSON FL 32087		<b>Property Address</b> 827 MAGNOLIA LAKE CITY  <b>GEO Number</b> 000000-11455-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b>					
00-00-00 0100/0100.18 Acres LOT 22 MAGNOLIA HEIGHTS S/D OF BLOCK 70 NW DIVISION. LE 753-248, LE 753-1399, DC 1111-2198,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	85,600	0	\$85,600	\$419.44
BOARD OF COUNTY COMMISSIONERS	7.8150	85,600	0	\$85,600	\$668.96
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	95,812	0	\$95,812	\$71.67
LOCAL	3.2170	95,812	0	\$95,812	\$308.23
CAPITAL OUTLAY	1.5000	95,812	0	\$95,812	\$143.72
SUWANNEE RIVER WATER MGT DIST	0.3113	85,600	0	\$85,600	\$26.65
LAKE SHORE HOSPITAL AUTHORITY	0.0001	85,600	0	\$85,600	\$0.01
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$1,638.68
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$311.26			
<b>Total Assessments</b>					\$311.26
Taxes & Assessments					\$1,949.94
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
12/22/2023	PAYMENT	1502984.0001	2023	\$1,891.44

Prior Years Payment History

**Prior Year Taxes Due**

NO DELINQUENT TAXES

# Columbia County Tax Collector

Item i.

generated on 10/15/2024 9:33:18 AM EDT

## Tax Record

Last Update: 10/15/2024 2:13:55 AM ET

### 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
R11455-000	REAL ESTATE	2023

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2023</b>	31532	12/22/2023	1502984	\$1,949.94	\$1,891.44
	Owner Name	WILLIAMSON NELO JR			
	Paid By	N WILLIAMSON R11455-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2022</b>	35484	5/22/2023	2505505	\$1,729.64	\$1,818.53
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2021</b>	36891	11/29/2021	2701839	\$1,593.85	\$1,530.10
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON R11455-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2020</b>	2524	4/2/2021	9924554	\$1,539.72	\$1,585.91
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2019</b>	2523	8/12/2020	2708058	\$1,671.12	\$1,934.11
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON R11455-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2018</b>	2538	8/12/2020	2708058	\$1,531.80	\$1,775.91
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON R11455-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2017</b>	2547	1/4/2019	3503264	\$1,484.80	\$1,722.28
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2016</b>	2563	1/4/2019	3503264	\$1,463.67	\$1,698.28
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2015</b>	2563	4/29/2016	9922305	\$787.91	\$811.55
	Owner Name	WILLIAMSON NELO JR			

Item i.

Paid By	NELO WILLIAMSON JR
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2014</b>	2563	4/29/2016	3104245	\$775.21	\$916.48
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2013</b>	2566	8/1/2014	1304415	\$743.64	\$881.06
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2012</b>	2562	5/7/2013	9921290	\$746.25	\$797.54
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	2572	4/30/2012	3800964	\$733.49	\$755.49
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON NELO JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	133277	8/16/2011	3304200	\$808.22	\$951.87
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON NELO JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	133281	4/6/2010	9920824	\$842.64	\$867.92
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON, JR.			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2008</b>	133041	3/18/2009	2302155	\$860.44	\$860.44
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON NELO JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2007</b>	132361	3/28/2008	9920614	\$1,078.01	\$1,078.01
	Owner Name	WILLIAMSON NELO JR			
	Paid By	Nelo Williamson Jr.			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2006</b>	131727	3/5/2007	9920281	\$354.07	\$354.07
	Owner Name	WILLIAMSON MAUREEN P-DECEASED			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2005</b>	131041	3/22/2006	2205207	\$246.82	\$246.82
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2004</b>	130179	5/12/2005	3300366	\$210.00	\$232.50
	Owner Name	WILLIAMSON MAUREEN P			

Item i.

Paid By	NELO W. IAMSON JR
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2003</b>	129640	3/29/2004	3102043	\$174.95	\$174.95
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2002</b>	129186	3/28/2003	2100169	\$159.34	\$159.34
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2001</b>	128558	3/29/2002	1104208	\$144.10	\$144.10
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2000</b>	127938	3/28/2001	2006270	\$123.70	\$123.70
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1999</b>	127464	3/14/2000	2005827	\$106.84	\$106.84
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1998</b>	127034	3/3/1999	2004721	\$97.11	\$97.11
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1997</b>	126386	3/6/1998	3005564	\$86.20	\$86.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1996</b>	125650	1/3/1997	1003739	\$71.52	\$70.09
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1995</b>	125142	3/8/1996	3006678	\$55.99	\$55.99
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1994</b>	124898	11/7/1994	3000364	\$48.19	\$46.26
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1993</b>	124265	11/22/1993	3001731	\$47.62	\$45.72
	Owner Name	WILLIAMSON MAUREEN P			

Item i.

	Paid By	LEADER MORTGAGE CORPORATION
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1992</b>	123644	11/13/1992	1001503	\$20.00	\$19.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1991</b>	123351	11/8/1991	1008994	\$20.00	\$19.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1990</b>	23201	11/21/1990	3001324	\$20.00	\$19.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1989</b>	2266200.0004	11/15/1989	3000932	\$20.00	\$19.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000061 2<sup>nd</sup> Violation**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: **Nelo Williamson Jr.**  
 Address: **827 NW Magnolia Way Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:  
 Date: **10/15/2024** Complaint   X   CE Personnel Observation         
 Complainant: **Mickey Weston** CE Personnel: **Marshall Sova**

Violation Code	Violation Description
<b>IPMC 301.3 Vacant structures and land.</b>	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
<b>IPMC 302.4 Weeds.</b>	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
<b>IPMC 302.8 Motor vehicles.</b>	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
<b>IPMC 304.7 Roofs and drainage.</b>	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.



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

Violation Code	Corrective Action
<b>301.3 Vacant structures and land.</b>	Property needs to be cleaned up to prevent a blighting concern to the community.
<b>302.4 Weeds.</b>	Property needs to be cleaned up to prevent a blighting concern to the community.
<b>302.8 Motor vehicles.</b>	A white 4 door car is parked in the driveway needs to be removed. An inoperable and unlicensed vehicle is not allowed on the property.
<b>304.7 Roofs and drainage.</b>	A hole is in the roof where a tree had fallen on it at some time. Elements of the weather are entering the home and the roof needs to be repaired.

**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: **Attend Special Magistrate hearing on January 2, 2025** \_\_\_\_\_





DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: Nelo Williamson Jr. Relationship owner: \_\_\_\_\_

On date: November 19, 2024 time being: 2:41 pm \_\_\_\_\_

Personal Service

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

Refused to sign , drop service

Marshall Sovo  
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](mailto:growthmanagement@lcfla.com)

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-0000061**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: **Nelo Williamson Jr**  
 Address: **827 NW Magnolia Way Lake City, FL 32055**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint X CE Personnel Observation \_\_\_\_\_  
 Date: **10/15/2024** Complainant: ~~Todd Lussier~~ CE Personnel: Marshall Sovo  
*MARSHALL SOVA*

Violation Code	Violation Description
<b>IPMC 301.3 Vacant structures and land.</b>	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
<b>IPMC 302.4 Weeds.</b>	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [ <b>12 INCHES</b> ]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
<b>IPMC 302.8 Motor vehicles</b>	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
<b>IPMC 304.7 Roofs and drainage.</b>	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting concern to the community.
IPMC 302.4 Weeds.	Property needs to be mowed.
IPMC 302.8 Motor vehicles	A white 4 door car is parked in the driveway needs to be removed. A inoperable and unlicensed vehicle is not allowed on the property.
IPMC 304.7 Roofs and drainage.	A hole is in the roof where a tree had fallen on it at some time. Elements of the weather are entering the home and the roof needs to be repaired.

**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: **November 15, 2024** \_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: Nelo Williamson Jr      Relationship owner: \_\_\_\_\_

On date: October 15, 2024 time being: 1:56 pm \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested  First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sovo  
Print Name of Code Inspector

  
Signature of Code Inspector



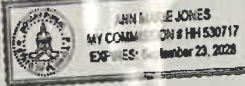
**PUBLIC NOTICE**

11/19/24

Item i.

Marshall Sovo - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 19th day of November 2024, by Marshall Sovo who is personally known to me.



Signature of Notary: Ann Marie Jones

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

**NOTICE OF HEARING**

Case No.: 24-0000001  
Respondent: Nelo Williamson Jr

**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 2nd day of January 2025, 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

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, 19th day of NOVEMBER 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 19th day of November 2024, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 827 NW Magnolia Way AND 205 N Marion Ave, Lake City, FL 32055.

Signature of Marshall Sovo  
Marshall Sovo - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 19th day of November 2024, by Marshall Sovo who is personally known to me.

Signature of Notary: Ann Marie Jones

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

**NOTICE OF HEARING**

Case No.: 240000001  
Respondent: Ann Marie & Carlos Gomez

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 2nd day of January 2025, 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 PHOTOGRAPHS YOU WISH HAVE ANY 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) 719-5166.

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 Compulsory Inspection.

This case will not go before the Special Magistrate if the violations 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 of person: I delivered the foregoing notice to (Name of person and relationship)  
Date: 11/19/24  
City: Lake City, Florida  
Address: 827 NW Magnolia Way, Lake City, Florida 32055  
Method of delivery: Hand-delivered  
Signature of Notary: Ann Marie Jones

Signature of Notary: Ann Marie Jones  
Signature of Code Inspector: Marshall Sovo

THIS is a hearing channel for the City of Lake City. Pursuant to the public hearing laws of the State of Florida, the City of Lake City will be conducting a public hearing on the above-captioned matter. The hearing will be held on the date and time specified above. The hearing will be held in person at the City of Lake City, Florida, at the address specified above. The hearing will also be held virtually 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 PHOTOGRAPHS YOU WISH HAVE ANY 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) 719-5166. 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 Compulsory Inspection. This case will not go before the Special Magistrate if the violations 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 of person: I delivered the foregoing notice to (Name of person and relationship) Date: 11/19/24 City: Lake City, Florida Address: 827 NW Magnolia Way, Lake City, Florida 32055 Method of delivery: Hand-delivered Signature of Notary: Ann Marie Jones Signature of Code Inspector: Marshall Sovo

The screenshot shows the City of Lake City website interface. At the top, there is a navigation menu with links for 'Video Tour', 'Your Government', 'City Department', and 'Our Community'. A search bar is also present. The main content area is titled 'Special Magistrate Hearing Notices' and 'Supporting Documents'. Below this, a list of documents is displayed with their respective IDs, descriptions, and upload dates.

**Special Magistrate Hearing Notices**

- 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

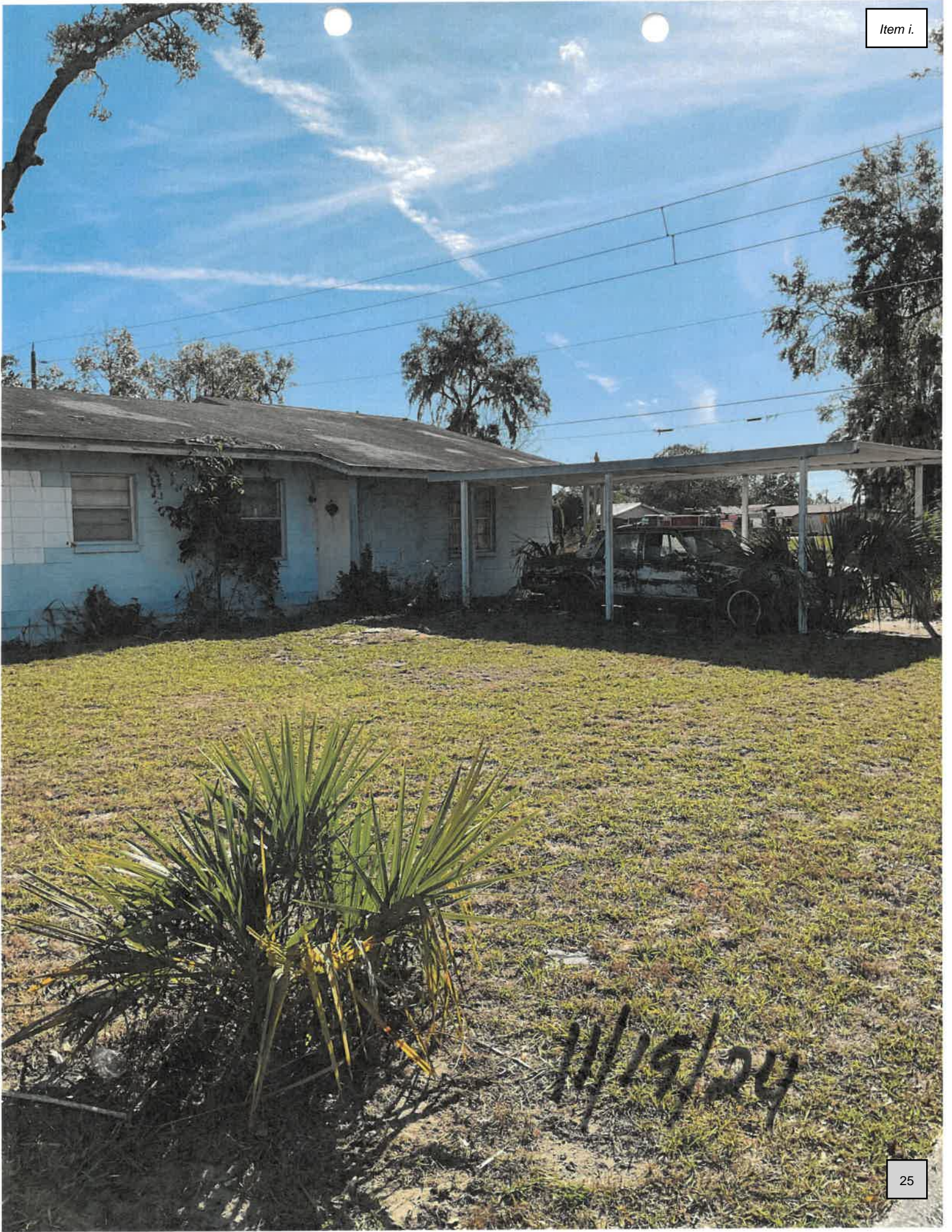
**Supporting Documents**

ID	Description	Upload Date	File Size
24-00000075-	Lake City Properties IV (11/15/2024)	uploaded (11/15/2024)	(69 KB)
24-00000076-	Lake City Properties IV (11/15/2024)	uploaded (11/15/2024)	(69 KB)
24-00000061-	Nelo Williamson Jr (11/19/2024)	uploaded (11/19/2024)	(68 KB)
24-00000066-	Kerri Mawier & Carlos Saffold (11/19/2024)	uploaded (11/19/2024)	(69 KB)

Handwritten text '11/15/24' is visible at the bottom of the document list.

