

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

January 30, 2024 at 5:30 PM

Venue: CMT - Communications Media Technology

AGENDA

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

NEW BUSINESS

- i. Case # CE 23-00000035, Industry Lodge No. 8 F&AM, as owner, care of Henry Parker, Industry Lodge No. 8 F&AM, as respondent, gives address as 530 NE Simms Drive Lake City, FL 32055, located on parcel number 00-00-00-11826-000.

Violations:

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

- ii. Case # CE 23-00000040, Rigsby Rentals Inc., as owner, Rigsby Rentals Inc., as respondent, located on parcel number 00-00-00-11981-000.

Violations:

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

- iii. Case # CE 23-00000077, Patti Shaw, as owner, Patti Shaw, as respondent, gives address as 488 NW Wilson Street Drive Lake City, FL 32055, located on parcel number 00-00-00-11255-000.

Violations:

1. IPMC 108.1.1. Unsafe structures.

2. IPMC 301.3 Vacant structures and land.

[iv.](#) Case # CE 23-00000079, Lois L. Selbe, as owner, care of Larry Selbe, Lois L. Selbe, as respondent, gives address as 954 SW Spring Lane Lake City, FL 32055, located on parcel number 00-00-00-12545-000.

Violations:

1. IPMC 108.1.1. Unsafe structures.

2. IPMC 301.3. Vacant structures and land.

[v.](#) Case # CE 23-00000090, Whiddon Construction Company LLC, as owner, Whiddon Construction Company LLC, as respondent, gives address as 547 SE Putnam Street Lake City, FL 32055, located on parcel number 00-00-00-13406-001.

Violations:

1. IPMC 301.3. Vacant structures and land.

2. IPMC 302.4. Weeds.

[vi.](#) Case # CE 23-00000093, Greater Lake City Community Development Corp. Inc., as owner, Greater Lake City Community Development Inc., as respondent, gives address as 204 NE Escambia Street Lake City, FL 32055, located on parcel number 00-00-00-12060-000.

Violations:

1. IPMC 301.3. Vacant structures and land.

2. IPMC 302.4. Weeds.

[vii.](#) Case # CE 23-00000094, SPT WAH Windsong II LLC, as owner, SPT WAH Windsong II LLC, as respondent, gives address as 612 SW Symphony Loop Lake City, FL 32055, located on parcel number 00-00-00-02712-006.

Violations:

1. IPMC 303.1 Swimming Pools

[viii.](#) Case # CE 23-00000097, Lake City Properties IV, as owner, Lake City Properties IV, as respondent, located on parcel number 29-3S-17-05818-001.

Violation:

1. IPMC 301.3. Vacant structures and land.

- ix. Case # CE 23-00000098, Lake City Properties IV, as owner, Lake City Properties IV as respondent, gives address as 850 NE Patterson Avenue Lake City, FL 32055, located on parcel number 29-3S-17-05818-002.

Violation:

1. IPMC 301.3. Vacant structures and land.

ADJOURNMENT

YouTube Channel Information

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 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 23-00000035, Industry Lodge No. 8 F&AM, as owner, care of Henry Parker, Industry Lodge No. 8 F&AM, as respondent, gives address as 530 NE Simms Drive Lake City, FL 32055, located on parcel number 00-00-00-11826-000.

Violations:

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



Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On January 9, 2024 I re-inspected the property and there is no change.</p> <p>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>	<p>Marshall Sovo</p>	<p>01/09/2024 09:46:46 AM</p>
<p>Investigation</p> <p>On July 16, 2023 the green card was delivered and signed for.</p>	<p>Marshall Sovo</p>	<p>07/25/2023 09:38:03 AM</p>
<p>Re-Inspection</p> <p>On June 13, 2023 I re-inspected the property and there was no change. A 2nd NOV was prepared on June 14, 2023 and will be sent certified mail. A compliance date of July 1, 2023 was given.</p> <p>7013 2630 0001 1733 4410</p>	<p>Marshall Sovo</p>	<p>06/14/2023 10:51:54 AM</p>
<p>Investigation</p> <p>On May 23, 2023 the certified green card was returned to me. It was delivered on May 11, 2023 and signed for by Mr. Parker.</p>	<p>Marshall Sovo</p>	<p>05/23/2023 10:38:41 AM</p>
<p>Initial Inspection</p> <p>On may 8, 2023 I received a call from Penny Ferguson complaining of the property located at 530 NE Simms Drive was overgrown and vacant. I inspected the property and observed overgrowth and the building had broken windows and unsecured doors.</p> <p>I met with Al Nelson (386)623-4127 and Henry Parker (850)556-4310 and they advised they would get the property cleaned up and we agreed to a compliance date of June 8, 2023. I prepared a NOV on May 9, 2023 and sent it certified to Mr. Parker.</p> <p>Henry Parker 2655 Hartsfield Rd. Tallahassee, FL 32393 hbparker@msn.com</p>	<p>Marshall Sovo</p>	<p>05/09/2023 10:22:39 AM</p>



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

Item i.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 05/08/2023 Name (required) Penney Ferguson
Phone: (786)247-1027 Address: _____ Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 530 nE Simms Drive Nature
of Complaint: Overgrowth, windows broken

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Industry Lodge No. 8 F&AM Do you know the time
frames that the complaint is happening? Yes No If yes, when? _____ Is there any other information
that you would like to us to know?

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

Date Received: 05/08/2023 Via: Phone Case Number Assigned 23-00000035

Notes:

Case Data Sheet for case # 23-00000035

Parcel# 11826-000

Address: 530 NE Simms Dr

Owner: Industry Lodge No. 8 F&AM

Date of first inspection: 05/08/2023

1st Notice of Violation sent: 5/9/2023

2nd inspection date: 6/13/23

2nd Notice of Violation sent: 6/14/23

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: ~~11/28/23~~ 1/9/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall: ~~11/28/23~~ 1/9/24

Mailing Cost/Date: \$8.10 5/9/2023

Mailing Cost/Date: 8.10 6/14/23

Mailing Cost/Date: 8.63 11/28/23

Total Mailing Cost: \$24.83

Marshall Sova

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 4/20/2023

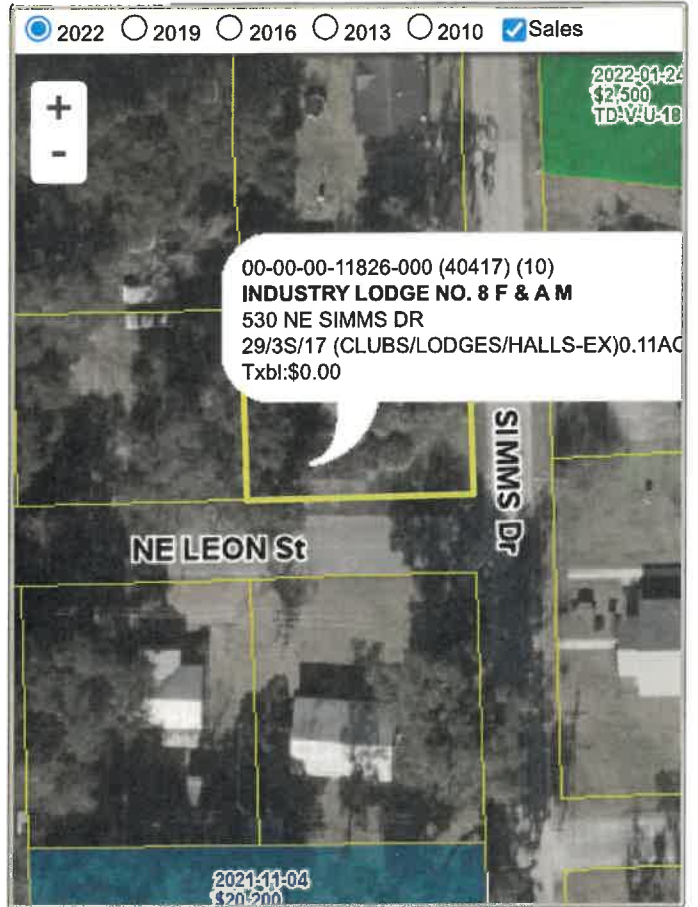
Parcel: << 00-00-00-11826-000 (40417) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	INDUSTRY LODGE NO. 8 F & A M		
Site	530 NE SIMMS DR, LAKE CITY		
Description*	N DIV: 50 FT N & S BY 96 FT E & W IN NE COR OF 1 AC LOT OWNED BY HENRIETTA THOMAS. BLOCK G. (LEGAL NOT CLEAR).		
Area	0.11 AC	S/T/R	29-3S-17
Use Code**	CLUBS/LODGES/HALLS-EX (7700)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$2,400	Mkt Land	\$2,400
Ag Land	\$0	Ag Land	\$0
Building	\$38,526	Building	\$40,988
XFOB	\$0	XFOB	\$0
Just	\$40,926	Just	\$43,388
Class	\$0	Class	\$0
Appraised	\$40,926	Appraised	\$43,388
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$40,926	Assessed	\$43,388
Exempt	10 \$40,926	Exempt	10 \$43,388
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

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
Sketch	PRIV CLUB (9500)	1947	3060	3060	\$40,988

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
7700	CLUB (MKT)	4,800.000 SF (0.110 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,400

Al Nelson 386 623-4127



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-00000035 2nd 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: **Industry Lodge No. 8 F&AM c/o Henry Parker**

Address: **530 NE Simms Drive. Lake City, FL 32055**

INITIAL INSPECTION PROMPTED BY:

INITIAL INSPECTION

Complaint X CE Personnel Observation _____

Date: **05/08/2023**

Complainant: Penny Ferguson CE Personnel: Marshall Sova

Violation Code

Violation Description

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.
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.

Violation Code

Corrective Action



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

301.3 Vacant structures and land.	Both vacant structures and vacant land present special concerns to communities. Because no one is living on these premises, they are often ignored by the owners. Consequently, this section establishes the code official's authority to order the cleanup of vacant lands and the securing of vacant structures that might present an attractive nuisance. Make sure windows are boarded up and doors secured.
302.4 Weeds.	Criteria establishing maximum heights for grass and weeds are necessary to reduce rodent shelters and pollen dust problems. This section provides a mechanism for removal of weeds on neglected or abandoned properties after proper notice has been given to the responsible owner or agent. Please clean property up.

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: **July 1, 2023** _____



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

Warning

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

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

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

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

Name: Industry Lodge No. 8 F&AM c/o Henry Parker Relationship owner: _____

On date: June 14, 2023 time being: 10:42 am _____


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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-00000035

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: **Industry Lodge No. 8 F&AM c/o Henry Parker**
 Address: **530 NE Simms Drive. Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:

Date: **05/08/2023** Complaint X CE Personnel Observation
 Complainant: Penny Ferguson CE Personnel: Marshall Sova

Violation Code Violation Description

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.
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.

Violation Code Corrective Action



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

301.3 Vacant structures and land.	Both vacant structures and vacant land present special concerns to communities. Because no one is living on these premises, they are often ignored by the owners. Consequently, this section establishes the code official's authority to order the cleanup of vacant lands and the securing of vacant structures that might present an attractive nuisance. Make sure windows are boarded up and doors secured.
302.4 Weeds.	Criteria establishing maximum heights for grass and weeds are necessary to reduce rodent shelters and pollen dust problems. This section provides a mechanism for removal of weeds on neglected or abandoned properties after proper notice has been given to the responsible owner or agent. Please clean property up.