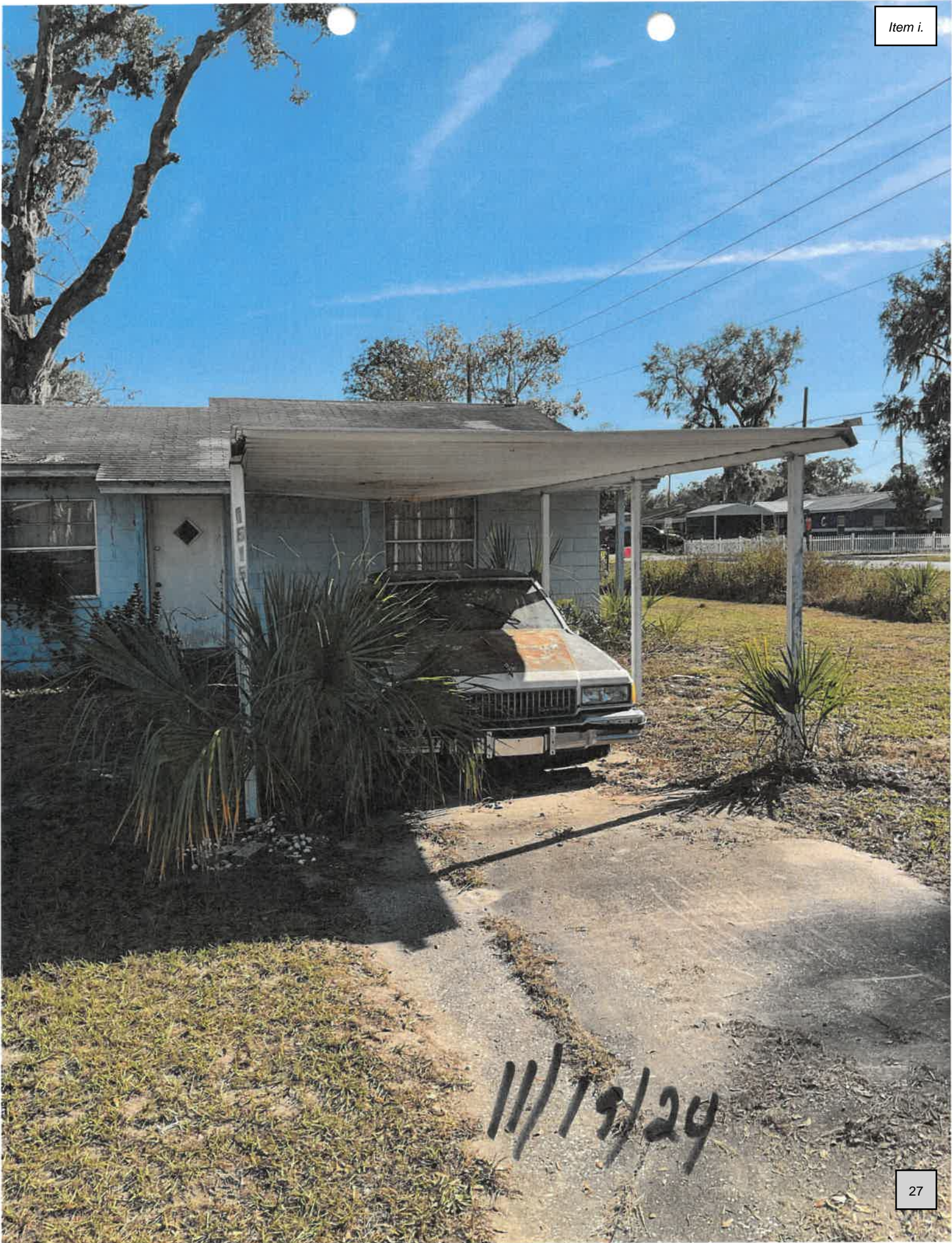




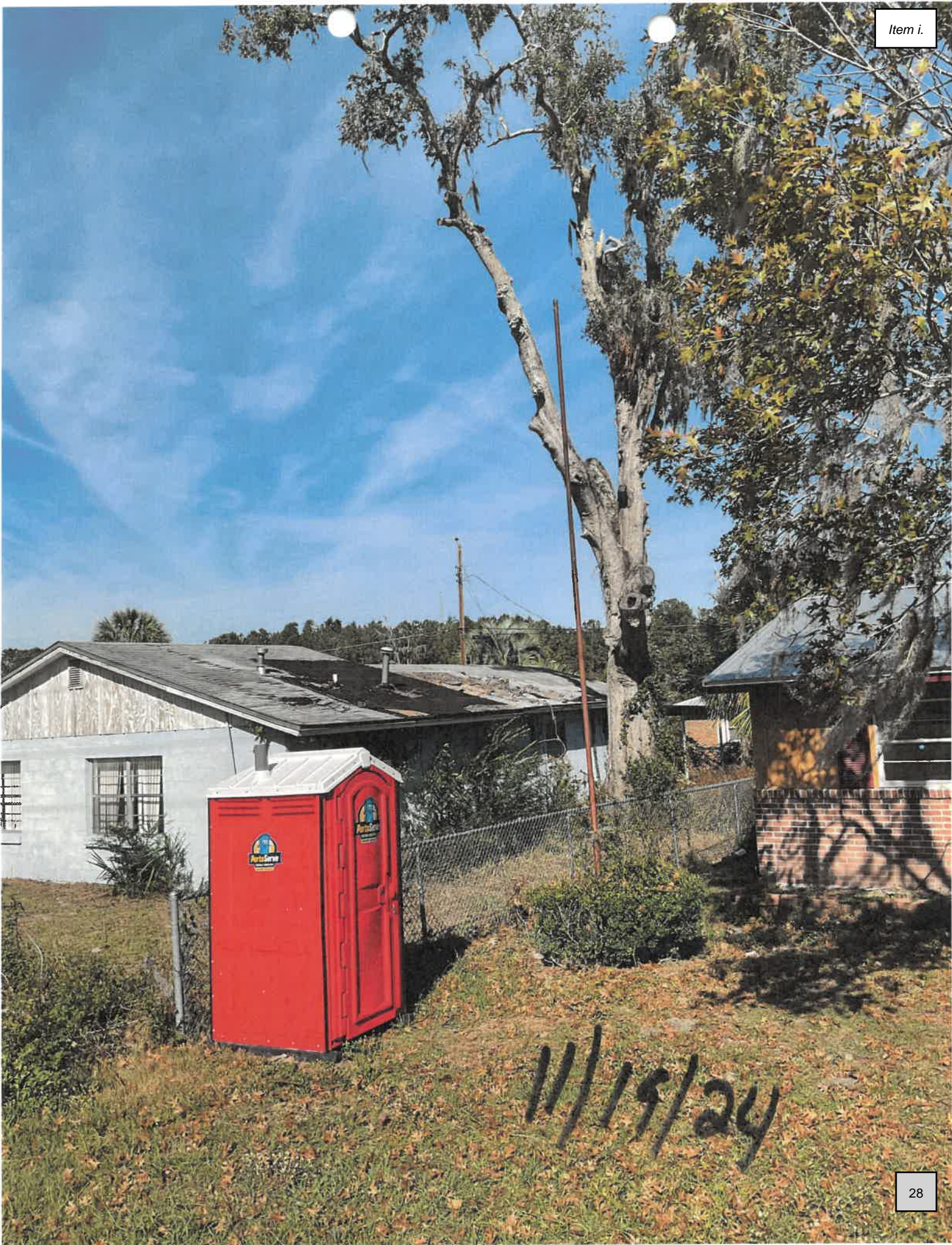


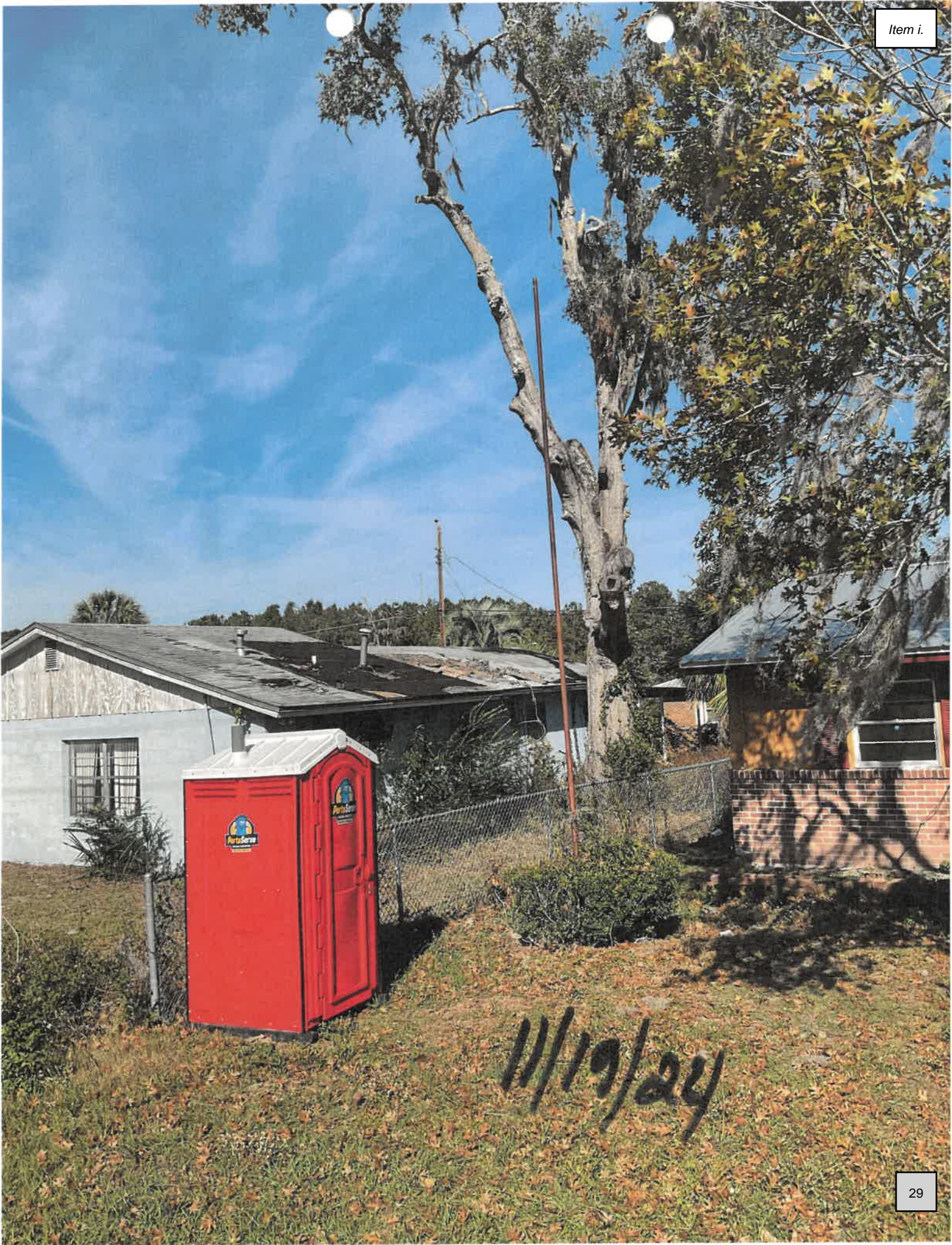
Item i.