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

Due date: **June 8, 2023** _____



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

Warning

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

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

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

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

Name: Industry Lodge No. 8 F&AM c/o Henry Parker Relationship owner: _____

On date: May 8, 2023 time being: 10:00 am _____

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Marshall Sovia
Print Name of Code Inspector


Signature of Code Inspector

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-00000035
Respondent: Henry Parker (Industry Lodge No. 8)

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 30th day of January, 2024, at (time) 5:30 a.m. p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Henry Parker (Industry Lodge No. 8 F&AM) Relationship _____
On date January 5, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sova _____
Print Name of Code Inspector Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:
City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate
Time: This is a recurring meeting Meet anytime

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

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

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

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

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

<https://www.youtube.com/c/CityofLakeCity>

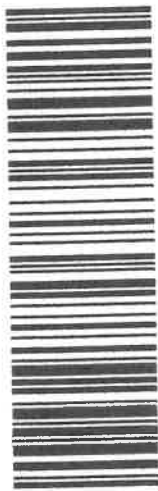
Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

35

10.93



9589 0710 5270 0668 3684 88
9589 0710 5270 0668 3684 88

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.50</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>1.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>Henry Pader</u>	
Street and Apt. No., P.O. Box No. <u>455 WATSEKA RD.</u>	
City, State, ZIP+4® <u>TALLAHASSEE FL 32353</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

1/9/24

57

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

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:
HENRY PALTON
2655 HARTSFIELD RD. NO.
TALLAHASSEE, FL 32353



9590 9402 8577 3244 7286 01

2. Article Number (Transfer from service label)
 9589 0710 5270 0668 3684 88

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

1/9/24

3. Service Type

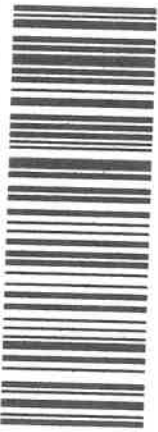
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- red Mail
- red Mail Restricted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

PS Form 3800, January 2009

FRAM

3

35



7022 0410 0003 3162 3026
7022 0410 0003 3162 3026

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.25
<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	\$ 0.40
Total Postage and Fees	\$ 8.80

Sent To
 HONOLULU LOVER HEAVY POLICE
 2155 HANTSFIELD RD.
 TACAHUSSE FL 32353

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

Postmark Here

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


5/9/23

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:

HOUSTON LOOGE No.8 FHAM
C/O Henry Parker
2655 HWY 51 RD
JALAHASSEE, FL 32393



9590 9402 6572 1028 6888 83

2. Article Number (Transfer from service label)
 7022 0410 0003 3162 3026

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
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

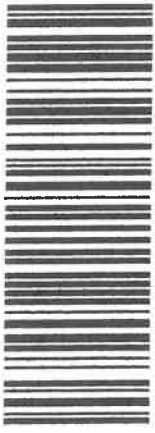
- A receipt (this portion of the card)
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail, First-Class Mail, or Priority Mail® service, or Certified Mail service, with insurance coverage and certain Priority Mail items. For an additional fee, and endorsement on the mailpiece, return receipt services of delivery (including electronic version). You can request a complete PS Form 3800, April 2011 Receipt; attach PS Form 3800, April 2011

5/9/23

FAM



7013 2630 0001 1733 4410
7013 2630 0001 1733 4410

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$.60	Postmark Here
Certified Fee	4.15	
Return Receipt Fee (Endorsement Required)	3.35	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.10	

Sent To: Monny Loss C/O Harvey Parks
 Street, Apt. No.,
 or PO Box No. 2655 HALTSTOWN Rd.
 City, State, ZIP+4 TALLAHASSEE FL 32393

PS Form 3800, August 2006 See Reverse for Instructions

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

2ND VIOLATION
SENT 6/14/23

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:
MONTY LOOSE No. 8 FRAM
C/O Henry Parker
2655 HARTSFIELD RD.
TALLAHASSEE, FL 32303

2. Article Number (mandatory)
7013 2630 0001 1733 4410

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

D. Domestic Return Receipt

Certified Mail

- A mailing receipt
- A unique identifier
- A record of delivery

Important Reminders

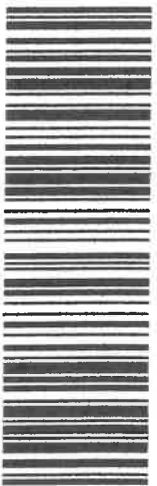
- Certified Mail is
- Certified Mail is
- NO INSURANCE
- valuable, please
- For an additional
- delivery. To obtain
- Receipt (PS Form
- fee. Endorse mail
- a duplicate return
- required.
- For an additional
- endorsement "F"
- If a postmark on
- receipt is not ne

IMPORTANT: Save

PS Form 3800, August

2ND VIOLATION
 SENT 6/14/23

AM



9589 0710 5270 0699 1582 94
9589 0710 5270 0699 1582 94

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) <u>3.55</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>1.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>INDEPENDENT LODGE No. 8 FFA</u>	
Street and Apt. No., or P.O. Box No. <u>2155 HAWKFIELD RD.</u>	
City, State, ZIP+4® <u>TALAHASSEE, FL 32393</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

11/28/23
NOH

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:

INDUSTRY LODGE No 8 FLAM
 C/O HEJRY PACKER
 2655 HARTFIELD RD.
 TALLAHASSEE, FL 32303

11/28/23

2. Article Number (transfer from service label)

9589 0710 5270 0699 1582 94

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
 - 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

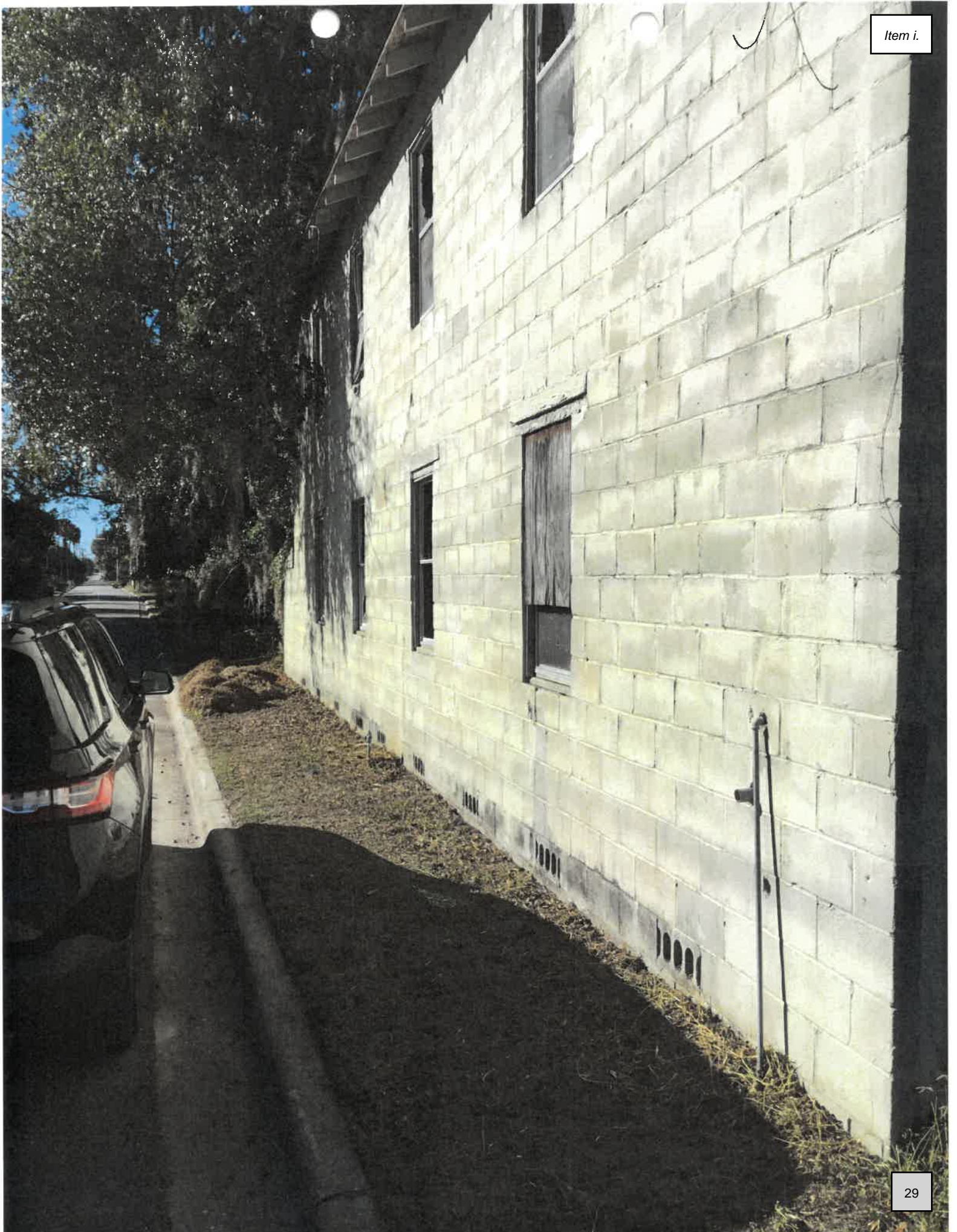
PS Form 3800, January 2019
 Receipt attach PS Form 3800, January 2019
 electronic version, PS Form 3800, January 2019
 You can request a return receipt (including return receipt service) for the following services:
 - Return receipt service for First-Class Mail, Registered Mail, Signature Confirmation, Signature Confirmation Restricted Delivery, Certified Mail, Certified Mail Restricted Delivery, Registered Mail, Registered Mail Restricted Delivery, and Priority Mail Express.
 For an additional fee, you can request a return receipt for Certified Mail and Certified Mail Restricted Delivery.
 Insurance coverage is available for Certified Mail, Certified Mail Restricted Delivery, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery, and Priority Mail Express.
 You may purchase Certified Mail, Certified Mail Restricted Delivery, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery, and Priority Mail Express with insurance coverage.
 Important Reminders:
 - A receipt of delivery (and signature) that is retained for a specified period.
 - Electronic verification of delivery.
 - A unique identifier for your mailpiece.
 - Certified Mail service.

Item i.





Item i.











File Attachments for Item:

ii. Case # CE 23-00000040, Rigsby Rentals Inc., as owner, Rigsby Rentals Inc., as respondent, located on parcel number 00-00-00-11981-000.

Violations:

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



Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On January 9, 2024 I re-inspected the property and there is no change.</p>	Marshall Sova	01/09/2024 09:47:37 AM
<p>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>		
Investigation	Marshall Sova	09/25/2023 02:48:21 PM
<p>On September 25, 2023 the second certified green card was returned to me. It was signed for on 09/22/2023 by Kaylen Brehm.</p>		
Re-Inspection	Marshall Sova	09/12/2023 01:56:14 PM
<p>On September 11, 2023 I re-inspected the property and there has been no change. A second NOV was prepared and mailed certified to the owner with a compliance date of Sept. 22, 2023.</p>		
<p>9589 0710 5270 0699 1254 25</p>		
Investigation	Marshall Sova	06/20/2023 01:21:32 PM
<p>On June 20, 2023 the certified green card was returned to me. It was delivered and signed for on June 14, 2023 and signed by Kaylen Brehm.</p>		
Initial Inspection	Marshall Sova	05/30/2023 02:51:50 PM
<p>On May 30, 2023 I met with Sophia Parker at the Customer Service building. Ms. Parker was complaining of the lot next door to her being overgrown. I inspected the property and photos were taken. A NOV was completed and will be mailed certified to the owner with a compliance date of June 30, 2023.</p>		



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

Item ii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 5/30/2023 Name (required) Sophia Sterling Parker
Phone: 352-246-4554 Address: 428 NW Columbia Ave Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: Vacant lot on Columbia Ave. 11981-000 Nature
of Complaint: Overgrowth

How long has the complaint been going on? _____ Do you know
who the person(s) involved are? Yes No If yes, who? Rigsby Rentals Inc Do you know the time
frames that the complaint is happening? Yes No If yes, when? _____ Is there any other information
that you would like to us to know?

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

Date Received: 05/30/223 Via: Person Case Number Assigned 23-00000040
Notes:

Case Data Sheet for case # 23-00000040

Parcel# 11981-000

Address: Vacant lot on Columbia Ave

Owner: Rigsby Rentals Inc.

Date of first inspection: 5/30/2023

1st Notice of Violation sent: 5/31/2023

2nd inspection date: 9/11/23

2nd Notice of Violation sent: 9/12/23

Date of Public Noticed placed on property: 1/9/24

Notice of Mag. Hearing sent: ~~11/28/23~~ 1/9/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall: ~~11/28/23~~ 1/9/24

Mailing Cost/Date: \$8.10 5/31/23

Mailing Cost/Date: \$8.53 9/12/23

Mailing Cost/Date: 8.53 11/28/23

Total Mailing Cost: \$25.59

Marshall Sova

Marshall Sova CEO/ City of Lake City

Item ii.

Parcel: << 00-00-00-11981-000 (40565) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	RIGSBY RENTALS INC 781 SE CHURCH AVE LAKE CITY, FL 32025		
Site			
Description*	N DIV: N1/2 BLOCK 70 & THAT PART OF LEON ST LYING N OF BLOCK 70. ORB 675-704, 705, 936-2008, WD 1005-1434, WD 1146-721		
Area	0.674 AC	S/T/R	29-3S-17
Use Code**	MISC IMPROVED (0700)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$29,400	Mkt Land	\$29,400
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$500	XFOB	\$500
Just	\$29,900	Just	\$29,900
Class	\$0	Class	\$0
Appraised	\$29,900	Appraised	\$29,900
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$29,900	Assessed	\$29,900
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$29,900 city:\$29,900 other:\$0 school:\$29,900	Total Taxable	county:\$29,900 city:\$29,900 other:\$0 school:\$29,900



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/20/2008	\$82,000	1146/0721	WD	V	U	03
1/21/2004	\$35,000	1005/1434	WD	V	Q	
10/5/2001	\$150,000	0936/2008	WD	I	Q	

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0140	CLFENCE 6	2004	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	29,400.000 SF (0.674 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$29,400



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-0000040 2nd 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: **Rigsby Rentals Inc.**

Address: **Vacant lot on Columbia Avenue Parcel# 11981-000 Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation _____
Date: **05/30/2023** Complainant: Sophia Sterling Parker CE Personnel: Marshall Sova

Violation Code

Violation Description

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.
302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [18 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.

Violation Code

Corrective Action



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

301.3 Vacant structures and land.	Property is an attractive nuisance. Clean property up.
302.4 Weeds.	Property is an attractive nuisance. Clean property up.

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: **September 22, 2023** _____



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

Warning

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

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

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

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

Name: Rigsby Rentals Inc. Relationship owner: _____

On date: September 12, 2023 time being: 1:49 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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-00000040

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: **Rigsby Rentals Inc.**

Address: **Vacant lot on Columbia Avenue Parcel# 11981-000 Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Date: **05/30/2023** Complaint X CE Personnel Observation
 Complainant: Sophia Sterling Parker CE Personnel: Marshall Sova

Violation Code	Violation Description
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.
302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [18 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.

Violation Code Corrective Action



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

301.3 Vacant structures and land.	Property is an attractive nuisance. Clean property up.
302.4 Weeds.	Property is an attractive nuisance. Clean property up.

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

Due date: **June 30, 2023** _____



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

Warning

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

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

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

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

Name: Rigsby Rentals Inc. Relationship owner: _____

On date: May 30, 2023 time being: 3:00 pm _____

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









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

NOTICE OF HEARING

Case No.: 23-00000040
Respondent: Rigsby Rentals Inc.

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 30th day of January, 2024, at (time) 5:30 a.m. p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Rigsby Rentals Inc. Relationship _____
On date January 5, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

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.: 23-00000040
Witness: Sophia Sterling Parker

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 30th day of January, 2024, at (time) 5:30 a.m. p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Sophia Sterling Parker Relationship _____
On date January 5, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:
City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate
Time: This is a recurring meeting Meet anytime

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

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
 If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

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

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

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

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

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

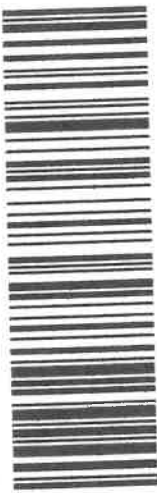
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

40



9589 0710 5270 0668 3684 64
9589 0710 5270 0668 3684 64

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<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	\$.63
Total Postage and Fees	\$ 8.53

Sent To SOPHIA Packer
 Street and Apt. No., or PO Box No. 504 E. Pine Box 161
 City, State ZIP+4® Lakeland FL 33801

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

1/9/24

40

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:

SOPHIA PARKER
 304 E. AVE Box 161
 Lakeland, FL 33801



9590 9402 8577 3244 7285 88

9589 0710 5270 0668 3684 64

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes
 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®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

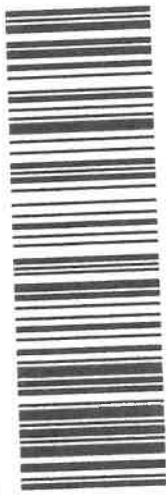
Domestic Return Receipt

Certified Mail
 * A receipt (this portion)
 * A return receipt (if you request it)
 * Electronic verification
 * A record of delivery (signature) that is not subject to a specified period.
 Important Reminders
 * You may purchase Certified Mail™, Registered Mail™, or Priority Mail® services with Certified Mail™ and Registered Mail™ coverage.
 * For an address that is not a business, you may not be able to purchase Certified Mail™ or Registered Mail™ services.
 * Return receipt service is available for delivery products that can be returned to the sender.
 * Complete PS Form 3811, Domestic Return Receipt, for return receipt service.

7/2/21

40

3
5



9589 0710 5270 0668 3684 71
9589 0710 5270 0668 3684 71

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.52
<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	\$ 1.63
Total Postage and Fees	\$ 8.53

Sent to KIRKBY REALTORS

Street and Apt. No., or PO Box No. 791 SE CHURCH AVE

City, State, ZIP+4® LAKE CITY FL 32025

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

11/9/24

40

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:

RIGSBY RENTALS INC.
 781 SE CHURCH AVE.
 LAKE CITY FL 32025



9590 9402 8577 3244 7285 95

2. Article Number (Transfer from service label)

9589 0710 5270 0668 3684 71

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

Domestic Return Receipt

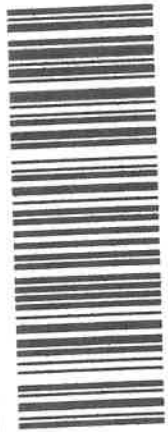
Certified Mail

- A receipt (this portion is not returned to you)
- A unique identifier for tracking
- Electronic verification of delivery
- A record of delivery (signature) that is retained for a specified period

Important Reminder

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® Restricted Delivery, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation™, Signature Confirmation Restricted Delivery, Certified Mail®, Certified Mail Restricted Delivery, Collect on Delivery, Collect on Delivery Restricted Delivery, Registered Mail™, Registered Mail Restricted Delivery, and Priority Mail Express® services only.
- Insurance coverage is provided for Certified Mail and Registered Mail.
- For an address that is not a business or government address, you can request a return receipt service. Return receipts are not available for Certified Mail, Certified Mail Restricted Delivery, Signature Confirmation™, Signature Confirmation Restricted Delivery, Registered Mail™, Registered Mail Restricted Delivery, and Priority Mail Express®.

11/9/24



7013 2630 0001 1766 2896
7013 2630 0001 1766 2896

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$ 0.60
Certified Fee	4.15
Return Receipt Fee (Endorsement Required)	3.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.10

Postmark
Here

Sent To Russell Rentals Inc
 Street, Apt. No.,
 or PO Box No. 781 SE CHURCH AVE
 City, State, ZIP+4 Lake City FL 32025

PS Form 3800, August 2006

See Reverse for Instructions

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

5/31/23

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:

*KINGSBY RENTALS Inc.
781 SE CHURCH AVE.
LAKE CITY, FL 32825*



9590 9402 8199 3030 8898 02

2. Article #
7013 2630 0001 1796 2896

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X 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
 - Insured Mail (over \$500)
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

5/31/23

Certified Mail

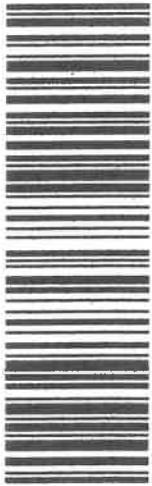
- A mailing receipt
- A unique identifier
- A record of delivery

Important Reminders

- Certified Mail may be returned to sender.
- Certified Mail is not insurable for additional value.
- For an additional fee, Endorsement Receipt (PS Form 3800) may be attached to obtain a duplicate return receipt.
- For an additional fee, Endorsement Receipt (PS Form 3800) may be attached to obtain a duplicate return receipt.
- For an additional fee, Endorsement Receipt (PS Form 3800) may be attached to obtain a duplicate return receipt.
- If a postmark on the envelope is not needed, it may be removed.

IMPORTANT: Save Receipt

PS Form 3800, August 2020



9589 0710 5270 0699 1254 25
9589 0710 5270 0699 1254 25

INC.
106.
125

U.S. Postal Service™ *40*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ <i>4.35</i>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <i>3.35</i>	
<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 \$ <i>1.13</i>	
Total Postage and Fees \$ <i>8.53</i>	
Sent To <i>RIGSBY RENTALS</i>	
Street and Apt. No., or PO Box No. <i>741 S. CHURCH AVE.</i>	
City, State ZIP+4® <i>LAKE CITY, FL 32025</i>	

PS Form 3800, January 'J23 PSN 7530-02-000-9047 See Reverse for Instructions

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

9/12/23

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

A. Signature Agent
 Addressee
 B. Received by (Printed Name) Date of Delivery

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

- 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:
 RIGSBY RENTALS INC.
 781 SE CHURCH AVE.
 LAKE CITY, FL 32025



9590 9402 8447 3156 9907 90

2. Article Number (Transfer from service label)
 9589 0710 5270 0699 1254 25

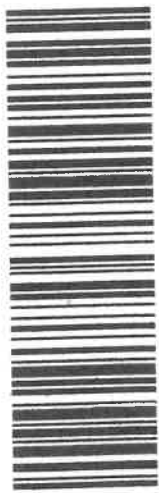
3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

: PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt :

9/12/23

Certified Mail
 ■ A receipt (this portion of the PS Form 3800) must be attached to the mailpiece.
 ■ A unique identifier for each mailpiece is printed on the mailpiece.
 ■ Electronic verification of the recipient's address is required for delivery.
 ■ A record of delivery (including date, time, and location) is retained for a specified period.
Important Reminders:
 ■ You may purchase Certified Mail® service, First-Class Mail® service, or Priority Mail® service with Certified Mail service.
 ■ Insurance coverage is available for Certified Mail service. For more information, see the Reverse side of PS Form 3800.
 ■ For an additional fee, an endorsement on the mailpiece may be requested for return receipt service. You can request a return receipt (including electronic version) for complete PS Form 3800. Receipt attach PS Form 3800, January 2020.