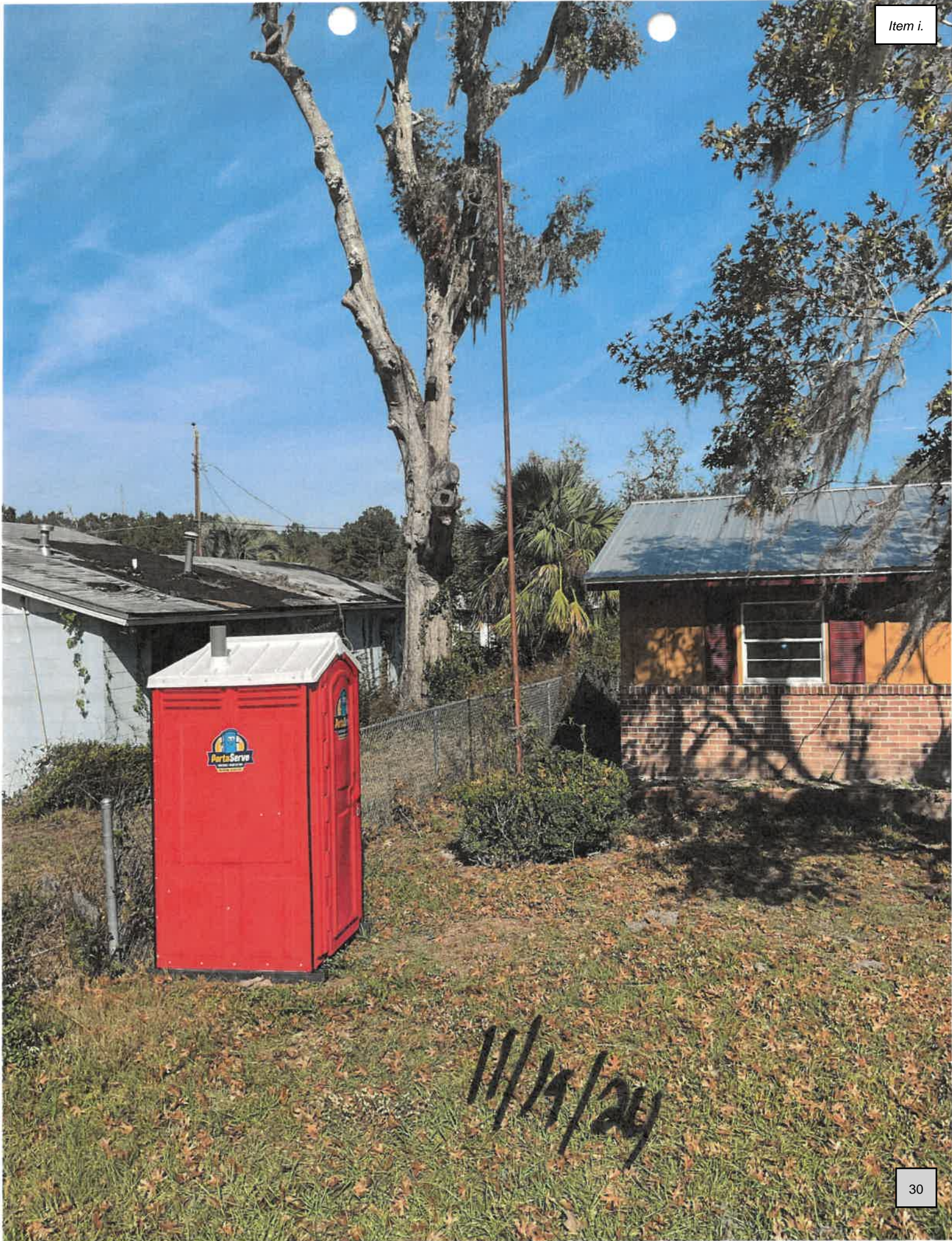


11/19/24

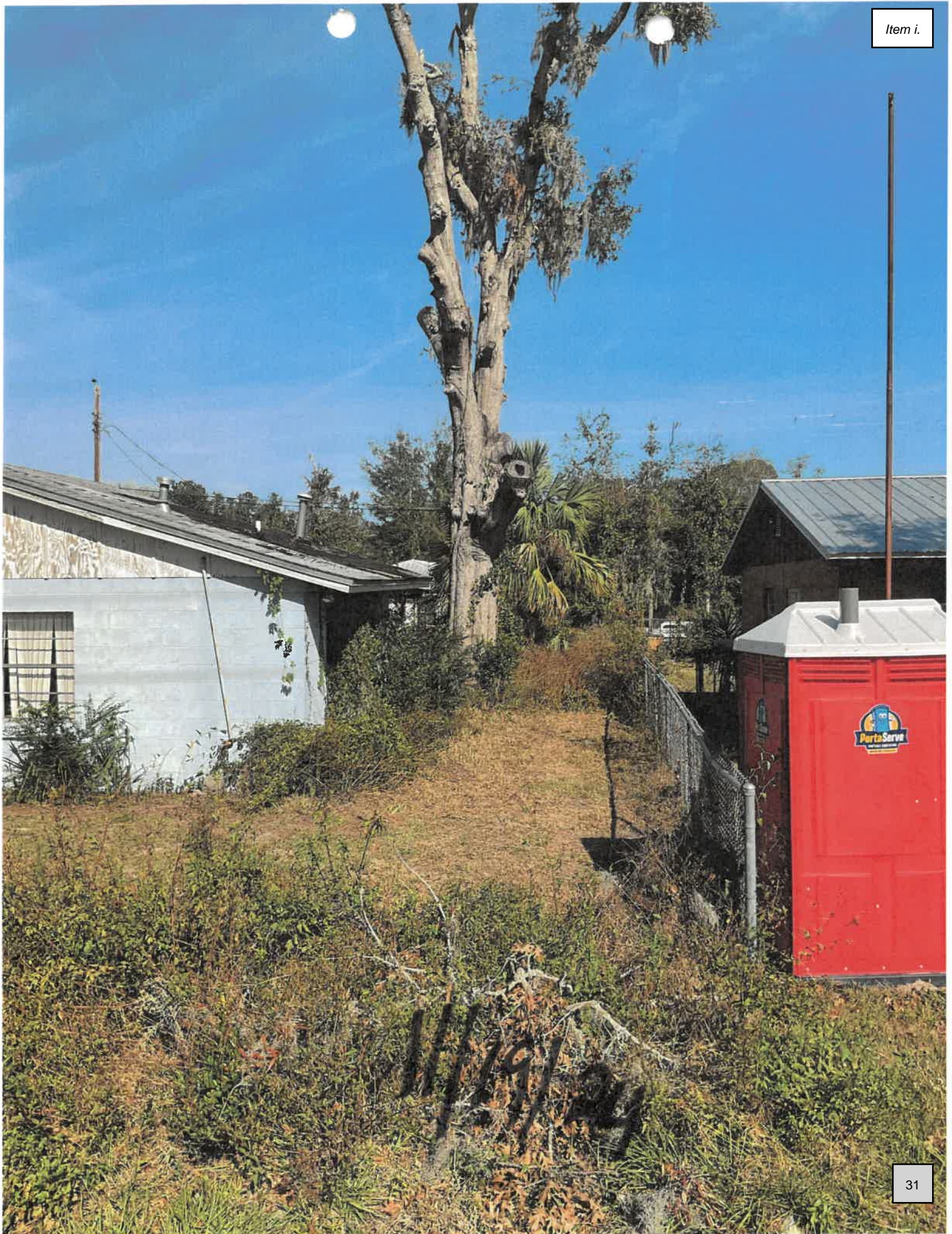


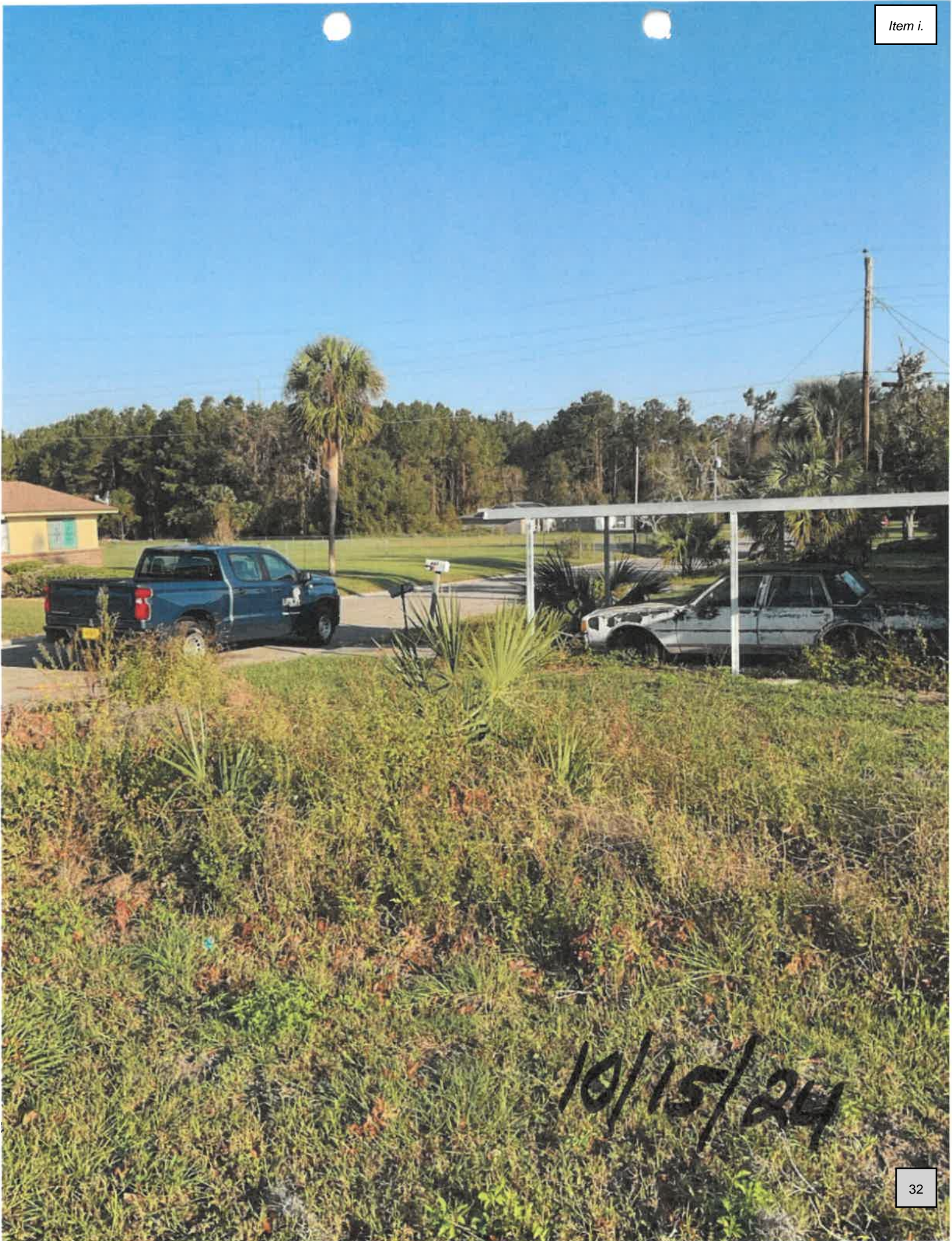


11/19/24

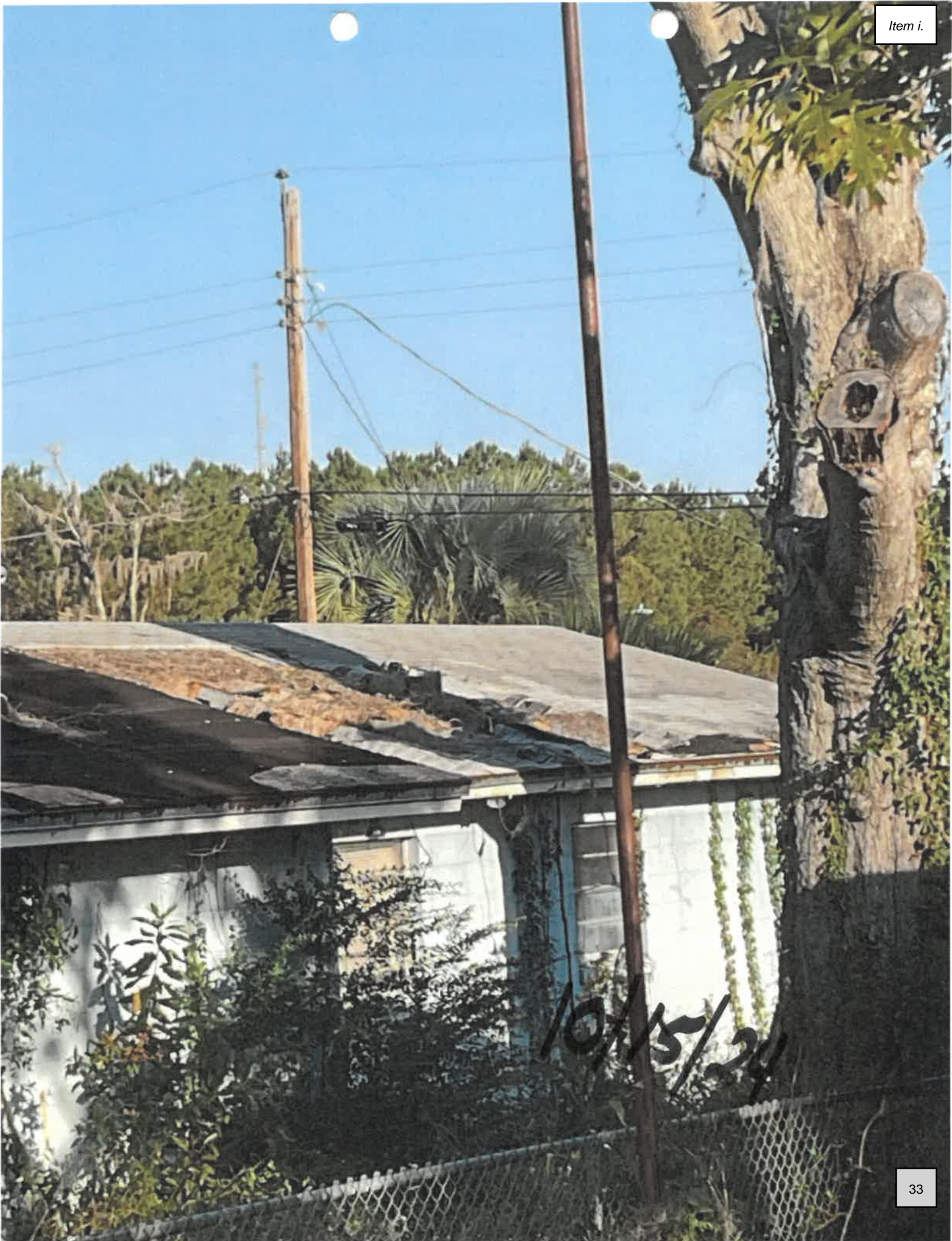


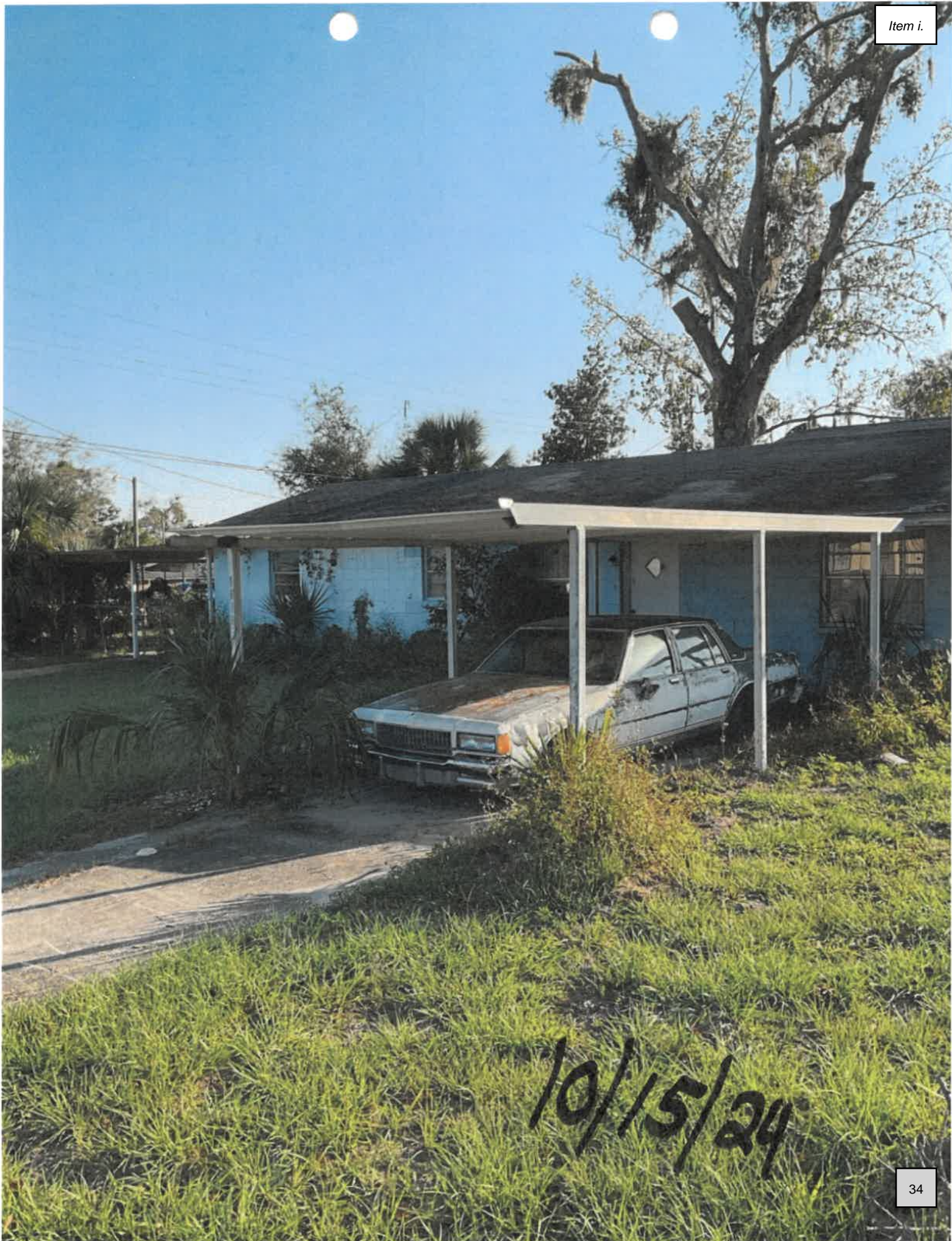
11/19/20





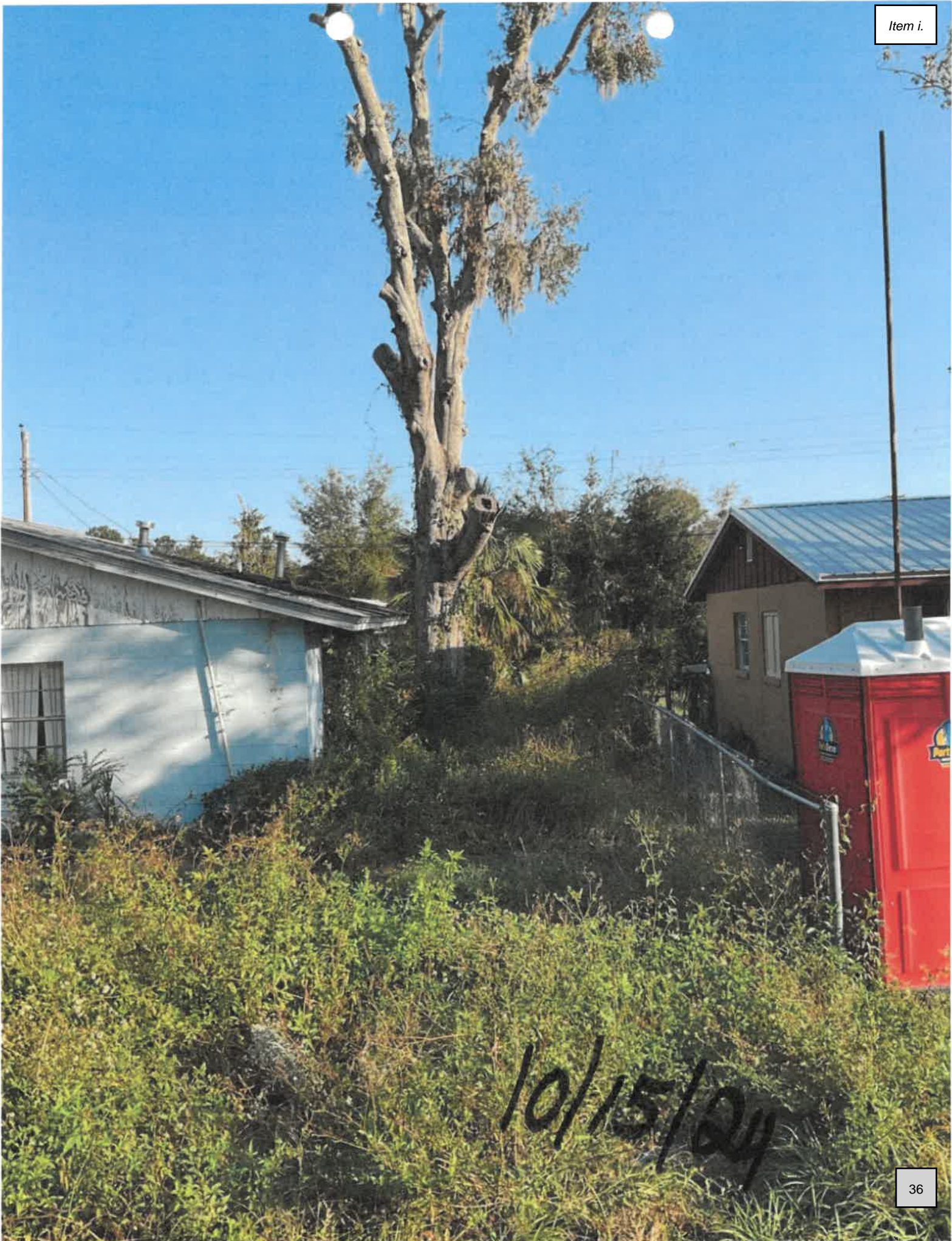




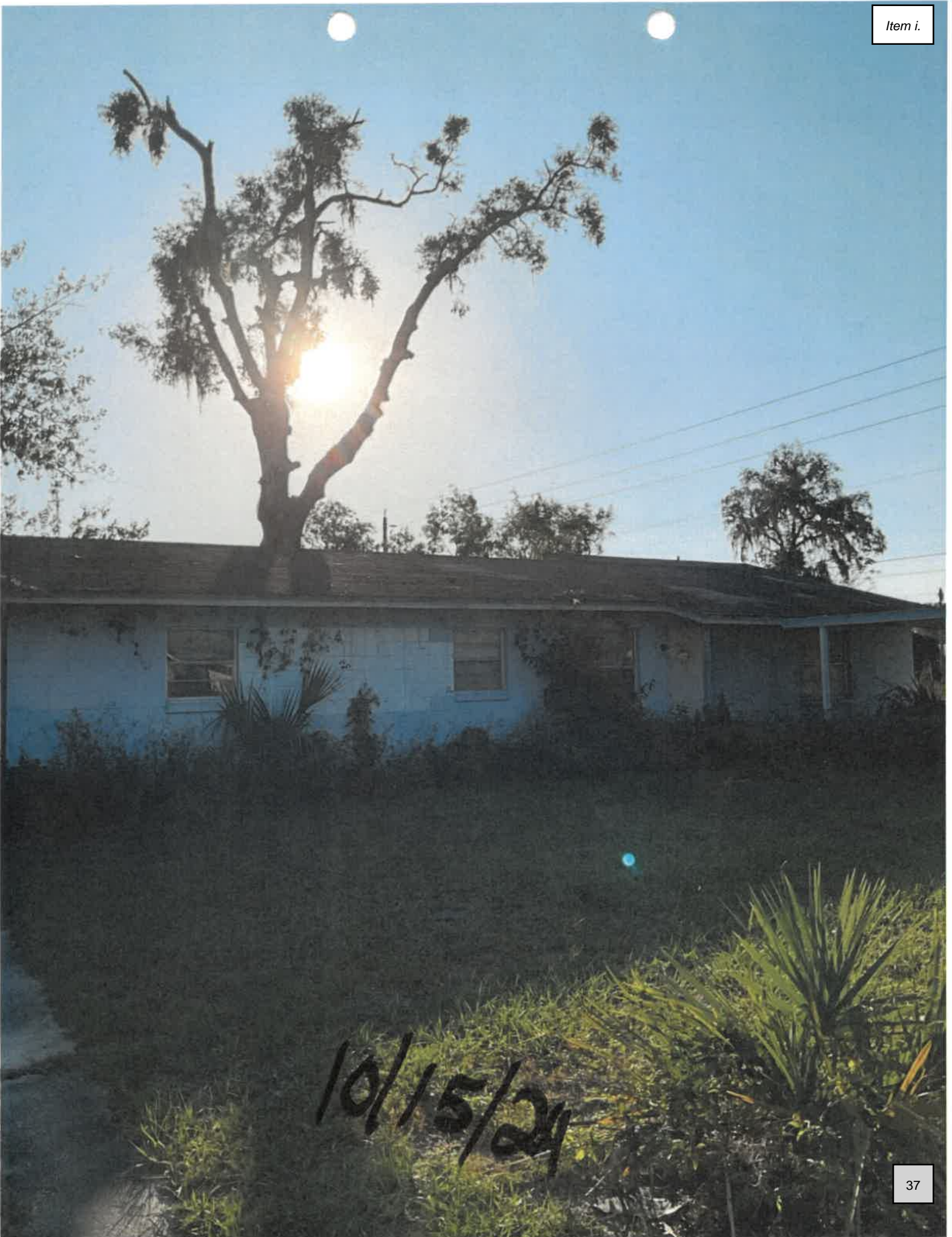


10/15/24



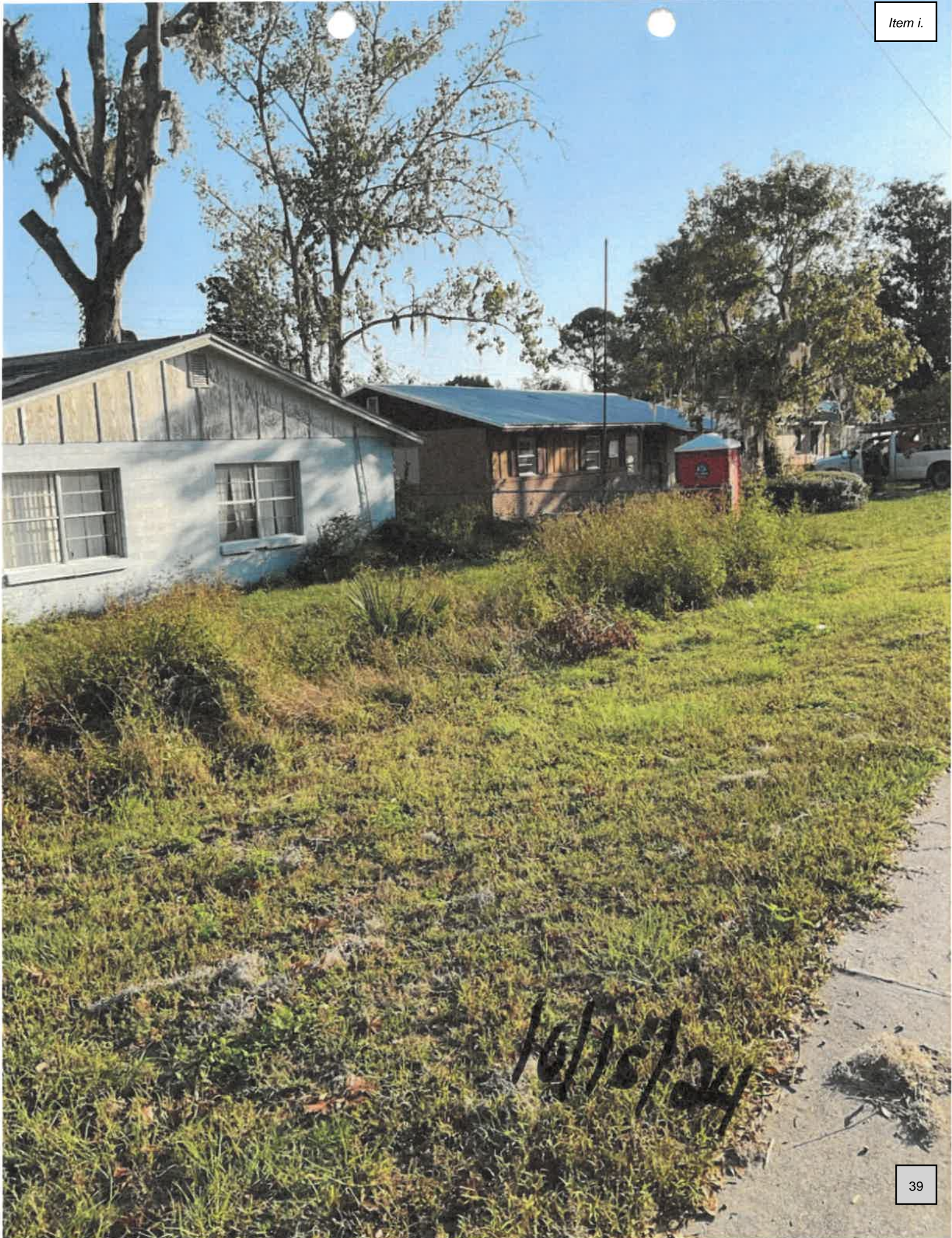


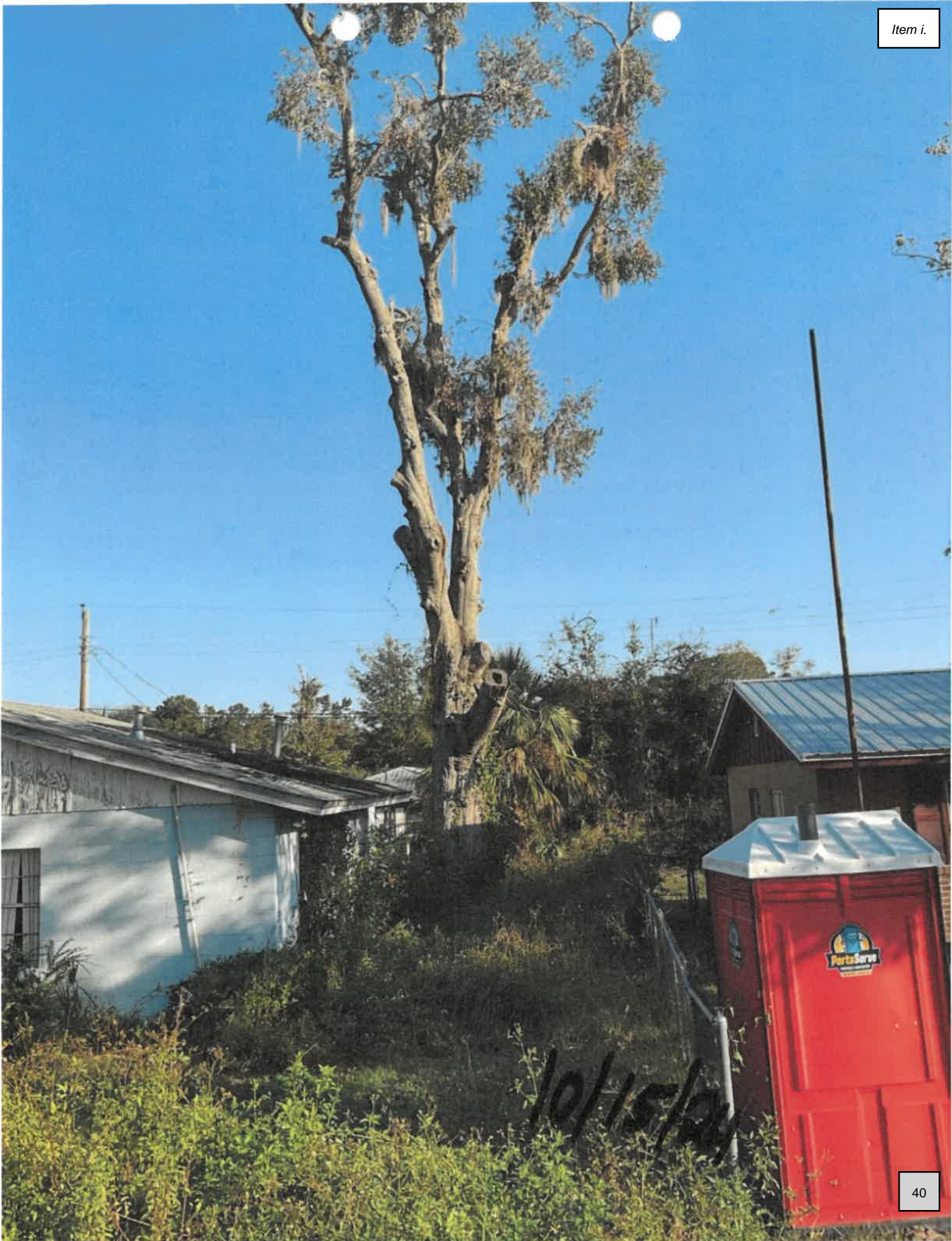
10/15/09



10/15/21

10/15/24







**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 19th day of NOVEMBER 2024, personally appeared, Marshall Sova, 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 19th day of November 2024, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 827 NW Magnolia Way AND 205 N Marion Ave, Lake City, FL. 32055.

*Marshall Sova*  
 Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this \_\_\_19th\_\_\_ day of November 2024, by Marshall Sova who is personally known to me.

[SEAL]



*Ann Marie Jones*  
 Signature of Notary

Ann Marie Jones  
 Print or Type Name

My Commission expires: September 23, 2028

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-0000061  
Witness: Mickey Weston

**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 2nd day of January, 2025, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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 Mickey Weston Relationship \_\_\_\_\_  
On date November 21, 2024 time being 9:34 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

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-00000061  
Respondent: Nelo Williamson Jr

**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 2nd day of January, 2025, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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 Nelo Williamson Jr Relationship Owner  
On date November 19, 2024 time being 9:40 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

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date

**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, January 2, 2025 at 5:30 PM

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

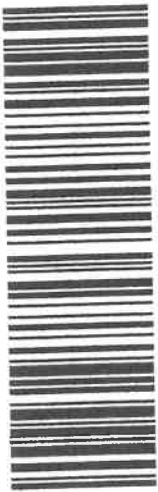
Members of the public may also view the meeting on our YouTube channel at:

<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



9589 0710 5270 1815 1110 25  
9589 0710 5270 1815 1110 25

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	
\$	4.85
Extra Services & Fees (check box, add fee if appropriate)	
<input checked="" type="checkbox"/>	Return Receipt (hardcopy) \$ 4.10
<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 \$