C. 6. 25



9589 0710 5270 0699 1583 00
9589 0710 5270 0699 1583 00

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.25
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.55
<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
\$.63
Total Postage and Fees
\$ 8.53

Sent To
RICHARD REYNOLDS, INC.
Street and Apt. No., or PO Box No.
781 SE Church Ave
City, State, ZIP+4®
LAKE CITY FL 32025

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

11/28/23
NSH

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:

*RIGSBY RENTALS INC.
781 SE CHURCH AVE.
LAKE CITY, FL 32025*



9590 9402 8295 3094 8398 08

2. Article Number (Transfer from service label)

9589 0710 5270 0699 1583 00

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

Domestic Return Receipt

Certified Mail

- A receipt that provides a unique identifier for each item.
- Electronic notification of delivery.
- A record of delivery (signature) that is filed for a specified period.
- Important Reminder: You may purchase Certified Mail, First-Class Mail® First-Class Mail® or Priority Mail® service with Certified Mail service coverage to provide insurance coverage for your mail.
- For an address that is not a business, you may request a return receipt with the following services:
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

11/28/23

File Attachments for Item:

iii. Case # CE 23-00000077, Patti Shaw, as owner, Patti Shaw, as respondent, gives address as 488 NW Wilson Street Drive Lake City, FL 32055, located on parcel number 00-00-00-11255-000.

Violations:

1. IPMC 108.1.1. Unsafe structures.
2. IPMC 301.3 Vacant structures and land.



Item iii.

Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On January 9, 2024 I re-inspected the property and there is no change.</p> <p>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>	<p>Marshall Sova</p>	<p>01/09/2024 09:50:51 AM</p>
<p>Investigation</p> <p>On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.</p>	<p>Marshall Sova</p>	<p>10/23/2023 12:09:06 PM</p>
<p>Investigation</p> <p>On October 20, 2023 the certified letter was returned to me as undeliverable.</p>	<p>Marshall Sova</p>	<p>10/20/2023 10:09:08 AM</p>
<p>Investigation</p> <p>After further investigation I learned that there is a lien on the property of 488 NW Wilson Street. This lien was placed on the property on July 15, 2021. The case number is 18-348 and the hearing was on June 10, 2021 in front of Special Magistrate Stephanie Marchman. Copies of the case file is attached to this report.</p>	<p>Marshall Sova</p>	<p>10/17/2023 09:45:12 AM</p>
<p>Initial Inspection</p> <p>On October 12, 2023 I inspected the property located at 488 NW Wilson Street which is abandoned. The structure burnt several years ago and is about to collapse. This structure is unsafe to the public and is causing a attractive nuisance to the neighborhood. I am request a demolition of this property.</p> <p>A NOV was prepared and will be mailed certified to the owner with a compliance date of October 27, 2023. The property was also posted as no occupancy allowed.</p>	<p>Marshall Sova</p>	<p>10/13/2023 12:55:28 PM</p>



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

Item iii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 10/12/2023 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Avenue Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 488 NW Wilson Street Nature
of Complaint: Unsafe structure, attractive nuisance

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Patti Shaw c/o Clifford Rawls 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?

The house burnt down several years ago and is a attractive nuisance

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

Date Received: 10/12/2023 Via: Person Case Number Assigned 23-00000077
Notes:

Case Data Sheet for case # 23-00000077

Parcel# 11255-000

Address: 488 NW Wilson Street

Owner: Patti Shaw c/o Clifford Rawls

Date of first inspection: 10/12/2023

1st Notice of Violation sent: 10/12/23

2nd inspection date: 11/28/23

2nd Notice of Violation sent: 11/27/23

Date of Public Noticed placed on property: 10/12/23 11/9/24

Notice of Mag. Hearing sent: ~~11/27/23~~ 11/9/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall: ~~11/27/23~~ 11/9/24

Mailing Cost/Date: 8.53 10/12/23

Mailing Cost/Date: 8.53 11/28/23

Mailing Cost/Date: _____

Total Mailing Cost: \$17.06

Marshall Sova

Marshall Sova CEO/ City of Lake City

77

Item iii.

2023 Working update

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-11255-000 (39673) >>

Owner & Property Info

Result: 35 of 158

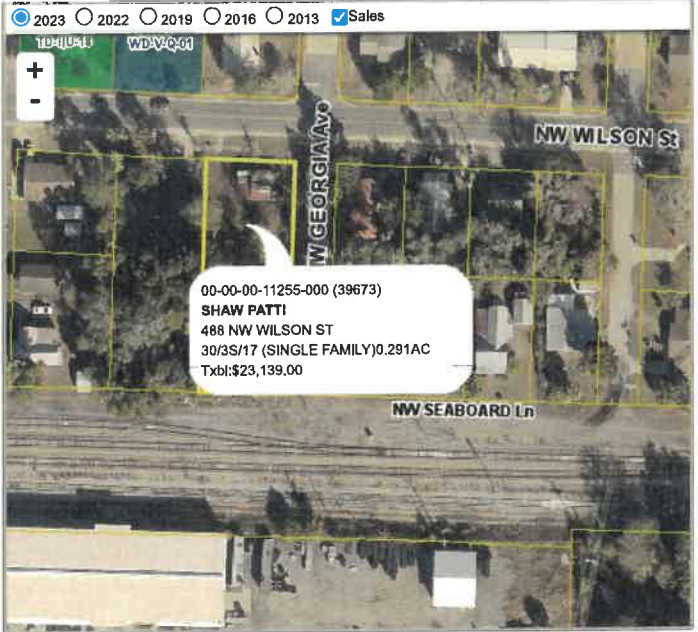
Owner	SHAW PATTI C/O CLIFFORD RAWLS 488 NW WILSON ST LAKE CITY, FL 32055		
Site	488 NW WILSON ST, LAKE CITY		
Description*	NW DIV: E1/3 OF LOT 17. ORB 518-421		
Area	0.291 AC	S/T/R	30-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*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 office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$6,354	Mkt Land	\$6,354
Ag Land	\$0	Ag Land	\$0
Building	\$14,487	Building	\$16,754
XFOB	\$550	XFOB	\$550
Just	\$21,391	Just	\$23,658
Class	\$0	Class	\$0
Appraised	\$21,391	Appraised	\$23,658
SOH Cap [?]	\$356	SOH Cap [?]	\$519
Assessed	\$21,391	Assessed	\$23,658
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,035 city:\$21,035 other:\$0 school:\$21,391	Total Taxable	county:\$23,139 city:\$23,139 other:\$0 school:\$23,658

Aerial Viewer Pictometry Google Maps



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
Sketch	SINGLE FAM (0100)	1960	756	935	\$16,754

*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 (Codes)

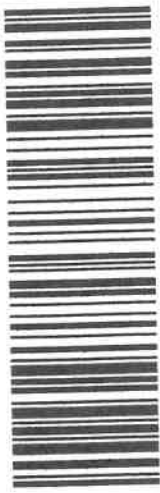
Code	Desc	Year Blt	Value	Units	Dims
0285	SALVAGE	0	\$350.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,708.000 SF (0.291 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,354

Search Result: 35 of 158

77



9589 0710 5270 0668 3684 57
9589 0710 5270 0668 3684 57

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

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

OFFICIAL USE

Certified Mail Fee
\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.50
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ 0.63
Total Postage and Fees
\$ 4.98

Sent To
PATTI SQUAW
488 NW Wilson St
Lake City, FL 32055

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

11/9/24

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

5 \$ 055



9589 0710 5270 0699 1232 78
9589 0710 5270 0699 1232 78

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

77

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 1.55
<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	\$.63
Total Postage and Fees	\$ 8.53

Sent To PATTI SHAW
 Street apt. No., or PO Box No. 498 NW Wilson St.
 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

10/12/23

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:

*PATTI SHAW c/o Cliffords houses
488 New Wilson St.
Lake City, FL 32055*



9590 9402 8295 3094 5732 21

2. Article Number (Transfer from service label)

9589 0710 5270 0699 1232 78

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: No

3. Service Type

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Insured Mail

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Priority Mail Express®

Domestic Return Receipt

10/12/23

Certified Mail

- A receipt (the portion of the envelope) is returned to you.
- Electronic verification of delivery.
- A record of delivery (including time and date) is maintained.
- You may purchase Certified Mail™, First-Class Mail™, First-Class Mail® and Priority Mail® with Certified Mail service. Insurance coverage is available for Certified Mail service. For an additional fee, you can purchase Restricted Delivery™ with Certified Mail service. The Certified Mail service is available for mailpieces of delivery including:
 - Registered Mail™
 - Registered Mail Restricted Delivery™
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery™
 - Priority Mail Express®

PS Form 3800, January 2020



9589 0710 5270 0699 1583 24
9589 0710 5270 0699 1583 24

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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	\$.63
Total Postage and Fees	\$ 8.53

Sent To: *PATRICIA HISEL SHAW*
 Street, Apt. No., or P.O. Box No.: *408 NW Wilson St*
 City, State, ZIP+4: *LAKE CITY FL 32055*

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

Postmark Here

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

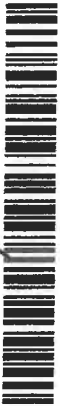
11/28/23
NON & NBV

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:

*PATTI SHAW
488 NW Wilson St.
Lake City FL 32055*



9590 9402 8295 3094 8397 85

2. Article Number (Transfer from mailpiece label)

9589 0710 5270 0699 1583 24

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery

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

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - First-Class Mail®
 - Registered Mail™
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Registered Mail Restricted Delivery
 - 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 (in
- signature) that is valid
- for a specified period.

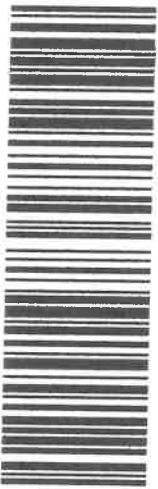
Important Reminders

- You may purchase Car
- First-Class Mail™, First
- Certified Mail service
- International mail.
- Insurance coverage is
- with Certified Mail ser
- of Certified Mail serv
- insurance coverage as
- certain Priority Mail li
- For an address that is
- endorsed on the r
- the following serv
- Return receipt serv
- at delivery includ
- You can request a
- electronic version
- complete PS Form
- PS Form 3800, In

2/28/23

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

CERTIFIED MAIL®



9589 0710 5270 0699 1583 24

PATT WILSON STAIR
488 NW Wilson St
Lake City,

VAC
32055-3918

FIRST-CLASS *VAC*



US POSTAGE MAIL PITNEY BOWES
ZIP 32055
02 7H
0006089559
NOV 28 2023
\$ 008.530

NIXIE

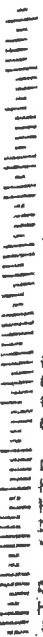
322 DC 1

0012/01/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32055391805

*0238-01187-01-33





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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-0000077 2nd 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: **Patti Shaw c/o Clifford Rawls**
Address: **488 NW Wilson Street Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint ___ CE Personnel Observation X
Date: 10/12/2023 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 108.1.1 Unsafe structures.	An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
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.



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

IPMC 108.1.1 Unsafe structures.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.
IPMC 301.3 Vacant structures and land.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.

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: **Notice of hearing set** _____



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

Warning

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

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

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

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

Name: Patti Shaw c/o Clifford Rawls Relationship owner: _____

On date: November 28, 2023, 2023 time being: 9:05 am _____

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

IPMC 108.1.1 Unsafe structures.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.
IPMC 301.3 Vacant structures and land.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.

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: **October 27, 2023** _____



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

Warning

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

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

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

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

Name: Patti Shaw c/o Clifford Rawls Relationship owner: _____

On date: October 12, 2023 time being: 1:15 pm _____

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

PUBLIC NOTICE

NO OCCUPANCY ALLOWED

NO OCCUPANCY SHALL BE ALLOWED AT THIS ADDRESS.