Postmark  
Here

Postage	
\$	.69
Total Postage and Fees	
\$	5.64

Sent To	
Mickey Hagan	
Street and Apt. No., or PO Box No.	
637 N. Marion Ave.	
City, State, ZIP+4®	
LAKE CITY FL 32055	

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

11/21/24

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:

*Mickey Weston  
637 NW Long St.  
Lake City, FL 32055*



9590 9402 8577 3244 7283 80

2 Article Number (Transfer from another label)

9589 0710 5270 1815 1110 25

3d Mail (over \$500)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

**X**

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:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion)
- A unique identifier for
- Electronic verification
- A record of delivery (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 available for Certified Mail service with Certified Mail service.
- For an additional fee, you can request a return receipt service of delivery (including endorsement on the return receipt).
- Return receipt service is available for the following services: Certified Mail, Certified Mail Restricted Delivery, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery, and Priority Mail Express.

PS Form 3800, January 2019



9589 0710 5270 1815 1110 18  
9589 0710 5270 1815 1110 18

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ 4.95
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<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	\$

Postmark  
Here

Postage	\$ 4.19
<b>Total Postage and Fees</b>	\$ 9.24

Sent To Neer Williamson, Jr.  
 Street and Apt. No., or PO Box No. 9800 Lake Ave  
 City, State, ZIP+4® San Jose FL 32087

PS Form 3800, January 2023 P5N 7530-02-000-9047 See Reverse for Instructions

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

11/20/24

11/20/24

**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:  
 NGO Williamson Jr.  
 9896 Lake Ave.  
 Sanderson FL 32087



2. Article Number (transfer from carrier label)  
 9589 0710 5270 1615 1110 16

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

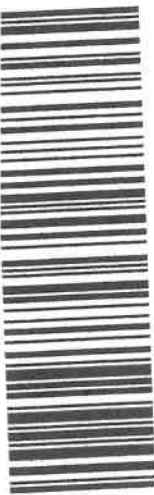
D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

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

Domestic Return Receipt





9589 0710 5270 1815 1108 75  
9589 0710 5270 1815 1108 75

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add if appropriate)

- Return Receipt (hardcopy) \$ 4.10
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$ 0.69

Total Postage and Fees

\$ 9.64

Sent To

NELO WILLIAMS, JR.

Street and Apt. No. or PO Box No.