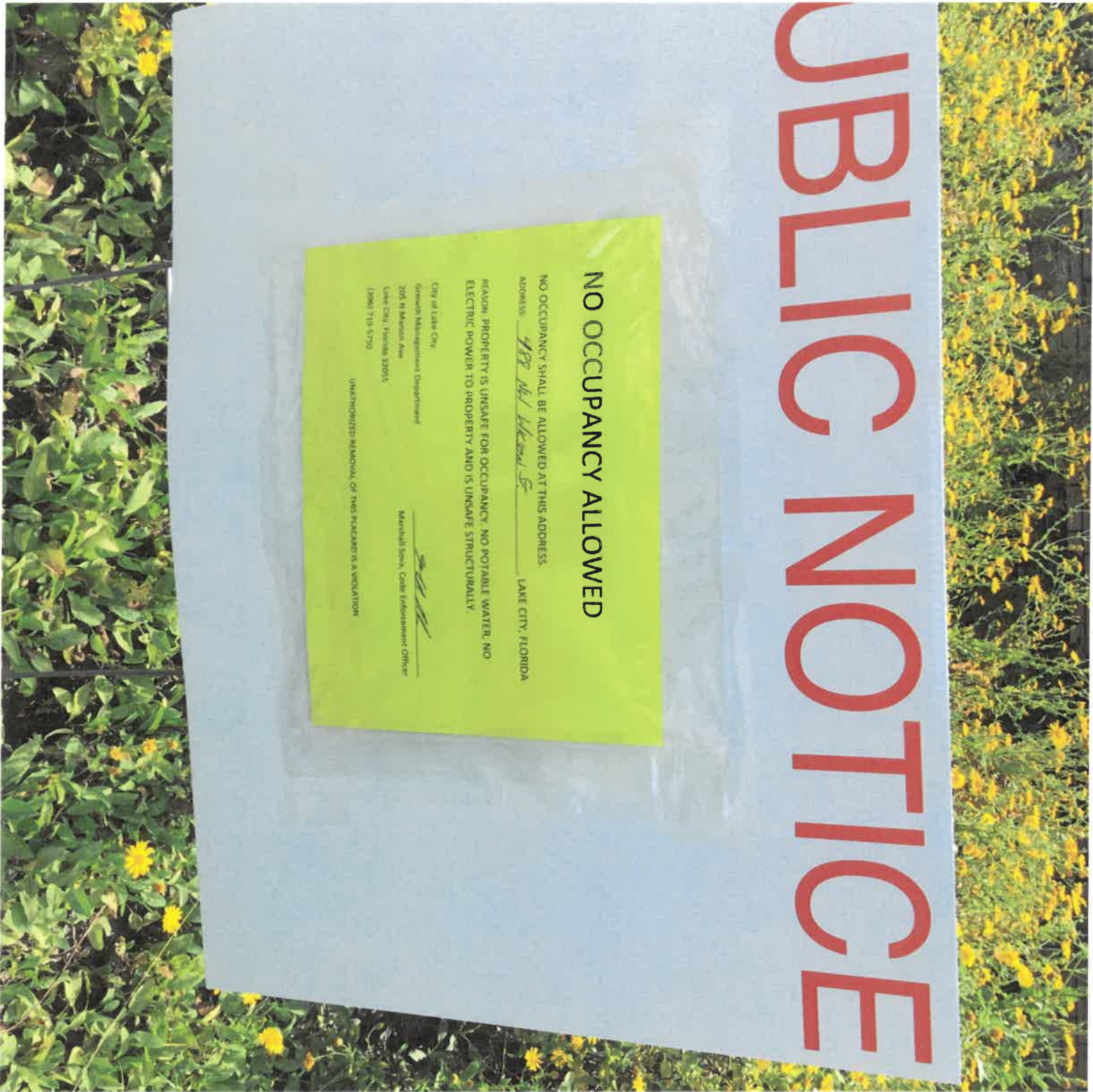
ADDRESS: 187 NW McNeil St LAKE CITY, FLORIDA

REASON: PROPERTY IS UNSAFE FOR OCCUPANCY, NO POTABLE WATER, NO ELECTRIC POWER TO PROPERTY AND IS UNSAFE STRUCTURALLY.

CITY of LAKE CITY
Growth Management Department
205 N. Marion Ave
LAKE CITY, Florida 32065
(204) 738-9750


Marshal Stone, Code Enforcement Officer

UNAUTHORIZED REMOVAL OF THIS placard IS A VIOLATION



PUBLIC NOTICE

NO OCCUPANCY ALLOWED

NO OCCUPANCY SHALL BE ALLOWED AT THIS ADDRESS.

ADDRESS: 488 NW Hickory St LAKE CITY, FLORIDA

REASON: PROPERTY IS UNSAFE FOR OCCUPANCY. NO PORTABLE WATER, NO ELECTRIC POWER TO PROPERTY AND IS UNSAFE STRUCTURALLY.

City of Lake City

Green Management Department

206 N. Marion Ave

Lake City, Florida 32055

(850) 719-6750

Marilyn Sims, Code Enforcement Officer

Unauthorized removal of this placard is a violation.





Item iii.

















**ODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000348

Respondent SHAW PATTI

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 6/10/21 _____, at (time) 1:00 PM. 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 said Board 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(s) 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 Board 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 Shaw, Patti Relationship owner

On date 4/22/21 time being _____ Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing 70191120000162569886

Refused to sign, drop service

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

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

[[#start:letter]] [[pagebreak]]
CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

City of Lake City
 205 N Marion Ave.
 Lake City, Florida 32055
 386-719-5746

Case # 2018-00000348

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 499 NW SEABOARD LN Parcel ID# 11255000:

INITIAL INSPECTION	Beverly A Jones	04/22/2021	2:07PM	Results structure has had a devastating fire, only remenants of walls are standing. Remaining structure needs to be removed.
REINSPECTION	Beverly A Jones	11/18/2020	4:08PM	<u>Results</u>
REINSPECTION	Beverly A Jones	07/01/2019	11:41AM	<u>Results</u>
REINSPECTION	Beverly A Jones	02/04/2019	2:03PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	08/28/2018	9:45AM	<u>Results</u>

Violation Code	Violation Description	Corrective Action
302.4 weeds	302.4 weeds IPMC	Demolition of remaining structure is required as it is a public nuisance and causes blight for the neighborhood. Also the remaining portions are not secure and a safety hazard.
302.7 Accessory structures	302.7 Accessory structures IPMC	
304.1 General.	304.1 General. IPMC	
304.13 Window, skylight and door	304.13 Window, skylight and door frames	
305.4 Stairs and walking surface	305.4 Stairs and walking surfaces IPMC	
sec 108.1	sec 108.1 general ipmc unsafe structures and equipment	
sec 110.1	sec 110.1 general-demolition	

Violation Code	Municipal Code
302.4 weeds	Premises and exterior property 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;

(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 of time 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 Shaw, Patti Relationship owner

On date 4/22/21 time being Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing 70191120000162569886

Refused to sign, drop service

Print Name of Code Inspector

Signature of Code Inspector

[[#start:letter]] [[pagebreak]]
CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

City of Lake City
 205 N Marion Ave.
 Lake City, Florida 32055
 386-719-5746

Case # 2018-00000348

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 where violated at the property located at 499 NW SEABOARD LN Parcel ID# 11255000:

INITIAL INSPECTION	Beverly A Jones	04/22/2021	2:07PM	Results structure has had a devastating fire, only remenants of walls are standing. Remaining structure needs to be removed.
REINSPECTION	Beverly A Jones	11/18/2020	4:08PM	Results
REINSPECTION	Beverly A Jones	07/01/2019	11:41AM	Results
REINSPECTION	Beverly A Jones	02/04/2019	2:03PM	Results
INITIAL INSPECTION	Beverly A Jones	08/28/2018	9:45AM	Results

Violation Code	Violation Description	Corrective Action
302.4 weeds	302.4 weeds IPMC	Demolition of remaining structure is required as it is a public nuisance and causes blight for the neighborhood. Also the remaining portions are not secure and a safety hazard.
302.7 Accessory structures	302.7 Accessory structures IPMC	
304.1 General.	304.1 General. IPMC	
304.13 Window, skylight and door	304.13 Window, skylight and door frames	
305.4 Stairs and walking surface	305.4 Stairs and walking surfaces IPMC	
sec 108.1	sec 108.1 general ipmc unsafe structures and equipment	
sec 110.1	sec 110.1 general-demolition	

Violation Code	Municipal Code
302.4 weeds	Premises and exterior property 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;

(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 of time 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 Shaw, Patti Relationship owner

On date 4/22/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

70191120000162569886

Refused to sign, drop service

Print Name of Code Inspector

Signature of Code Inspector

**ODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**
City of Lake City
205 N Marion Ave.
Lake City, Florida 32055

NOTICE OF HEARING

Case # 2018-00000348

Respondent SHAW PATTI

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 6/10/21 _____, at (time) 1:00 PM. 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 said Board 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(s) 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 Board 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 Shaw, Patti Relationship owner

On date 4/22/21 time being _____ Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing 70191120000162569886

Refused to sign, drop service

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

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

7020 0640 0001 7440 3947

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

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

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

Extra Services & Fees (check box, add fee) (10/1/15 rate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<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
 \$ 0.51

Total Postage and Fees
 \$ 6.96

Sent To
 Patti Shaw Clifford/Kaw
 Street and Apt. No., or PO Box No.
 488 NW Wilson St
 City, State, ZIP+4®
 Lake City FL 32055

Postmark Here
 JUN 17 2021
 LAKE CITY, FL
 USPS 32055-9990

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

7019 0120 0001 6256 9886

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

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

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

Extra Services & Fees (check box, add fee) (10/1/15 rate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<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
 \$ 1.51

Total Postage and Fees
 \$ 6.96

Sent To
 PATTI SHAW Clifford
 Street and Apt. No., or PO Box No.
 488 NW Wilson
 City, State, ZIP+4®
 Lake City FL 32055

Postmark Here
 APR 23 2021
 LAKE CITY, FL
 USPS 32055-9990

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

**ODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000348

Respondent SHAW PATTI

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 6/10/21 _____, at (time) 1:00 PM. 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 said Board 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(s) 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 Board 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 Shaw, Patti Relationship owner

On date 4/22/21 time being Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing 70191120000162569886

Refused to sign, drop service

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

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2018-00000348

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 499 NW SEABOARD LN Parcel ID# 11255000: AKA 488 NW WILSON

INSPECTION	Beverly A Jones	04/22/2021	2:07PM	<u>Results-Results-structure has since caught fire, needs the remaining portion of structure to be demolished.</u>
------------	-----------------	------------	--------	--------------------------------------------------------------------------------------------------------------------

Violation Code	Municipal Code
302.4 weeds	REMAINING PORTION OF STRUCTURE TO BE DEMOLISHED WITH PERMIT. REMOVE ALL DEBRIS AND OVERGROWTH
302.7 Accessory structures	
304.1 General.	
304.13 Window, skylight and door	
305.4 Stairs and walking surface	
sec 108.1	
sec 110.1	
sec 506.2	

Violation Code	Violation Description
302.4 weeds	<p>302.4 weeds IPMC</p> <p>Premises and exterior property 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. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon,</p>

		and the costs of such removal shall be paid by the owner or agent responsible for the property.
302.7 Accessory structures	302.7 Accessory structures IPMC	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
304.1 General.	304.1 General. IPMC	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.13 Window, skylight and door	304.13 Window, skylight and door frames	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
305.4 Stairs and walking surface	305.4 Stairs and walking surfaces IPMC	Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
sec 108.1	sec 108.1 general ipmc unsafe structures and equipment	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
sec 110.1	sec 110.1 general-demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish

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:

Type of Corrective Action Due Date
 Comply WITH NOTICE OF VIOLATION'S CORRECTIVE ACTION BY 7/10/21
 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 of time 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 PATTI SHAW Relationship OWNER


On date 4/22/21 time being 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

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2020-00000348

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 where violated at the property located at 499 NW SEABOARD LN Parcel ID# 11255000: AKA 488 NW WILSON

REINSPECTION	Beverly A Jones	06/16/2021	9:45AM	NO IMPROVEMENT
INSPECTION	Beverly A Jones	04/22/2021	2:07PM	<u>Results-Results-structure has since caught fire, needs the remaining portion of structure to be demolished.</u>

Violation Code	Municipal Code
302.4 weeds	REMAINING PORTION OF STRUCTURE TO BE DEMOLISHED WITH PERMIT. REMOVE ALL DEBRIS AND OVERGROWTH
302.7	
Accessory structures	
304.1 General.	
304.13 Window, skylight and door	
305.4 Stairs and walking surface	
sec 108.1	
sec 110.1	
sec 506.2	

Violation Code	Violation Description
302.4 weeds	<p>302.4 weeds IPMC</p> <p>Premises and exterior property 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. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the</p>

		jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.
302.7 Accessory structures	302.7 Accessory structures IPMC	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
304.1 General.	304.1 General. IPMC	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.13 Window, skylight and door	304.13 Window, skylight and door frames	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
305.4 Stairs and walking surface	305.4 Stairs and walking surfaces IPMC	Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
sec 108.1	sec 108.1 general ipmc unsafe structures and equipment	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
sec 110.1	sec 110.1 general-demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish

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:

Type of Corrective Action

Due Date

Comply WITH NOTICE OF VIOLATION'S CORRECTIVE ACTION BY 7/10/21

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 of time to correct the violation before the hearing is heard.

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

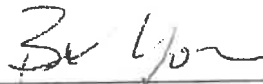
Name PATTI SHAW Relationship OWNER

On date 6/17/21 time being 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

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

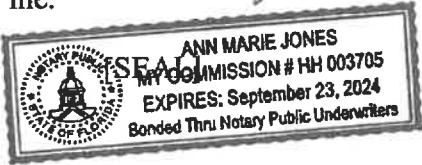
BEFORE ME, this day, the 17TH day of JUNE, 2021, personally appeared, BEVERLY JONES, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 17TH day of JUNE, 2021 I personally observed violations of City ordinances on real property located at: 488 nw Wilson/11255-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.
3. On the 17TH day of JUNE, 2021, at _____ time, I personally POSTED A NOTICE OF VIOLATION AND AN NOTICE TO APPEAR, a copy of Notice of NOTICE OF VIOLATION AND AN NOTICE TO APPEAR (a true and correct copy of which is attached) AT THE PARCEL LOCATION AND AT CITY HALL (205 n Marion Ave)

BEVERLY JONES
Code Enforcement Inspector

16 day of June, 2021, by BEVERLY JONES, who is personally known to me.

SWORN TO AND SUBSCRIBED before me this



Ann Marie Jones
Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024

Webb County Property Appraiser

Item iii. 00-00-00-11255-000 (39673)

Owner & Property Info

Owner	SHAW PATTI C/O CLIFFORD RAWLS 488 NW WILSON ST LAKE CITY, FL 32055		
Site	488 NW WILSON ST, LAKE CITY		
Description	NW DN: E1/3 OF LOT 17, ORB 518-421	S/T/R	30-3S-17
Area	0.291 AC	Tax District	1
Use Code**	SINGLE FAMILY (0100)		

*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

	2020 Certified Values	2021 Working Values
Mkt Land	\$6,354	Mkt Land \$6,354
Ag Land	\$0	Ag Land \$0
Building	\$11,170	Building \$12,566
XFOB	\$550	XFOB \$550
Just	\$18,074	Just \$19,470
Class	\$0	Class \$0
Appraised	\$18,074	Appraised \$19,470
SOH Cap [?]	\$0	SOH Cap [?] \$0
Assessed	\$18,074	Assessed \$19,470
Exempt	\$0	Exempt \$0
Total Taxable	county:\$18,074 city:\$18,074 other:\$18,074 school:\$18,074	county:\$19,470 city:\$19,470 other:\$0 school:\$19,470

Sales History

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

Building Characteristics

Bldg Sketch	Description	Year Bld	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1960	756	935	\$12,566

Extra Features & Out Buildings (Codes)

Code	Desc	Year Bld	Value	Units	Dimns
0285	SALVAGE	0	\$350.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value



Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales

2021 Working Val updated: 6/17

Case Data Sheet for case # 18-348

Parcel# 11255000

Address: 499 NW Seaboard / 488 NW Wilson

Owner: Patti Shaw

Date of first inspection: 4/22/21

Notice of Violation sent: 4/22/21

2nd inspection date: 6/16/21

2nd NOV sent: 6/16/21

Notice of Hearing Sent: 6/16/21

Re-inspection: _____

Burnt structure

- 22-155
- 301.3 Vacant structures and land
- 302.4 weeds
- 304.1 General.
- 305.4 Stairs and walking surface
- Sec 22-191

removed. Structure via a licensed contractor.

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**
City of Lake City
205 N Marion Ave.
Lake City, Florida 32055

NOTICE OF HEARING

Case # 2018-00000348

Respondent SHAW PATTI

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, August 12, 2021 _____, at (time) 1:00 PM. 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 said

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**
City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
388-719-5748

Case # 2018-00000348

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 where violated at the property located at 499 NW SEABOARD LN Parcel ID# 11255000: AKA 488 NW WILSON

REINSPECTION	Beverly A Jones	06/16/2021	9:45AM	NO IMPROVEMENT Results-Results- structure has since caught fire, needs the remaining portion of structure to be demolished.
INSPECTION	Beverly A Jones	04/22/2021	2:07PM	

Violation Code	Municipal Code
302.4 weeds	REMAINING PORTION OF STRUCTURE TO BE DEMOLISHED WITH PERMIT.
302.7	REMOVE ALL DEBRIS AND OVERGROWTH
Accessory structures	
304.1 General	
304.13	
Window, skylight and door	
305.4 Stairs and walking surfaces	
sec 198.1	
sec 110.1	
sec 306.2	
Violation Code	Violation Description
302.4 weeds	302.4 weeds PMC
	Personnel and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES Nonxious plants, annual plants and weeds shall be defined as all unwanted flowers and garden plants, this term shall not include trees and shrubs.





Item iii.







MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 18-348 (3 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 15th day of July 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Audrey E. Sikes

AUDREY E. SIKES
City Clerk

Instr: 202112015289 Date: 08/02/2021 Time: 9:47AM
Page 1 of 5 B: 1443 P: 2398, James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 18-348

v.

PATTI SHAW,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on July 8, 2021, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

FINDINGS OF FACT

1. Patti Shaw ("Respondent") is the owner of 488 NW WILSON ST, LAKE CITY, FL 32055 ("Property"). City of Lake City Code Enforcement Inspector Bev Jones appeared and testified at the hearing on behalf of Petitioner. No one appeared or testified at the hearing on behalf of Respondent.
2. Inspector Jones inspected the Property on April 22, 2021, at which time she found a structure on the Property destroyed in a fire, with only remnants of the structure remaining. The Property was also overgrown with weeds. Inspector Jones submitted photographs of the Property depicting these conditions. Further, Inspector Jones re-inspected the Property on June 16, 2021 and July 8, 2021 and witnessed the deteriorated conditions. She further reported that the Property appears to be vacant.

3. Respondent was notified of the hearing via certified mail and posting.

CONCLUSIONS OF LAW

6. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.
7. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
8. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
10. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
11. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

ORDER

14. Within thirty (30) days of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits.
15. In the event Respondent fails to comply with Paragraph 14 above, Petitioner may take all actions necessary to demolish and remove the structure found on the subject Property, as well as bring the vegetation on the Property to within Petitioner's allowed limits. Further,

Petitioner's costs to demolish and remove the structure and bring the vegetation on the Property to within Petitioner's allowable limits may be assessed to Respondent and may be added to the amount of lien on the Property, which lien may be used to foreclose on the Property by the Petitioner.

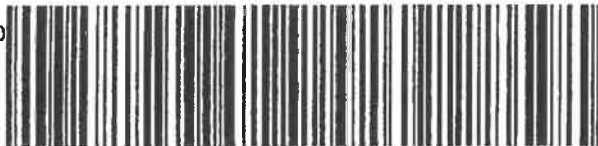
DONE AND ORDERED on this 13th day of July, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Respondent
Joseph Helfenberger
David Young
Bev Jones

USPS CERTIFIED MAIL

GrayRobinson P A
643 SW 4th Avenue, Suite 110
Gainesville FL 32601-6250



9214 8901 8318 7400 0006 49

PATTI SHAW
488 NW WILSON ST
LAKE CITY FL 32055-4203

Item iii.

A FDID * 29012 State * FL Incident Date * 01/05/2021 Station * 21-000025 Exposure * 000 Delete Change No Activity Basic

B Location* Check this box to indicate that the address for this incident is provided on the Wildland Fire Module in Section B "Alternative Location Specification". Use only for Wildland fires. Census Tract -

Street address 488 NW WILSON ST Number/Milepost Prefix Street or Highway Street Type Suffix

Intersection

In front of

Rear of LAKE CITY FL 32055 Apt./Suite/Room City State Zip Code

Adjacent to

Directions Cross street or directions, as applicable

C Incident Type * 111 Building fire Incident Type

E1 Date & Times Midnight is 0000 Check boxes if dates are the same as Alarm ALARM always required

Alarm * 01/05/2021 05:00:50

Month Day Year Hr Min Sec

Arrival * 01/05/2021 05:06:55 ARRIVAL required, unless canceled or did not arrive

Controlled CONTROLLED Optional, Except for wildland fires

Last Unit Cleared 01/05/2021 08:27:37 LAST UNIT CLEARED, required except for wildland fires

E2 Shift & Alarms Local Option 01 Shift or Alarms District Platoon

E3 Special Studies Local Option Special Study ID# Special Study Value

D Aid Given or Received * 1 Mutual aid received 2 Automatic aid recv. 3 Mutual aid given 4 Automatic aid given 5 Other aid given N None

F Actions Taken * 11 Extinguishment by fire Primary Action Taken (1) 12 Salvage & overhaul Additional Action Taken (2) 82 Notify other agencies. Additional Action Taken (3)

G1 Resources * Check this box and skip this section if an Apparatus or Personnel form is used. Apparatus 0004 Personnel 0008 EMS Other Check box if resource counts include aid received resources.

G2 Estimated Dollar Losses & Values LOSSES: Required for all fires if known. Optional for non fires. None Property \$ 027,000 Contents \$ 000,500 PRE-INCIDENT VALUE: Optional Property \$ 000,000 Contents \$ 000,000

Completed Modules Fire-2 Structure-3 Civil Fire Cas.-4 Fire Serv. Cas.-5 EMS-6 HazMat-7 Wildland Fire-8 Apparatus-9 Personnel-10 Arson-11

H1* Casualties None Deaths Injuries Fire Service Civilian

H2 Detector Required for Confined Fires. 1 Detector alerted occupants 2 Detector did not alert them U Unknown

H3 Hazardous Materials Release N None 1 Natural Gas: slow leak, no evacuation or HazMat actions 2 Propane gas: <1 lb. tank (as in home BBQ grill) 3 Gasoline: vehicle fuel tank or portable container 4 Kerosene: fuel burning equipment or portable storage 5 Diesel fuel/fuel oil: vehicle fuel tank or portable 6 Household solvents: home/office spill, cleanup only 7 Motor oil: from engine or portable container 8 Paint: free paint cans totaling < 55 gallons 0 Other: Special Hazmat actions required or spill > 55gal., Please complete the Hazmat form

I Mixed Use Property NN Not Mixed 10 Assembly use 20 Education use 33 Medical use 40 Residential use 51 Row of stores 53 Enclosed mall 58 Bus. & Residential 59 Office use 60 Industrial use 63 Military use 65 Farm use 00 Other mixed use

J Property Use* Structures 131 Church, place of worship 161 Restaurant or cafeteria 162 Bar/Tavern or nightclub 213 Elementary school or kindergarten 215 High school or junior high 241 College, adult education 311 Care facility for the aged 331 Hospital 341 Clinic, clinic type infirmary 342 Doctor/dentist office 361 Prison or jail, not juvenile 419 1-or 2-family dwelling 429 Multi-family dwelling 439 Rooming/boarding house 449 Commercial hotel or motel 459 Residential, board and care 464 Dormitory/barracks 519 Food and beverage sales 539 Household goods, sales, repairs 579 Motor vehicle/boat sales/repair 571 Gas or service station 599 Business office 615 Electric generating plant 629 Laboratory/science lab 700 Manufacturing plant 819 Livestock/poultry storage (barn) 882 Non-residential parking garage 891 Warehouse 936 Vacant lot 938 Graded/care for plot of land 946 Lake, river, stream 951 Railroad right of way 960 Other street 961 Highway/divided highway 962 Residential street/driveway 981 Construction site 984 Industrial plant yard

Lookup and enter a Property Use code only if you have NOT checked a Property Use box: Property Use 419 1 or 2 family dwelling

K1 Person/Entity Involved

Local Option

Business name (if applicable)

Area Code

Phone Number

Check This Box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name

MI

Last Name

Suffix

Number

Prefix

Street or Highway

Street Type

Suffix

Post Office Box

Apt./Suite/Room

City

State

Zip Code

More people involved? Check this box and attach Supplemental Forms (NFIRS-18) as necessary

K2 Owner

Same as person involved? Then check this box and skip the rest of this section.

Local Option

Business name (if applicable)

Area Code

Phone Number

Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name

MI

Last Name

Suffix

Number

Prefix

Street or Highway

Street Type

Suffix

Post Office Box

Apt./Suite/Room

City

State

Zip Code

L Remarks

Local Option

On 01/05/2021 at 05:00:50 dispatched To 488 NW WILSON ST /LAKE CITY, FL 32055. The location is a 1 or 2 family dwelling. The incident was determined to be a(n) Building fire. En route lake city advised the officer on scene advised the structure was fully involved. L-1 arrived on scene at the Alpha Delta corner to find a structure fully involved, . LCFD 159 established command and started an initial 360, No exposure were noted, Caution taped marked a live power line, FPL requested. E-2 arrived on the Alpha Bravo corner and establishing a water supply via hydrant at the scene.

05:06:55 arrived on scene.

The following actions were performed on scene

Extinguishment by fire service personnel : E-2 deployed a cross lay to the Delta side for Defensive operation, the Deck Gun was deployed and was able to bring the fire under control in minutes. Fire was declared under control at 05:18:49 and went into mop up mode.

Salvage & overhaul: the cross lay was redeployed to the interior of the structure for mop up, a back up line was pulled. A primary and secondary search was performed due to possible occupant, search was all clear. LCPD was able to locate occupant at a family members house.

Notify other agencies arrived on scene and was able to secure the power.

The Fire Bureau of Fire and Arson Investigations was requested to investigate the cause of the fire, Detective Adam Faircloth was able to determine the fire to be unintentional. Case # DFS221OFF000018

L Authorization

101

Officer in charge ID

Burnham, Randell Randy

Signature

FC

Position or rank

Assignment

01

Month

05

Day

2021

Year

Check Box if same as Officer in charge.

159

Member making report ID

Oliver, Robert Bobby

Signature

DE

Position or rank

Assignment

01

Month

05

Day

2021

Year

Narrative:

On 01/05/2021 at 05:00:50 dispatched To 488 NW WILSON ST /LAKE CITY, FL 32055. The location is a 1 or 2 family dwelling. The incident was determined to be a(n) Building fire. En route Lake city advised the officer on scene advised the structure was fully involved. L-1 arrived on scene at the Alpha Delta corner to find a structure fully involved. LCFD 159 established command and started an initial 360, No exposure were noted, Caution taped marked a live power line, FPL requested. E-2 arrived on the Alpha Bravo corner and establishing a water supply via hydrant at the scene.

05:06:55 arrived on scene.

The following actions were performed on scene

Extinguishment by fire service personnel : E-2 deployed a cross lay to the Delta side for Defensive operation, the Deck Gun was deployed and was able to bring the fire under control in minutes. Fire was declared under control at 05:18:49 and went into mop up mode.

Salvage & overhaul: the cross lay was redeployed to the interior of the structure for mop up, a back up line was pulled. A primary and secondary search was performed due to possible occupant, search was all clear. LCPD was able to locate occupant at a family members house.

Notify other agencies arrived on scene and was able to secure the power.

The Fire Bureau of Fire and Arson Investigations was requested to investigate the cause of the fire, Detective Adam Faircloth was able to determine the fire to be unintentional. Case # DFS221OFF000018

Units responding were:

- Unit E2 responded.
- Unit L1 responded.
- Unit LC1 responded.
- Unit LC2 responded.

08:27:37 all units back in service.

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-00000077
Respondent: Patti Shaw c/o Clifford Rawls

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 30th day of January, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Patti Shaw c/o Clifford Rawls Relationship Owner
On date January 5, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate
Time: This is a recurring meeting Meet anytime

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

Item iii.

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

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

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

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

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

File Attachments for Item:

iv. Case # CE 23-00000079, Lois L. Selbe, as owner, care of Larry Selbe, Lois L. Selbe, as respondent, gives address as 954 SW Spring Lane Lake City, FL 32055, located on parcel number 00-00-00-12545-000.

Violations:

1. IPMC 108.1.1. Unsafe structures.
2. IPMC 301.3. Vacant structures and land.



Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On January 9, 2024 I re-inspected the property and there is no change.</p>	<p>Marshall Sova</p>	<p>01/09/2024 09:51:52 AM</p>
<p>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>		
<p>Investigation</p> <p>On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.</p>	<p>Marshall Sova</p>	<p>10/23/2023 12:10:07 PM</p>
<p>Investigation</p> <p>On October 17, 2023 the certified green card was returned to me as delivered. It was signed for by Debra Lee Selbe.</p>	<p>Marshall Sova</p>	<p>10/18/2023 09:17:58 AM</p>
<p>Initial Inspection</p> <p>On October 12, 2023 I inspected the property located at 954 SW Spring Lane which is abandoned. The structure burnt several weeks ago and is about to collapse in parts of the structure. This structure is unsafe to the public and is causing a attractive nuisance to the neighborhood. I am requesting a demolition of this property.</p>	<p>Marshall Sova</p>	<p>10/13/2023 12:56:27 PM</p>
<p>A NOV was prepared and will be mailed certified to the owner with a compliance date of October 27, 2023. The property was also posted as no occupancy allowed.</p>		



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

Item iv.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 10/12/2023 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Avenue Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 954 SW Spring Lane Nature
of Complaint: Unsafe structure, attractive nuisance

How long has the complaint been going on? Unknown Do you know who the person(s) involved are? Yes No If yes, who? Lois Selbe 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?
The house burnt several months ago

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

Date Received: 10/12/2023 Via: Person Case Number Assigned 23-00000079
Notes:

Case Data Sheet for case # 23-00000079

Parcel# 12545-000

Address: 954 SW Spring Lane

Owner: Lois L. Selbe

Date of first inspection: 10/12/2023

1st Notice of Violation sent: 10/12/23

2nd inspection date: 11/28/23

2nd Notice of Violation sent: 11/28/23

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: 11/28/23

Notice in Lake City Reporter on: _____

Notice posted in City Hall: 11/28/23

Mailing Cost/Date: 8.53 10/12/23

Mailing Cost/Date: 8.53 11/28/23

Mailing Cost/Date: _____

Total Mailing Cost: \$17.06

Marshall Sova

Marshall Sova CEO/ City of Lake City

75

Item iv.

Columbia County Property Appraiser

Jeff Hampton

2024 Work

updated: 10/03/2023

Parcel: << 00-00-00-12545-000 (41087) >>

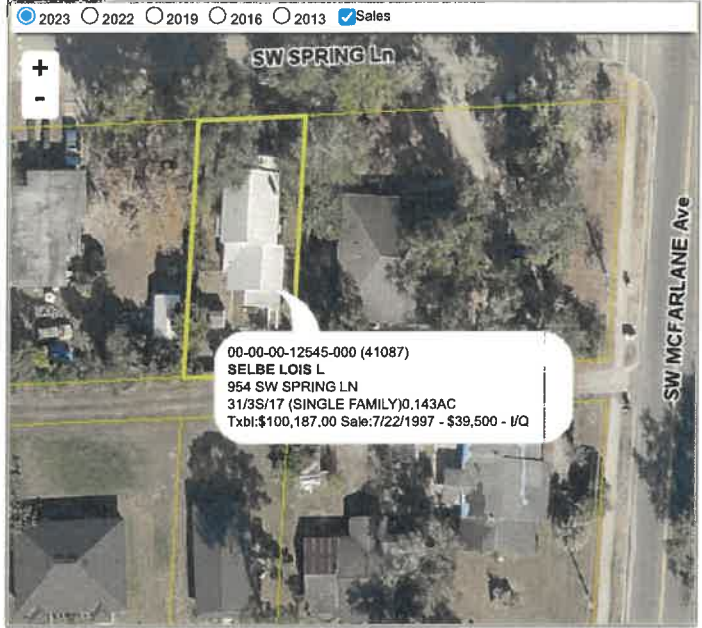
Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 80 of 188

Owner	SELBE LOIS L 954 SW SPRING LN LAKE CITY, FL 32025		
Site	954 SW SPRING LN, LAKE CITY		
Description*	W DIV: LOT 4 BLOCK 5 MCFARLANE PARK S/D. 644-254-259, 647-279, 678-450, 834-2388, 843-1171, 843-1172, WD 1020-2588 QC 1135-787		
Area	0.143 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning offices for specific zoning information.



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$5,938	Mkt Land	\$5,938
Ag Land	\$0	Ag Land	\$0
Building	\$90,304	Building	\$90,304
XFOB	\$4,940	XFOB	\$4,940
Just	\$101,182	Just	\$101,182
Class	\$0	Class	\$0
Appraised	\$101,182	Appraised	\$101,182
SOH Cap [?]	\$10,103	SOH Cap [?]	\$995
Assessed	\$101,182	Assessed	\$101,182
Exempt	\$0	Exempt	\$0
Total	county:\$91,079 city:\$91,079	Total	county:\$100,187 city:\$100,187
Taxable	other:\$0 school:\$101,182	Taxable	other:\$0 school:\$101,182

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/22/1997	\$39,500	0843/1172	WD	I	Q	
2/11/1997	\$0	0834/2388	WD	I	U	03
4/4/1995	\$0	0808/2146	WD	I	U	09
7/23/1993	\$25,000	0771/1338	WD	I	Q	
3/16/1988	\$18,500	0647/0279	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1940	1170	1382	\$90,304

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0296	SHED METAL	1993	\$440.00	80.00	8 x 10
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0
0166	CONC,PAVMT	1993	\$300.00	1.00	0 x 0
0210	GARAGE U	2011	\$2,500.00	1.00	13 x 21
0169	FENCE/WOOD	2011	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	6,250.000 SF (0.143 AC)	1.0000/1.0000 1.0000/1	\$1 /SF	\$5,938

Search Result: 80 of 188



Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	11/28/2023 10:07:49 AM
On November 28, 2023 a Notice of Hearing was prepared and mailed certified to the property owner. A 2nd NOV was mailed out also.		
Investigation	Marshall Sova	11/27/2023 03:56:03 PM
On December 20, 2023 a Special Magistrate will hear this case and is scheduled for 5:30 pm.		
Investigation	Marshall Sova	10/23/2023 12:10:07 PM
On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.		
Investigation	Marshall Sova	10/18/2023 09:17:58 AM
On October 17, 2023 the certified green card was returned to me as delivered. It was signed for by Debra Lee Selbe.		
Initial Inspection	Marshall Sova	10/13/2023 12:56:27 PM
On October 12, 2023 I inspected the property located at 954 SW Spring Lane which is abandoned. The structure burnt several weeks ago and is about to collapse in parts of the structure. This structure is unsafe to the public and is causing a attractive nuisance to the neighborhood. I am requesting a demolition of this property.		
A NOV was prepared and will be mailed certified to the owner with a compliance date of October 27, 2023. The property was also posted as no occupancy allowed.		