9897 LAKE AVE.

City, State, ZIP+4®  
SANDHURST FL 32087

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

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:

*NELO WILLIAMSON JR.  
9896 LANE AVE.  
SANDERSON FL 32087*



9590 9402 8680 3310 5125 71

2. Article Number (Domestic Mail)

9589 0710 5270 1815 1108 75  
 Insured Mail (over \$500)

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:

3. Service Type
- Adult Signature
  - Certified Mail®
  - Collect on Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Certified Mail**

- A receipt (this postage)
- A unique identifier
- Electronic verification
- A record of delivery
- signature) that is retained for a specified period
- Important Reminders
- You may purchase Certified Mail® First-Class Mail® First-Class Mail® or Priority Mail® services
- Certified Mail service International mail
- Insurance coverage with Certified Mail service
- of Certified Mail service certain Priority Mail International services
- For an additional fee, endorsement on the return receipt service
- the following services of delivery (including electronic version). You can request a complete PS Form 3800, January 2019 Receipt attach PS Form 3800, January 2019

**File Attachments for Item:**

ii. Case # CE 24-00000075, Lake City Properties IV, as owner, Lake City Properties IV as respondent, gives address as 66 W. Flagler Street 12th Floor Miami, FL 33130, located on parcel # 29-3S-17-05818-001.

**Violations:**

1. IPMC 301.3 Vacant structures and land.
2. IPMC 302.4 Weeds.



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

Item ii.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: November 14, 2024 Name (required) Marshall Sova  
Phone: (386)719-5746 Address: 205 N. Marion Ave Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: Parcel #05818-001 Bascom Norris Dr & Center Ave Nature  
of Complaint: Overgrowth

How long has the complaint been going on? Unknown Do you know who the person(s) involved are?  Yes  No If yes, who? Lake City Properties IV 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? \_\_\_\_\_

Prior Code Cases: 23-00000062 Overgrowth, 23-00000097, 23-00000098

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Received: November 14, 2024 Via: Person Case Number Assigned 24-00000075  
Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Data Sheet for case # 24-00000075

Parcel# 05818-001

Address: Bascom Norris & Center Ave

Owner: Lake City Properties IV

Date of first inspection: 11/14/2024

1<sup>st</sup> Notice of Violation sent: 11/15/2024

2<sup>nd</sup> inspection date:

2<sup>nd</sup> Notice of Violation sent:                                 

Date of Public Notice placed on property: 11/15/24

Notice of Mag. Hearing sent: 11/15/24

Notice on City of Lake City website on: 11/15/24

Notice posted in City Hall: 11/15/24

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$9.64 11/15/24

Mailing Cost/Date:                                 

Mailing Cost/Date:                                 

Total Mailing Cost:                                 

*Marshall M. Sova*

Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 29-3S-17-05818-001 (25870) >>

**Owner & Property Info**

Owner	LAKE CITY PROPERTIES IV 66 W FLAGLER ST 12TH FLOOR MIAMI, FL 33130		
Site			
Description	BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15.21 FT, W 398.76 FT TO POB LYING W OF NE RICHARDSON TER & A STRIP OF LAND TO THE C/L OF PALM ST DESC IN QC ...more>>		
Area	1.27 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1
<small>*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 &amp; Zoning office for specific zoning information.</small>			

**Property & Assessment Values**

2024 Certified Values		2025 Working Values	
Mkt Land	\$5,969	Mkt Land	\$5,969
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$5,969	Just	\$5,969
Class	\$0	Class	\$0
Appraised	\$5,969	Appraised	\$5,969
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$5,969	Assessed	\$5,969
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969	Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969

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.

Aerial Viewer Pictometry Google Maps  
 2023  2022  2019  2016  2013  Sales



**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/19/2023	\$100	1483 / 470	WD	V	U	11
7/16/2019	\$100	1389 / 2713	QC	V	U	11
3/3/2017	\$5,000	1332 / 1896	WD	V	Q	01

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
NONE					

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.270 AC	1.0000/1.0000 1.0000/ /	\$4,700 /AC	\$5,969

© 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 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 11/14/2024 and may not reflect the data currently on file at our office.



### Columbia County Property Appraiser

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

**PARCEL: 29-3S-17-05818-001 (25870) | VACANT (0000) | 1.27 AC**

BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15

**LAKE CITY PROPERTIES IV**

Owner: 66 W FLAGLER ST  
12TH FLOOR  
MIAMI, FL 33130

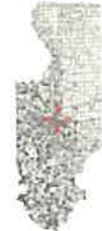
Site: 1/19/2023 \$100 V (U)  
Sales 7/16/2019 \$100 V (U)  
Info 3/3/2017 \$5,000 V (Q)

**2025 Working Values**

Mkt Lnd	\$5,969	Appraised	\$5,969
Ag Lnd	\$0	Assessed	\$5,969
Bldg	\$0	Exempt	\$0
XFOB	\$0	Total	county:\$5,969
Just	\$5,969	Taxable	city:\$5,969
			other:\$0
			school:\$5,969

**NOTES:**

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 11/14/2024 and may not reflect the data currently on file at our office.

[GrizzlyLogic.com](https://www.grizzlylogic.com)



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000075**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: **Lake City Properties IV**  
 Address: **Parcel #05818-001 (Bascom Norris & Center Ave.) Lake City, FL 32055**

---

INITIAL INSPECTION      INITIAL INSPECTION PROMPTED BY:  
 Date: 11/14/2024      Complaint       CE Personnel Observation   
 Complainant: Marshall Sova      CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
IPMC 302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.





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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Please mow/underbrush property to prevent a blighting issue in the community. There are 3 prior code violations concerning this property, therefore you will need to attend a Special Magistrate hearing on January 2, 2025.
IPMC 302.4 Weeds.	Please mow/underbrush property to prevent a blighting issue in the community. There are 3 prior code violations concerning this property, therefore you will need to attend a Special Magistrate hearing on January 2, 2025.

**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: **Attend Special Magistrate hearing scheduled for Jan. 2, 2025** \_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: Lake City Properties IV Relationship owner: \_\_\_\_\_

On date: November 15, 2024 time being: 9:40 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

The screenshot shows the City of Lake City website. At the top, there is a navigation menu with 'Search', 'Video Tour', 'Your Government', 'City Department', and 'Our Community'. Below the navigation is a large banner image of palm trees. The main content area is titled 'Special Magistrate Hearing Notices' and 'Supporting Documents'. It lists two items: '24-00000075- Lake City Properties IV (11/15/2024) uploaded (11/15/2024) (69 KB)' and '24-00000076- Lake City Properties IV (11/15/2024) uploaded (11/15/2024) (69 KB)'. On the left side of the page, there is a vertical menu with links: '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', and 'Permit Forms'. At the bottom of the page, it says 'Interactive Zoning Map'.

11/15/24

Handwritten note on a pink sticky paper.

**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, January 2, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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

11/15/24

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

CITY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, Beverly  
Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

*MARSHALL SQU*

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

On the 15th day of November 2024, I personally observed the attached violations and  
the following address: Parcel #05818-001 AND 205 N Marion Ave. Lake City, FL.

**SPECIAL MAGISTRATE**

Lake City  
Marion Ave  
Florida 32055

**NOTICE OF HEARING**

Case No.: 24-00000075  
Respondent: Lake City Properties IV

**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 2nd day of  
January, 2025, at (time) 5:30 a.m./p.m.  
The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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: Lake City Properties IV Relationship: Owner  
On (date): November 15, 2024 time being: 9:48 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Print Name of Code Inspector: \_\_\_\_\_ Signature of Code Inspector: *[Signature]*

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient: \_\_\_\_\_ Date: \_\_\_\_\_

*[Handwritten signature]*

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

CITY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, *Beverly Jones*, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

*MARSHALL SOW*

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

On the 15th day of November 2024, I personally observed the attached violations and hereby certify the contents of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING. FOLLOWING ADDRESS: Parcel #05818-001 AND 205 N Marion Ave. Lake City, FL.

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

**NOTICE OF HEARING**

Case No.: 24-00000075  
Respondent: Lake City Properties IV

**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 2nd day of January, 2025, at (time) 5:30 a.m./p.m.  
The hearing will take place at City Hall, 205 N. Marion Ave. 2<sup>nd</sup> 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.

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

Name: Lake City Properties IV Relationship: Owner  
On date: November 15, 2024 time being: 9:48 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Print Name of Code Inspector: \_\_\_\_\_ Signature of Code Inspector: *[Signature]*

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient: \_\_\_\_\_ Date: \_\_\_\_\_

*11/15/24*

# PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING**  
The following information is being provided to the public for their information and to advise them of the opportunity to be heard at a public hearing on the proposed project. The public hearing will be held on the date and at the time and place indicated below. The purpose of the public hearing is to provide an opportunity for the public to express their views on the proposed project and to provide input to the decision-making process. The public hearing is open to all interested parties. The public hearing will be held on the date and at the time and place indicated below. The purpose of the public hearing is to provide an opportunity for the public to express their views on the proposed project and to provide input to the decision-making process. The public hearing is open to all interested parties.

**NOTICE OF PUBLIC HEARING**  
The following information is being provided to the public for their information and to advise them of the opportunity to be heard at a public hearing on the proposed project. The public hearing will be held on the date and at the time and place indicated below. The purpose of the public hearing is to provide an opportunity for the public to express their views on the proposed project and to provide input to the decision-making process. The public hearing is open to all interested parties. The public hearing will be held on the date and at the time and place indicated below. The purpose of the public hearing is to provide an opportunity for the public to express their views on the proposed project and to provide input to the decision-making process. The public hearing is open to all interested parties.

# PUBLIC NOTICE

**CITY OF MEMPHIS**  
OFFICE OF THE CITY CLERK  
150 NORTH MAIN STREET  
MEMPHIS, TENNESSEE 38102  
CONTACT: (901) 527-3100

**NOTICE TO CONTRACTORS**  
The City of Memphis is seeking proposals for the construction of a new 100,000 sq. ft. building located at the intersection of 1st and 2nd streets, north of the downtown area. The building will be used for office space and will be constructed on a 1.5-acre site. The estimated cost of the project is \$10 million. The deadline for the submission of proposals is 10:00 a.m. on Monday, June 15, 2010. For more information, please contact the City of Memphis, Office of the City Clerk, at (901) 527-3100.

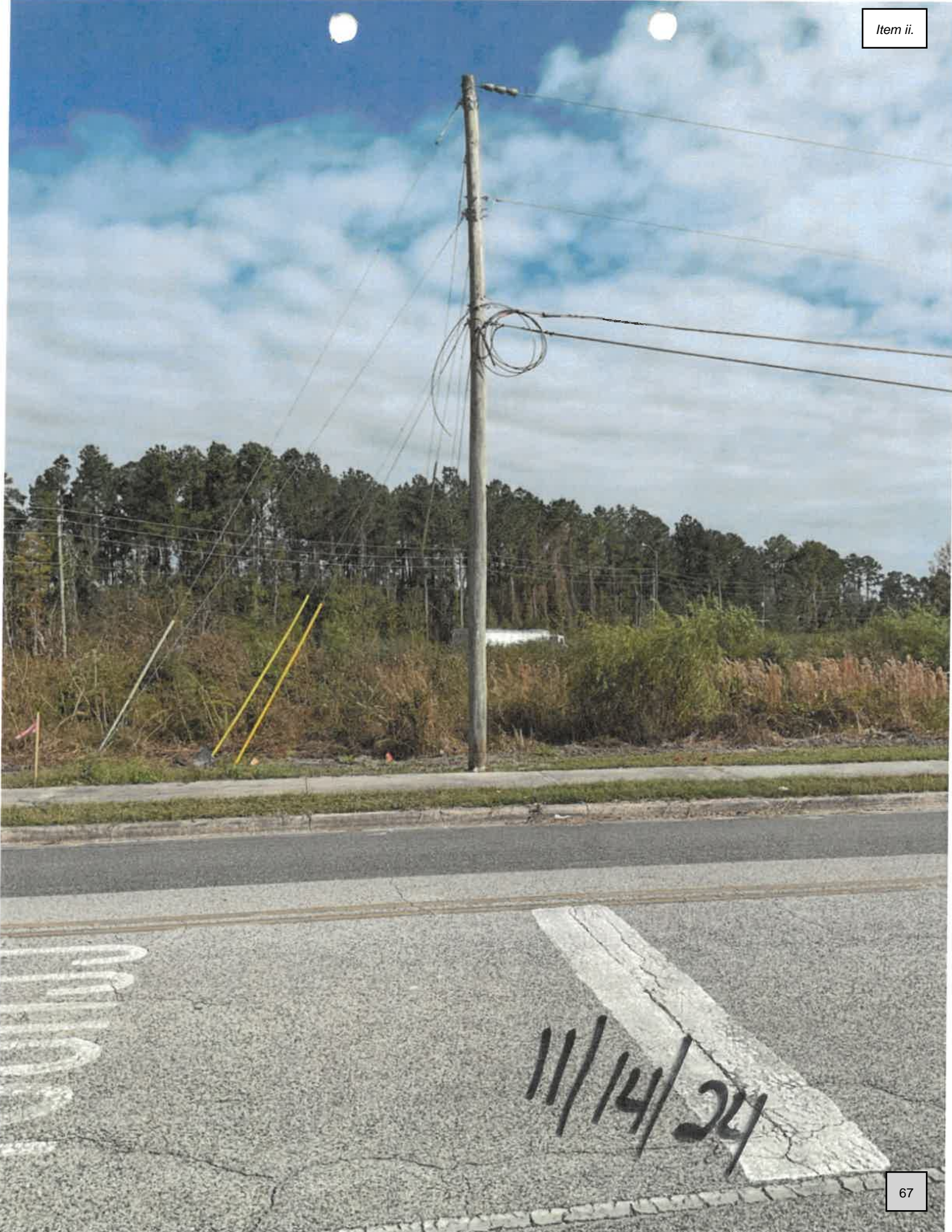
**COMMISSIONER OF REVENUE**  
OFFICE OF THE COMMISSIONER  
150 NORTH MAIN STREET  
MEMPHIS, TENNESSEE 38102  
CONTACT: (901) 527-3100

**NOTICE TO CONTRACTORS**  
The Commissioner of Revenue is seeking proposals for the construction of a new 100,000 sq. ft. building located at the intersection of 1st and 2nd streets, north of the downtown area. The building will be used for office space and will be constructed on a 1.5-acre site. The estimated cost of the project is \$10 million. The deadline for the submission of proposals is 10:00 a.m. on Monday, June 15, 2010. For more information, please contact the Commissioner of Revenue, Office of the Commissioner, at (901) 527-3100.











11/4/21



11/14/21





11/14/24







**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, Beverly Jones, 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 15th day of November 2024, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: Parcel #05818-001 AND 205 N Marion Ave, Lake City, FL. 32055.

*Marshall Sova*

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 15th day of November 2024, by Marshall Sova who is personally known to me.

[SEAL]



*Ann Marie Jones*

Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2028

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

**NOTICE OF HEARING**

Case No.: 24-00000075  
Respondent: Lake City Properties IV

**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 2nd day of January, 2025, at (time) 5:30 a.m./p.m.  
The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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 Lake City Properties IV Relationship Owner  
On date November 15, 2024 time being 9:48 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

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date

**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, January 2, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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



November 15, 2024

To whom it may concern:

The Special Magistrate Hearing will be held on January 2, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> 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

75

1V  
12TH FLOOR



9589 0710 5270 1815 1109 98  
9589 0710 5270 1815 1109 98

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ <u>4.85</u>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>4.10</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>.79</u>	
<b>Total Postage and Fees</b> \$ <u>9.64</u>	
Sent To <u>Lake City Properties 1V</u>	
Street and Apt. No. or PO Box No. <u>W. W. Tucker St. 12TH Floor</u>	
City, State ZIP+4® <u>MIAMI FL 33131</u>	

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

11/15/24

75

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:

*Lake City Paperies IV*  
*66 W. Florida St. 12th Floor*  
*Miami, FL 33130*



9590 9402 8577 3244 7284 10

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1109 98

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:

3. Service Type
- Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Registered Mail
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™

Domestic Return Receipt

*1/2/5/11*





Case Type: **IPMC - International Prop Maint Code** Case Date: **06/14/2022** Case Status: **InActive**

Case Number: **2022-00000032** Reported By: **Marshall Sovo** Location: **05818000**  
 Resolution Date: **02/16/2023** Business Name: **Marshall Sovo** Parcel Number: **850 NE PATTERSON AVE LAKE CITY, FL 32055**  
 Days Open: **247** Central Name: **Improvement** Parcel Address: **DEFAULT - BULLARD AUDREY S TRUSTEE**

Case Description: **Overgrown lot/ vermin** Parcel Owner Name: **BULLARD AUDREY S TRUSTEE** Service Address: **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name: **Marshall R Sovo** Master Location: **SR100 @ Center**  
 Utility Customer Animal: **Marshall R Sovo** Location Text: **SR100 @ Center**  
 Inspector: **Marshall R Sovo** Cross Streets: **SR100 @ Center**  
 Phone Number: **(386) 719-5746** Mailing Address: **SR100 @ Center**  
 Alternate Phone: **(386) 719-5746** Business Address: **SR100 @ Center**  
 Email Address: **sovam@lcfra.com** Parcel Owner Address: **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**  
 Comments: **Overgrown lot, rodent harborage** Cited Party Address: **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**

User Defined Fields

Name	Value
Certified Mail Number	7022 0410 0000 6201 6470
Date	Notes/Activity
02/16/2023	Re- Inspection
10/18/2022	Investigation
10/10/2022	Investigation
08/11/2022	Investigation
07/13/2022	Re- Inspection
06/14/2022	Initial Inspection
06/14/2022	INITIAL INSPECTION, 2023-00000053 Passed

Activities



Subject	Author	Last Changed Date/Time
<p>Re- Inspection On February 16, 2023 I re-inspected the property and the owner has complied with the clean up. Case is closed</p>	Marshall Sova	02/16/2023 09:49:58 AM
<p>Investigation On October 14, 2022 the certified letter was signed for on October 14, 2022. I received the green card on October 18, 2022.</p>	Marshall Sova	10/18/2022 03:26:25 PM
<p>Investigation On October 10, 2022 I re-inspected the property and there has been no change. I have left Mr. Pelletier several messages to call me to no avail.  On this same date I prepared a Notice of Hearing and this will be sent to Mr. Pelletier by certified mail notifying him of the hearing scheduled on November 8, 2022.</p>	Marshall Sova	10/10/2022 02:46:34 PM
<p>Investigation On August 11, 2022 I spoke to the owner Javier Pelletier advising he needed an extension on cleaning the lot up. Mr. Pelletier was given a compliance date of September 30, 2022.</p>	Marshall Sova	08/11/2022 12:56:28 PM
<p>Re- Inspection On July 13, 2022 I re-inspected the property and there was no change. The first NOV has not been delivered as of this date.  I located a new address for the owner and another NOV was sent to 318 NW Indian Ridge Ln. on July 14, 2022.</p>	Marshall Sova	07/13/2022 02:18:32 PM
<p>Initial Inspection On June 14, 2022 I noticed the lot at the intersection of SR 100 @ Center Avenue was overgrown. A Notice of Violation was perepared an mailed to the owner Martha Pelletier on June 15, 2022.  Compliance date June 29, 2022.</p>	Marshall Sova	06/14/2022 01:16:28 PM



CaseType **IPMC - International Prop Maint Code** Case Date **08/14/2023** Case Status **Inactive**

Case Number **2023-00000062** Reported By **Glenel Bowden** Location **Parcel Number 05818000**

Resolution Date **09/11/2023** Business Name **Central Name** Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Days Open **28** Central Name **Improvement** Improvement **TRUSTEE**

Case Description **Overgrowth** Parcel Owner Name **BULLARD AUDREY S TRUSTEE** Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name **Utility/ Customer** Master Location **SR 100 @ Center Vacant lot**

Animal **Inspector** **Marshall R Sovo** Location Text **Cross Streets**

Phone Number **(386) 406-3367** Mailing Address **Business Address**

Alternate Phone **Email Address** **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**

Comments **Notes/Activity**

Date	Type	User	Re-Inspection Initial Inspection
09/12/2023	Notes	Marshall Sovo	Initial Inspection
08/14/2023	Inspections	Marshall Sovo	INITIAL INSPECTION, 2023-00000214 Passed



CaseType - Case Date Case Status InActive

Case Number  
Resolution Date  
Days Open  
Case Description

Name  
 Reported By  
 Business Name  
 Central Name  
 Parcel Owner Name  
 Cited Party Name  
 Utility Customer  
 Animal  
 Inspector  
 Phone Number  
 Alternate Phone  
 Email Address

Location  
 Parcel Number  
 Parcel Address  
 Improvement  
 Service Address  
 Master Location  
 Utility Account  
 Location Text  
 Cross Streets  
 Mailing Address  
 Business Address  
 Parcel Owner  
 Address  
 Cited Party Address

Related Cases

Case Type	Case Number	Case Date	Resolution Date	Status
International Prop Maint Code	2018-00000407	10/22/2018 3:59:32 PM		
International Prop Maint Code	2020-00000091	6/8/2020 12:00:00 AM	10/26/2020 12:00:00 AM	COMPLETED



# Notes Listing

Item ii.

## Case Notes - IPMC - 2023-00000062

Date Descending

Run on 12/17/2024 03:09:33 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On September 11, 2023 I re-inspected the property and the owner has complied.	Marshall Sova	09/12/2023 09:11:27 AM
Initial Inspection On August 14, 2023 I received a phone call from Glenel Bowden in reference to a overgrown lot. The lot in question is located at the intersection of SR 10 & Center Avenue. I inspected the property and photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner with a compliance date of September 14, 2023.	Marshall Sova	08/14/2023 02:07:18 PM



CaseType **IPMC - International Prop Maint Code** Case Date **12/11/2023** Case Status **Inactive**

Case Number **2023-00000097** Reported By **Marshall Sovo** Location **Parcel Number 05818000**

Resolution Date **01/23/2024** Business Name **Central Name** Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Days Open **43** Central Name **Improvement** Parcel Address **DEFAULT - BULLARD AUDREY S TRUSTEE**

Case Description **Overgrowth, debris left from lot clearing** Parcel Owner Name **BULLARD AUDREY S TRUSTEE** Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name **Utility Customer** Master Location **Bascom Norris @ Center Avenue**  
 Animal **Inspector** Location Text **Bascom Norris @ Center Avenue**  
 Inspector **Marshall R Sovo** Cross Streets

Phone Number **(386) 719-5746** Mailing Address **Business Address**

Alternate Phone **sovam@lcla.com** Parcel Owner **D & B TIMBER & LAND TRUST**  
 Email Address **sovam@lcla.com** Address **LAKE CITY, FL 32056**  
 Comments **Cited Party Address**

User Defined Fields  
 Name **Value**  
 Certified Mail Number **9589 0710 5270 0699 1584 47**

Date	Type	User	Notes/Activity
02/01/2024	Notes	Marshall Sovo	Re-Inspection
01/17/2024	Notes	Marshall Sovo	Investigation
01/09/2024	Notes	Marshall Sovo	Re-Inspection
12/19/2023	Notes	Marshall Sovo	Investigation
12/11/2023	Notes	Marshall Sovo	Initial Inspection
12/11/2023	Inspections	Marshall Sovo	INITIAL INSPECTION, 2024-00000138 Passed



Subject	Author	Last Changed Date/Time
Re-Inspection On January 23, 2024 I re-inspected the property and the owner has complied.	Marshall Sova	02/01/2024 10:00:38 AM
Investigation On January 17, 2024 the certified green card was returned to me as delivered.	Marshall Sova	01/17/2024 09:59:29 AM
Re-Inspection On January 9, 2024 I re-inspected the property and there is no change.  On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.	Marshall Sova	01/09/2024 08:56:38 AM
Investigation On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.	Marshall Sova	12/19/2023 03:41:12 PM
Initial Inspection On December 11, 2023 I observed the property at Parcel #05818-001 was overgrown and the property had not been cleaned up from a prior lot clearing. Photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner on Dec. 11, 2023 with a compliance date of Dec. 26, 2023.	Marshall Sova	12/11/2023 02:38:01 PM



Case Type **IPMC - International Prop Maint Code**

Case Date **12/11/2023**

Case Status **Inactive**

Case Number **2023-00000098**  
 Resolution Date **01/23/2024**

Days Open **43**

Case Description **Overgrowth, debris left from lot clearing**

**Name**

Reported By **Marshall Sovo**

Business Name

Central Name

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Cited Party Name

Utility Customer

Animal

Inspector

**Marshall R Sovo**

Phone Number

**(386) 719-5746**

Alternate Phone

Email Address

**sovam@lfla.com**

Comments

**Location**

Parcel Number **05818000**

Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Master Location

Utility Account

Location Text

Cross Streets

Mailing Address

Business Address

Parcel Owner **D & B TIMBER & LAND TRUST**

Address **LAKE CITY, FL 32056**

Cited Party Address

**Activities**

Date	Type	User	Notes/Activity
02/01/2024	Notes	Marshall Sovo	Re-Inspection
01/17/2024	Notes	Marshall Sovo	Investigation
01/09/2024	Notes	Marshall Sovo	Re-Inspection
12/19/2023	Notes	Marshall Sovo	Investigation
12/11/2023	Notes	Marshall Sovo	Initial Inspection
12/11/2023	Inspections	Marshall Sovo	INITIAL INSPECTION, 2024-00000139 Passed





Subject	Author	Last Changed Date/Time
<p>Re-Inspection On January 23, 2024 I re-inspected the property and the owner has complied.</p>	Marshall Sova	02/01/2024 10:06:17 AM
<p>Investigation On January 17, 2024 the certified green card was returned to me as delivered.</p>	Marshall Sova	01/17/2024 09:59:55 AM
<p>Re-Inspection On January 9, 2024 I re-inspected the property and there is no change.  On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.</p>	Marshall Sova	01/09/2024 08:57:16 AM
<p>Investigation On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.</p>	Marshall Sova	12/19/2023 03:41:40 PM
<p>Initial Inspection On December 11, 2023 I observed the property located at 850 NE Patterson Avenue was overgrown and the property had not been cleaned up from a prior lot clearing. Photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner on Dec. 11, 2023 with a compliance date of Dec. 26, 2023.</p>	Marshall Sova	12/11/2023 02:41:17 PM



CaseType **IPMC - International Prop Maint Code** Case Date **11/14/2024** Case Status **Active**

Case Number **2024-00000075** Name **Marshall Sovo** Location **05818000**

Resolution Date **2024-00000075** Business Name **Marshall Sovo** Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Days Open **33** Central Name **BULLARD AUDREY S TRUSTEE** Improvement **TRUSTEE**

Case Description **Overgrowth** Parcel Owner Name **BULLARD AUDREY S TRUSTEE** Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name **Marshall R Sovo** Master Location **Bascom Norris @ Center Avenue**  
Utility Customer **Marshall R Sovo** Location Text **Bascom Norris @ Center Avenue**  
Animal **Marshall R Sovo** Cross Streets **Bascom Norris @ Center Avenue**

Inspector **Marshall R Sovo** Mailing Address **Bascom Norris @ Center Avenue**  
Phone Number **(386) 719-5746** Business Address **Bascom Norris @ Center Avenue**

Alternate Phone **(386) 719-5746** Parcel Owner **D & B TIMBER & LAND TRUST**  
Email Address **sovam@lclta.com** Address **LAKE CITY, FL 32056**

Comments **Correct parcel #05818-001** Cited Party Address **LAKE CITY, FL 32056**

### User Defined Fields

### Activities

Date	Type	User	Value
12/04/2024	Notes	Marshall Sovo	Investigation
11/25/2024	Notes	Marshall Sovo	Investigation
11/14/2024	Notes	Marshall Sovo	Initial Inspection
11/14/2024	Inspections	Marshall Sovo	INITIAL INSPECTION, Created 11/14/2024



Subject	Author	Last Changed Date/Time
Investigation On December 3, 2024 the certified green card was returned to me as delivered on 11/21/2024. I t was signed for by K. Cardenas.	Marshall Sova	12/04/2024 08:22:25 AM
Investigation On November 25, 2024 the certified green card was returned to me as delivered.	Marshall Sova	11/25/2024 03:00:20 PM
Initial Inspection On November 14, 2024 I noticed the property located at Bascom Norris & Center Ave overgrown. The parcel # 05818-001 has had three prior cases at this location.	Marshall Sova	11/15/2024 12:23:47 PM
Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the property owner. A NOH was also prepared with a hearing date of Jan. 2. 2025.		
There have been three prior violations on this property for overgrowth: 23-00000062 23-00000097 23-00000098		
On November 15, 2024 I posted the property with a NOH and a affidavit of notice of posting. I also posted the same at City Hall. The NOH was placed on the City website on this same date.		



CaseType IPMC - International Prop Maint Code

Case Date 11/14/2024

Case Status Active

Case Number 2024-00000076

Name  
Reported By Marshall Sovo  
Business Name  
Central Name

Location  
Parcel Number 05818000  
Parcel Address 850 NE PATTERSON AVE LAKE CITY, FL 32055  
Improvement DEFAULT - BULLARD AUDREY S TRUSTEE

Days Open 33

Case Description Overgrowth

Parcel Owner Name BULLARD AUDREY S TRUSTEE

Service Address 850 NE PATTERSON AVE LAKE CITY, FL 32055

Cited Party Name  
Utility Customer  
Animal  
Inspector

Marshall R Sovo

Master Location  
Utility Account  
Location Text  
Cross Streets  
Bascom Norris & Richardson Terr

Phone Number (386) 719-5746

Mailing Address

Alternate Phone

Business Address

Email Address sovam@lcfia.com

Parcel Owner D & B TIMBER & LAND TRUST  
Address LAKE CITY, FL 32056

User Defined Fields

Name  
Comments Correct parcel # 05818-002

Value  
9589 0710 5270 1815 1109 81

Activities

Certified Mail Number	Date	Type	User	Notes/Activity
	12/04/2024	Notes	Marshall Sovo	Investigation
	11/25/2024	Notes	Marshall Sovo	Investigation
	11/14/2024	Notes	Marshall Sovo	Initial Inspection
	11/14/2024	Inspections	Marshall Sovo	INITIAL INSPECTION, Created 11/14/2024



Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	12/04/2024 08:22:53 AM
On December 3, 2024 the certified green card was returned to me as delivered on 11/21/2024. I t was signed for by K. Cardenas.		
Investigation	Marshall Sova	11/25/2024 03:01:34 PM
On November 25, 2024 the certified green card was returned to me as delivered.		
Initial Inspection	Marshall Sova	11/15/2024 12:23:11 PM
On November 14, 2024 I noticed the property located at Bascom Norris & Center Ave overgrown. The parcel # 05818-002 has had three prior cases at this location.		
Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the property owner. A NOH was also prepared with a hearing date of Jan. 2. 2025.		
There have been three prior violations on this property for overgrowth:		
23-00000062		
23-00000097		
23-00000098		
On November 15, 2024 I posted the property with a NOH and a affidavit of notice of posting. I also posted the same at City Hall. The NOH was placed on the City website on this same date.		

**File Attachments for Item:**

iii. Case # CE 24-00000076, Lake City Properties IV LLC, as owner, Lake City Properties IV LLC as respondent, gives address as 66 W. Flagler Street 12th Floor Miami, FL 33130, located on parcel # 29-3S-17-05818-002.

**Violations:**

1. IPMC 301.3 Vacant structures and land.
2. IPMC 302.4 Weeds.



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

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: November 14, 2024 Name (required) Marshall Sova  
Phone: (386)719-5746 Address: 205 N. Marion Ave Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: Parcel #05818-002 Bascom Norris Dr & Richardson Terr Nature  
of Complaint: Overgrowth

How long has the complaint been going on? Unknown Do you know who the person(s) involved are?  Yes  No If yes, who? Lake City Properties IV 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?  
Prior Code Cases: 23-00000062 Overgrowth, 23-00000097, 23-00000098

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Received: November 14, 2024 Via: Person Case Number Assigned 24-00000076  
Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Data Sheet for case # 24-00000076

Parcel# 05818-001

Address: Bascom Norris & Richardson Terr

Owner: Lake City Properties IV LLC

Date of first inspection: 11/14/2024

1<sup>st</sup> Notice of Violation sent: 11/15/2024

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

Date of Public Notice placed on property: \_\_\_\_\_

Notice of Mag. Hearing sent: \_\_\_\_\_

Notice on City of Lake City website on: \_\_\_\_\_

Notice posted in City Hall:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$9.64 11/15/24

Mailing Cost/Date: \_\_\_\_\_

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \_\_\_\_\_

Marshall Sova CEO/ City of Lake City



**Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 29-3S-17-05818-002 (25871) >>

Aerial Viewer Pictometry Google Maps  
 2023  2022  2019  2016  2013  Sales

**Owner & Property Info**

Owner	LAKE CITY PROPERTIES IV LLC 66 W FLAGLER ST 12TH FLOOR MIAMI, FL 33130		
Site	850 NE PATTERSON AVE, LAKE CITY		
Description*	BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15.21 FT, W 398.76 FT TO POB LYING E OF NE RICHARDSON TER & A STRIP OF LAND TO THE C/L OF PALM ST DESC IN QC ...more>>>		
Area	0.56 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	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	\$2,632	Mkt Land	\$2,632
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,632	Just	\$2,632
Class	\$0	Class	\$0
Appraised	\$2,632	Appraised	\$2,632
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$2,632	Assessed	\$2,632
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,632 city:\$2,632 other:\$0 school:\$2,632	Total Taxable	county:\$2,632 city:\$2,632 other:\$0 school:\$2,632

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**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/19/2023	\$100	1483 / 470	WD	V	U	11
7/16/2019	\$100	1389 / 2713	QC	V	U	11
3/3/2017	\$5,000	1332 / 1896	WD	V	Q	01

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
					NONE

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
					NONE

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	0.560 AC	1.0000/1.0000 1.0000/ /	\$4,700 /AC	\$2,632



**Columbia County Property Appraiser**

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

**PARCEL: 29-3S-17-05818-002 (25871) | VACANT (0000) | 0.56 AC**

**NOTES:**

Columbia County, FL

BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15



**LAKE CITY PROPERTIES IV LLC**

**2025 Working Values**

Owner: 66 W FLAGLER ST  
12TH FLOOR  
MIAMI, FL 33130  
Site: 850 NE PATTERSON AVE, LAKE CITY  
Sales 1/19/2023 \$100 V (U)  
7/16/2019 \$100 V (U)  
Info 3/3/2017 \$5,000 V (Q)

Mkt Lnd	\$2,632	Appraised	\$2,632
Ag Lnd	\$0	Assessed	\$2,632
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$2,632	Total	county:\$2,632
		Taxable	city:\$2,632
			other:\$0
			school:\$2,632

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 11/14/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-0000076**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: **Lake City Properties IV**

Address: **Parcel #05818-002 (Bascom Norris & Richardson Terr) Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:  
Complaint \_\_\_ CE Personnel Observation X  
Date: 11/14/2024 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
IPMC 302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.



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

Violation Code	Corrective Action
<b>301.3 Vacant structures and land.</b>	Please mow/underbrush property to prevent a blighting issue in the community. There are 3 prior code violations concerning this property, therefore you will need to attend a Special Magistrate hearing on January 2, 2025.
<b>IPMC 302.4 Weeds.</b>	Please mow/underbrush property to prevent a blighting issue in the community. There are 3 prior code violations concerning this property, therefore you will need to attend a Special Magistrate hearing on January 2, 2025.

**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: **Attend Special Magistrate hearing scheduled for Jan. 2, 2025** \_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: Lake City Properties IV Relationship owner: \_\_\_\_\_

On date: November 15, 2024 time being: 9:40 am \_\_\_\_\_

Personal Service

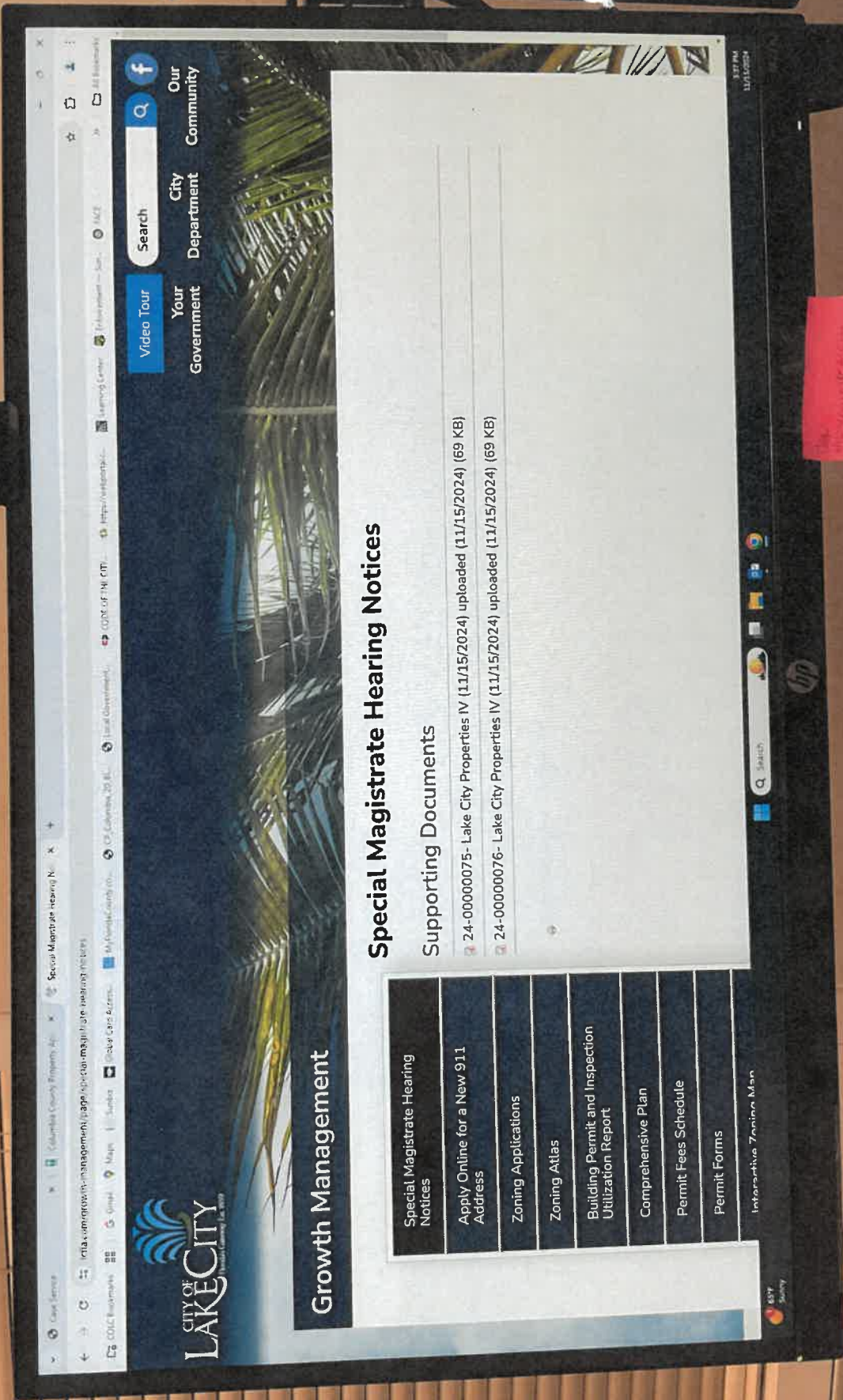
Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

Refused to sign , drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector



11/15/24

Handwritten notes on a pink sticky note.

**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, January 2, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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

11/15/24

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
CITY OF COLUMBIA

*Marshall Sovia*

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, Beverly  
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 15th day of November 2024, I personally observed the attached violations and a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING THE FOLLOWING ADDRESS: Parcel #05818-002 AND 205 N Marion Ave, Lake City, FL 32055.

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

**NOTICE OF HEARING**  
Case No.: 24-00010076  
Respondent: Lake City Properties IV

**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 2nd day of January, 2025, at (time) 5:30 a.m./p.m.  
The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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: <u>Lake City Properties IV</u>	Relationship: <u>Owner</u>
On date: <u>November 15, 2024</u>	time being: <u>10:00 am</u>
<input type="checkbox"/> Personal Service	<input checked="" type="checkbox"/> Posted on property and at City Hall
<input checked="" type="checkbox"/> Certified Mail, Return Receipt requested	<input type="checkbox"/> First class mailing
<input type="checkbox"/> Refused to sign, drop service	

<u>Marshall Sovia</u>	<u><i>Marshall Sovia</i></u>
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
-----------------------------------	------

*11/15/24*



**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
CITY OF COLUMBIA

*MARSHALL SOVA*

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, Beverly  
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 15th day of November 2024, I personally observed the attached violations and  
a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING  
THE FOLLOWING ADDRESS: Parcel #05818-002 AND 205 N Marion Ave, Lake City, FL.

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

**NOTICE OF HEARING**  
Case No.: 24-0000076  
Respondent: Lake City Properties IV

**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 2nd day of  
January, 2025, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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 **Compliance 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	<u>Lake City Properties IV</u>	Relationship	<u>Owner</u>
On date	<u>November 15, 2024</u>	time being	<u>10:00 am</u>
<input type="checkbox"/> Personal Service			
<input checked="" type="checkbox"/> Certified Mail, Return Receipt requested			
<input type="checkbox"/> Refused to sign, drop service			
	<input checked="" type="checkbox"/> Posted on property and at City Hall		
	<input type="checkbox"/> First class mailing		

Marshall Sovia  
Print Name of Code Inspector

*[Signature]*  
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

*hc/5/1/24*





# PUBLIC NOTICE

**APPELLATE BOARD**  
 201 N. Taylor Ave.  
 Lake City, Florida 32050

**DISTRICT BOARD**  
 201 N. Taylor Ave.  
 Lake City, Florida 32050

**NOTICE OF HEARING**

Public notice is hereby given that the following appeal shall be heard by the Appellate Board of the District Board on the 25th day of August, 2010, at 10:00 A.M. in Room 201, 201 N. Taylor Ave., Lake City, Florida 32050.

The hearing will be held at the office of the District Board, 201 N. Taylor Ave., Lake City, Florida 32050, at which time all parties shall be present to be heard by the Appellate Board. The hearing will be held in public and all parties shall be permitted to speak and be heard by the Appellate Board. The hearing will be held in the presence of the District Board members and the Appellate Board members.

The District Board will be presiding over the hearing and will have the final authority to grant or deny the appeal. The District Board will also have the authority to suspend, modify, or revoke the appeal. The District Board will also have the authority to refer the appeal to the Appellate Board for consideration.

It is the order of the District Board that the hearing shall be held on the 25th day of August, 2010, at 10:00 A.M. in Room 201, 201 N. Taylor Ave., Lake City, Florida 32050.

Witness my hand and the seal of the District Board this 23rd day of August, 2010.

\_\_\_\_\_  
 District Board

\_\_\_\_\_  
 Appellate Board

**MEMORANDUM FOR THE DISTRICT BOARD**

TO: DISTRICT BOARD

FROM: DISTRICT BOARD

DATE: 8/25/10

RE: [Illegible]

The District Board has received an appeal from [Illegible] regarding [Illegible]. The appeal was filed on [Illegible] and the hearing was held on [Illegible]. The District Board has considered the appeal and has determined that the appeal is [Illegible].

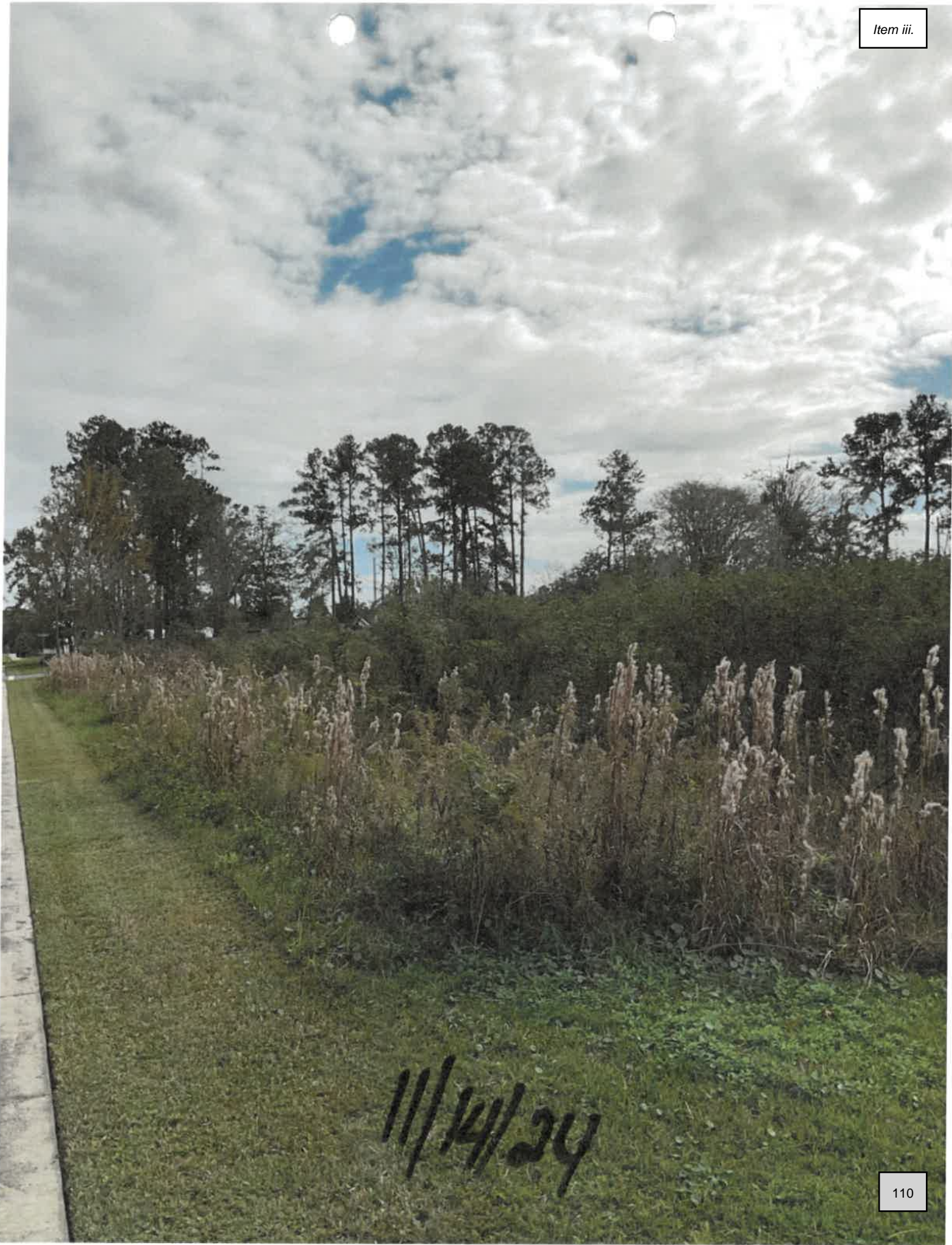
It is the order of the District Board that the appeal is [Illegible].

\_\_\_\_\_  
 District Board

\_\_\_\_\_  
 Appellate Board

August 25, 2010





11/14/24





11/14/24





Item iii.



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

**NOTICE OF HEARING**

Case No.: 24-00000076  
Respondent: Lake City Proerties IV

**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 2nd day of January, 2025, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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 Lake City Properties IV Relationship Owner  
On date November 15, 2024 time being 10:09 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

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, ~~Beverly Jones~~ <sup>Marshall Sova</sup> 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 15th day of November 2024, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: Parcel #05818-002 AND 205 N Marion Ave, Lake City, FL. 32055.

Marshall Sova  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 15th \_\_\_ day of November 2024, by Marshall Sova who is personally known to me.



[SEAL]

Ann Marie Jones  
Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2028

**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, January 2, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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

IV  
TH Floor



9589 0710 5270 1815 1109 81  
9589 0710 5270 1815 1109 81

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add if not appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.00
<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	\$

Postmark  
Here

Postage	\$ 1.69
Total Postage and Fees	\$ 6.54

Sent To Lake City Properties IV  
 Street and Apt. No., or PO Box No. W. W. Packer St. 12TH Floor  
 City, State, ZIP+4® MIAMI, FL 33130

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

**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:

*Lake City Properties IV  
66 W. Flamingo St. 16TH Floor  
Miami, FL 33130*



9590 9402 8577 3244 7284 27

2. Article Number (Transfer from service label)

9589 0710 5270 1615 1109 81

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

if YES, enter delivery address below:  No

3. Service Type

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

Domestic Return Receipt

**Certified Mail**

- A record of delivery is created.
- Electronic verification is available.
- A receipt is provided to the sender.
- A receipt is provided to the recipient.
- A record of delivery is created.
- Electronic verification is available.
- A receipt is provided to the sender.
- A receipt is provided to the recipient.

**Important Reminder**

- Do not purchase the service for a restricted mailpiece.
- Do not purchase the service for a restricted mailpiece.
- Do not purchase the service for a restricted mailpiece.
- Do not purchase the service for a restricted mailpiece.



Item iii.

# Case Datashe

120

Case Type **IPMC - International Prop Maint Code**

Case Date **06/14/2022**

Case Status **InActive**

Case Number **2022-00000032**

Resolution Date **02/16/2023**

Location  
Parcel Number **05818000**  
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Days Open **247**

Central Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Case Description **Overgrown lot/ vermin**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name

Master Location

Utility Customer

Utility Account

Animal

Location Text

Inspector

Cross Streets

Phone Number

Mailing Address

Alternate Phone

Business Address

Email Address

Parcel Owner Address

User Defined Fields

Comments **Overgrown lot, rodent harborage**

Cited Party Address

Activities

Name	Certified Mail Number	Type	User	Value
	02/16/2023	Notes	Marshall Sovva	7022 0410 0000 6201 6470
	10/18/2022	Notes	Marshall Sovva	Re- Inspection Investigation
	10/10/2022	Notes	Marshall Sovva	Investigation
	08/11/2022	Notes	Marshall Sovva	Investigation
	07/13/2022	Notes	Marshall Sovva	Re- Inspection
	06/14/2022	Notes	Marshall Sovva	Initial Inspection
	06/14/2022	Inspections	Marshall Sovva	INITIAL INSPECTION, 2023-00000053 Passed





Case Notes - IPMC - 2022-00000032

Date Descending

Run on 12/17/2024 03:09:08 PM

Subject	Author	Last Changed Date/Time
<p>Re- Inspection On February 16, 2023 I re-inspected the property and the owner has complied with the clean up. Case is closed</p>	Marshall Sova	02/16/2023 09:49:58 AM
<p>Investigation On October 14, 2022 the certified letter was signed for on October 14, 2022. I received the green card on October 18, 2022.</p>	Marshall Sova	10/18/2022 03:26:25 PM
<p>Investigation On October 10, 2022 I re-inspected the property and there has been no change. I have left Mr. Pelletier several messages to call me to no avail.  On this same date I prepared a Notice of Hearing and this will be sent to Mr. Pelletier by certified mail notifying him of the hearing scheduled on November 8, 2022.</p>	Marshall Sova	10/10/2022 02:46:34 PM
<p>Investigation On August 11, 2022 I spoke to the owner Javier Pelletier advising he needed an extension on cleaning the lot up. Mr. Pelletier was given a compliance date of September 30, 2022.</p>	Marshall Sova	08/11/2022 12:56:28 PM
<p>Re- Inspection On July 13, 2022 I re-inspected the property and there was no change. The first NOV has not been delivered as of this date.  I located a new address for the owner and another NOV was sent to 318 NW Indian Ridge Ln. on July 14, 2022.</p>	Marshall Sova	07/13/2022 02:18:32 PM
<p>Initial Inspection On June 14, 2022 I noticed the lot at the intersection of SR 100 @ Center Avenue was overgrown. A Notice of Violation was prepared and mailed to the owner Martha Pelletier on June 15, 2022.  Compliance date June 29, 2022.</p>	Marshall Sova	06/14/2022 01:16:28 PM



Item iii.

# Case Datashe

122

Case Type **IPMC - International Prop Maint Code**

Case Date **08/14/2023**

Case Status **InActive**

Case Number **2023-00000062**

Name  
Reported By **Glenn Bowden**

Location  
Parcel Number **05818000**  
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Resolution Date **09/11/2023**

Business Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Days Open **28**

Central Name

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Case Description **Overgrowth**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Master Location **SR 100 @ Center Vacant lot**

Cited Party Name

Utility Account

Utility Customer

Location Text

Animal

Cross Streets

Inspector

Mailing Address

Phone Number **(386) 406-3367**

Business Address **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**

Alternate Phone

Parcel Owner Address

Email Address

Cited Party Address

Comments

Notes/Activity

Date

Re-Inspection

Type

Initial Inspection

User

Notes/Activity

Notes

Initial Inspection

Inspections

INITIAL INSPECTION, 2023-00000214 Passed



Case Type - Case Date Case Status Inactive

Case Number  
Resolution Date  
Days Open  
Case Description

Name	Reported By	Location
Business Name	Central Name	Parcel Number
Parcel Owner Name	Cited Party Name	Parcel Address
Utility Customer	Animal	Improvement
Inspector	Phone Number	Service Address
Alternate Phone	Email Address	Master Location
		Utility Account
		Location Text
		Cross Streets
		Mailing Address
		Business Address
		Parcel Owner
		Address
		Cited Party Address

Related Cases

Case Type	Case Number	Case Date	Resolution Date	Status
International Prop Maint	2018-00000407	10/22/2018 3:59:32 PM		
Code				
International Prop Maint	2020-00000091	6/8/2020 12:00:00 AM	10/26/2020 12:00:00 AM	COMPLETED
Code				



Subject	Author	Last Changed Date/Time
Re-Inspection On September 11, 2023 I re-inspected the property and the owner has complied.	Marshall Sova	09/12/2023 09:11:27 AM
Initial Inspection On August 14, 2023 I received a phone call from Glenel Bowden in reference to a overgrown lot. The lot in question is located at the intersection of SR 10 & Center Avenue. I inspected the property and photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner with a compliance date of September 14, 2023.	Marshall Sova	08/14/2023 02:07:18 PM



Item iii.

# Case Datasheet

125

Case Type **IPMC - International Prop Maint Code**

Case Date **12/11/2023**

Case Status **InActive**

Case Number **2023-00000097**

Resolution Date **01/23/2024**

Location  
Parcel Number **05818000**  
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Days Open **43**

Central Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Case Description **Overgrowth, debris left from lot clearing**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name  
Utility Customer  
Animal  
Inspector

**Marshall R Sovva**

Master Location  
Utility Account  
Location Text  
Cross Streets  
**Bascom Norris @ Center Avenue**

Phone Number **(386) 719-5746**

Mailing Address

Alternate Phone

Business Address

Email Address **sovam@lcta.com**

Parcel Owner Address **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**

Comments

Value  
Cited Party Address

## User Defined Fields

### Activities

Name	Value		
Certified Mail Number	9589 0710 5270 0699 1584 47		
Date	Type	User	Notes/Activity
02/01/2024	Notes	Marshall Sovva	Re-Inspection
01/17/2024	Notes	Marshall Sovva	Investigation
01/09/2024	Notes	Marshall Sovva	Re-Inspection
12/19/2023	Notes	Marshall Sovva	Investigation
12/11/2023	Notes	Marshall Sovva	Initial Inspection
12/11/2023	Inspections	Marshall Sovva	INITIAL INSPECTION, 2024-00000138 Passed



Case Notes - IPMC - 2023-00000097

Date Descending  
Run on 12/17/2024 03:09:59 PM

Subject	Author	Last Changed Date/Time
<p>Re-Inspection On January 23, 2024 I re-inspected the property and the owner has complied.</p>	Marshall Sova	02/01/2024 10:00:38 AM
<p>Investigation On January 17, 2024 the certified green card was returned to me as delivered.</p>	Marshall Sova	01/17/2024 09:59:29 AM
<p>Re-Inspection On January 9, 2024 I re-inspected the property and there is no change.  On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.</p>	Marshall Sova	01/09/2024 08:56:38 AM
<p>Investigation On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.</p>	Marshall Sova	12/19/2023 03:41:12 PM
<p>Initial Inspection On December 11, 2023 I observed the property at Parcel #05818-001 was overgrown and the property had not been cleaned up from a prior lot clearing. Photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner on Dec. 11, 2023 with a compliance date of Dec. 26, 2023.</p>	Marshall Sova	12/11/2023 02:38:01 PM



Case Type IPMC - International Prop Maint Code

Case Date 12/11/2023

Case Status Inactive

Case Number 2023-00000098  
Resolution Date 01/23/2024

Days Open 43

Case Description Overgrowth, debris left from lot clearing

Name

Reported By Marshall Sovia  
Business Name

Location

Parcel Number 05818000  
Parcel Address 850 NE PATTERSON AVE LAKE CITY, FL 32055

Central Name

Improvement

Parcel Owner Name BULLARD AUDREY S TRUSTEE

Service Address 850 NE PATTERSON AVE LAKE CITY, FL 32055

Cited Party Name

Master Location

Utility Customer

Utility Account

Animal

Location Text

Inspector

Cross Streets

Phone Number

Mailing Address

Alternate Phone

Business Address D & B TIMBER & LAND TRUST

Email Address

Parcel Owner Address LAKE CITY, FL 32056

Comments

Cited Party Address

Activities

Date

Type

User

Notes/Activity

02/01/2024	Notes	Marshall Sovia	Re-Inspection
01/17/2024	Notes	Marshall Sovia	Investigation
01/09/2024	Notes	Marshall Sovia	Re-Inspection
12/19/2023	Notes	Marshall Sovia	Investigation
12/11/2023	Notes	Marshall Sovia	Initial Inspection
12/11/2023	Inspections	Marshall Sovia	INITIAL INSPECTION, 2024-00000139 Passed



Case Notes - IPMC - 2023-00000098

Date Descending

Run on 12/17/2024 03:16:34 PM

Subject	Author	Last Changed Date/Time
<p>Re-Inspection On January 23, 2024 I re-inspected the property and the owner has complied.</p>	Marshall Sova	02/01/2024 10:06:17 AM
<p>Investigation On January 17, 2024 the certified green card was returned to me as delivered.</p>	Marshall Sova	01/17/2024 09:59:55 AM
<p>Re-Inspection On January 9, 2024 I re-inspected the property and there is no change.  On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.</p>	Marshall Sova	01/09/2024 08:57:16 AM
<p>Investigation On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.</p>	Marshall Sova	12/19/2023 03:41:40 PM
<p>Initial Inspection On December 11, 2023 I observed the property located at 850 NE Patterson Avenue was overgrown and the property had not been cleaned up from a prior lot clearing. Photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner on Dec. 11, 2023 with a compliance date of Dec. 26, 2023.</p>	Marshall Sova	12/11/2023 02:41:17 PM





Item iii.

# Case Datasheet

129

Case Type **IPMC - International Prop Maint Code**

Case Date **11/14/2024**

Case Status **Active**

Case Number **2024-00000075**

Name  
Reported By **Marshall Sovia**  
Business Name

Location  
Parcel Number **05818000**  
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Days Open **33**

Central Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Case Description **Overgrowth**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name  
Utility Customer  
Animal  
Inspector

**Marshall R Sovia**

Master Location  
Utility Account  
Location Text  
Cross Streets  
**Bascom Norris @ Center Avenue**

Phone Number  
Alternate Phone  
Email Address

**(386) 719-5746**  
**sovam@cfia.com**

Comments **Correct parcel #05818-001**

Mailing Address  
Business Address  
Parcel Owner  
Address  
Cited Party Address  
**D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**

User Defined Fields

Name  
Certified Mail Number  
Value **9589 0710 5270 1815 1109 98**

Activities

Date	Type	User	Notes/Activity
12/04/2024	Notes	Marshall Sovia	Investigation
11/25/2024	Notes	Marshall Sovia	Investigation
11/14/2024	Notes	Marshall Sovia	Initial Inspection
11/14/2024	Inspections	Marshall Sovia	INITIAL INSPECTION, Created 11/14/2024



Case Notes - IPMC - 2024-00000075

Date Descending

Run on 12/17/2024 03:11:03 PM

Subject	Author	Last Changed Date/Time
Investigation On December 3, 2024 the certified green card was returned to me as delivered on 11/21/2024. I t was signed for by K. Cardenas.	Marshall Sova	12/04/2024 08:22:25 AM
Investigation On November 25, 2024 the certified green card was returned to me as delivered.	Marshall Sova	11/25/2024 03:00:20 PM
Initial Inspection On November 14, 2024 I noticed the property located at Bascom Norris & Center Ave overgrown. The parcel # 05818-001 has had three prior cases at this location.  Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the property owner. A NOH was also prepared with a hearing date of Jan. 2. 2025.  There have been three prior violations on this property for overgrowth: 23-00000062 23-00000097 23-00000098	Marshall Sova	11/15/2024 12:23:47 PM
On November 15, 2024 I posted the property with a NOH and a affidavit of notice of posting. I also posted the same at City Hall. The NOH was placed on the City website on this same date.		



Item iii.

# Case Datashe

131

Case Type **IPMC - International Prop Maint Code**

Case Date **11/14/2024**

Case Status **Active**

Case Number **2024-00000076**

Resolution Date

Days Open **33**

Name  
 Reported By **Marshall Sovo**  
 Business Name  
 Central Name  
 Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Location  
 Parcel Number **05818000**  
 Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**  
 Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**  
 Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name  
 Utility Customer  
 Animal  
 Inspector **Marshall R Sovo**  
 Phone Number **(386) 719-5746**  
 Alternate Phone  
 Email Address **sovam@lcta.com**  
 Comments **Correct parcel # 05818-002**

Master Location  
 Utility Account  
 Location Text  
 Cross Streets  
 Mailing Address  
 Business Address  
 Parcel Owner  
 Address **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**  
 Cited Party Address

### User Defined Fields

### Activities

Name	Value		
Certified Mail Number	9589 0710 5270 1815 1109 81		
Date	Type	User	Notes/Activity
12/04/2024	Notes	Marshall Sovo	Investigation
11/25/2024	Notes	Marshall Sovo	Investigation
11/14/2024	Notes	Marshall Sovo	Initial Inspection
11/14/2024	Inspections	Marshall Sovo	INITIAL INSPECTION, Created 11/14/2024



Subject	Author	Last Changed Date/Time
Investigation On December 3, 2024 the certified green card was returned to me as delivered on 11/21/2024. I t was signed for by K. Cardenas.	Marshall Sova	12/04/2024 08:22:53 AM
Investigation On November 25, 2024 the certified green card was returned to me as delivered.	Marshall Sova	11/25/2024 03:01:34 PM
Initial Inspection On November 14, 2024 I noticed the property located at Bascom Norris & Center Ave overgrown. The parcel # 05818-002 has had three prior cases at this location.  Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the property owner. A NOH was also prepared with a hearing date of Jan. 2. 2025.  There have been three prior violations on this property for overgrowth: 23-00000062 23-00000097 23-00000098	Marshall Sova	11/15/2024 12:23:11 PM
On November 15, 2024 I posted the property with a NOH and a affidavit of notice of posting. I also posted the same at City Hall. The NOH was placed on the City website on this same date.		