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-0000079 2nd 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: **Lois L. Selbe**
Address: **954 SW Spring Lane Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint ___ CE Personnel Observation X
Date: **10/12/2023** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code Violation Description

IPMC 108.1.1 Unsafe structures.	An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
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.

Violation Code Corrective Action



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

IPMC 108.1.1 Unsafe structures.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.
IPMC 301.3 Vacant structures and land.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.

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: **Notice of hearing set** _____



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

Warning

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

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

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

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

Name: Lois L. Selbe Relationship owner: _____

On date: November 28, 2023 time being: 10:15 am _____

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

IPMC 108.1.1 Unsafe structures.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.
IPMC 301.3 Vacant structures and land.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.

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: **October 27, 2023** _____



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

Warning

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

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

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

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

Name: Lois L. Selbe Relationship owner: _____

On date: October 12, 2023 time being: 1:15 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

Item iv.











Item iv.









Lake City Fire Department

INCIDENT

Incident Number 23-0001666	Incident Date 09/20/2023	NFIRS Number 0001583	Incident Type (111) - Building fire
--------------------------------------	------------------------------------	--------------------------------	-----------------------------------------------

FDID 29012	Station Lake City Fire Station 1	Shift B Shift	District LCFD 1
----------------------	--------------------------------------------	-------------------------	---------------------------

Initial Dispatch Code _____

Alarms 1	Working Fire?	COVID-19 was a factor	Critical Incident	Critical Incident Team
--------------------	---------------	-----------------------	-------------------	------------------------

Temporary Resident Involvement _____

Hazardous Materials Released _____

Action Taken 1
(73) - Provide manpower

Action Taken 2
(21) - Search

Action Taken 3
(11) - Extinguishment by fire service personnel

AID

Aid Given/Received
(2) - Automatic aid received

Aided Agency	Their Incident Number
--------------	-----------------------

Aiding Agencies
CCFR

LOCATION

Location Type
(1) - Street address

Address
954 Southwest SPRING Lane, LAKE CITY, Florida, 32025

Cross Street, USNG, or Directions	Latitude 0.00000000	Longitude 0.00000000	Census Tract
-----------------------------------	-------------------------------	--------------------------------	--------------

Detector Alerted Occupant _____

Property Use (419) - 1 or 2 family dwelling	Mixed Use
-------------------------------------------------------	-----------

TIMES

Dispatch Notified Time <u>02:52:45, 09/20/2023</u>	Alarm Time <u>02:52:45, 09/20/2023</u>	
Arrival Time <u>02:57:33, 09/20/2023</u>	Water on Fire Time _____	At Patient Time _____
Loss Stop Time _____	Controlled Time _____	Last Unit Cleared Time <u>07:18:35, 09/20/2023</u>
Total On Scene Time <u>4 hrs 21 mins 2 sec</u>	Total Incident Time _____	

COUNTS

Counts Include Aid Received?

No

Suppression:

Apparatus	Personnel
<u>3</u>	<u>6</u>

EMS:

Apparatus	Personnel
<u>0</u>	<u>0</u>

Other:

Apparatus	Personnel
<u>1</u>	<u>1</u>

LOSS

Property:

Estimated Property Losses
75000

Estimated Property Value

Content:

Estimated Content Losses
25000

Estimated Content Value

AUTHORIZATION

Report Writer:

Name	Employee Number	Assignment	Authorization Date
<u>THOMAS, AUSTIN</u>	<u>154</u>	_____	<u>09/20/2023</u>

Officer in Charge:

Name	Employee Number	Assignment	Authorization Date
<u>WEHINGER, JOSHUA</u>	<u>101</u>	_____	<u>09/20/2023</u>

Quality Control:

Name	Authorization Date
<u>BRANNON, ADAM</u>	<u>09/20/2023</u>

INCIDENT NARRATIVE

Station 1, 2 and CCFR station 51 and 48 were dispatched to a structure fire with occupants inside the building. Upon arrival after doing a 360 of the building it was found that the Residents was 2/3rds involved with fire involving the front porch, the middle living area and the attic and eaves directly above them. 154 established command of the scene. The residents in who were standing out in the street advised the only thing unaccounted for was their dog.

The power line supplying the residents with power was burned in half and was sparking and arching on the ground on the east side of the building, power company was notified with a 30mins or less ETA.

 **INCIDENT NARRATIVE**

Three FF made entry with a 1 3/4" handline through the front door beginning the initial fire attacks as well as a primary search. We established a water supply from the closest available hydrant. As Station 2 and CCFR units arrived on scene we pulled a second handline and with no victims found on the primary search we began our secondary search of the building. The fire was knocked down on the majority of the interior walls and contents but substantial fire remained in the attic space and between the old and new roofing material. Command was transferred from 154 to LC1. The power company was yet to be on scene and advised they could be another 30 mins before they arrived, LC1 decided to shut down the power grid to the area. With fire spreading through the attic and with no success on gaining access to the void in between the roof we switched to a defensive attack mode. Using both handline on all side of the building we were able to successfully knock down the fire from the outside. We reentered the building from the front door and began mopping up the fire extinguishing hot spots as they were found using the TIC. The power company arrived on scene and secured the power and the grid was turned back on.

Once the fire was extinguished we made contact again with the homeowner who advised he was sleeping when he heard some crackling noises and smelled smoke that woke him up. He exited the residents and called 911. He believed the fire/smoke and crackling was coming from around his computer desk when he exited the building. American Red cross was contacted for the homeowner. After the fire was deemed extinguished we began cleaning up the scene and cleared.

Created By: THOMAS, AUSTIN

 **Unit Reports**

E1

Use (1) - Suppression	Responding From	Priority
---------------------------------	-----------------	----------

Response Delays

Dispatch Time 02:52:45, 09/20/2023	Enroute Time 02:55:04, 09/20/2023	Arrival Time 02:57:35, 09/20/2023
----------------------------------------------	---------------------------------------------	---------------------------------------------

At Patient Time	Clear Time 07:18:35, 09/20/2023	In District Time
-----------------	-------------------------------------------	------------------

Actions Taken:

Personnel
AUSTIN THOMAS, KYLE RODRIGUEZ

E2

Use (1) - Suppression	Responding From	Priority
---------------------------------	-----------------	----------

Response Delays

Dispatch Time 02:52:45, 09/20/2023	Enroute Time 02:55:12, 09/20/2023	Arrival Time 02:59:02, 09/20/2023
----------------------------------------------	---------------------------------------------	---------------------------------------------

At Patient Time	Clear Time 07:18:35, 09/20/2023	In District Time
-----------------	-------------------------------------------	------------------

Actions Taken:

Personnel
GREG SUND, CHRISTOPHER BETHEA

L1

Use Responding From Priority
(1) - Suppression

Response Delays

Dispatch Time Enroute Time Arrival Time
02:52:45, 09/20/2023 **02:55:06, 09/20/2023** **02:57:33, 09/20/2023**

At Patient Time Clear Time In District Time
07:18:35, 09/20/2023

Actions Taken:

Personnel

GRAMBY CROFT, JAMES LUPARDUS

LC1

Use Responding From Priority
(0) - Other

Response Delays

Dispatch Time Enroute Time Arrival Time
02:52:45, 09/20/2023 **03:02:56, 09/20/2023** **03:12:14, 09/20/2023**

At Patient Time Clear Time In District Time
07:18:35, 09/20/2023

Actions Taken:

Personnel

JOSHUA WEHINGER

Fire Module

① SITE INFO

Alarms	Acres Burned	Resident Units In Bldg 1	Buildings Involved
Hydrant Identifier	Estimated Water Usage		

🔥 IGNITION

Area of Origin
(UU) - Undetermined

Heat Source
(UU) - Undetermined

Item First Ignited Fire Confined to Item?
(UU) - Undetermined

🔥 IGNITION

Type of Material First Ignited

Cause of Ignition
(2) - Unintentional

Factors Contributing to Ignition 1
(UU) - Undetermined

Human Factors Contributing to Ignition
(1) - Asleep

Est. Age of Person Involved Gender of Person Involved

⚙️ EQUIPMENT

Equipment Involved in Ignition

Equipment Power Source Equipment Portability

Brand	Model	Serial Number	Year
<hr/>	<hr/>	<hr/>	<hr/>

🏠 STRUCTURE

Structure Type
(1) - Enclosed building

Stories Above Grade 1	Stories Below Grade 0	Building Status (2) - In normal use
<hr/>	<hr/>	<hr/>

Length 30 ft	Width 60 ft	Total Square Feet 1800 sq ft	Story of Fire Origin 1
<hr/>	<hr/>	<hr/>	<hr/>

Fire Spread
(5) - Beyond building of origin

Item Contributing Most to Flame Spread	Type of Material
<hr/>	<hr/>

Number of Stories with Damage

Minor Damage	Significant Damage	Heavy Damage	Extreme Damage	Total Stories
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

🛡️ PROTECTIVE SYSTEMS

Presence of Detector (U) - Undetermined	Detector Type
<hr/>	<hr/>

Power Supply	Detector Operations
<hr/>	<hr/>

Effectiveness (/Failure Reason)

Presence of Auto Extinguishing System (N) - None Present	System Type
<hr/>	<hr/>

 **PROTECTIVE SYSTEMS**

System Operation	# of Sprinklers	Reason for System Failure
------------------	-----------------	---------------------------

79



9589 0710 5270 0668 3684 40
9589 0710 5270 0668 3684 40

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	3.50
<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	\$.13
Total Postage and Fees	\$ 8.53

Postmark
Here

Sent to LAKE CITY

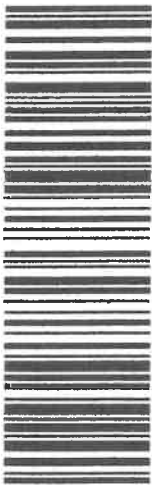
Street and Apt. No., or PO Box No. 105 ROSE CROWN CEN

City, State, ZIP+4® LAKE CITY FL 32025

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

11/9/20



9589 0710 5270 0699 1232 92
9589 0710 5270 0699 1232 92

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>2.55</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>.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>LOIS SCOR</u>	
Street and Apt. No. or PO Box No. <u>950 SW SPAIN LN</u>	
City, State, ZIP+4® <u>LAKE CITY FL 32055</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

10/12/23

PLAESTIKERB MATTORP... PAPER... 2000

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:
LOIS L. SELBE
954 SW SPAINING LN
LAKE CITY, FL 32055



9590 9402 8295 3094 5732 14

2. Article Number *Transfer from service label*
 9589 0710 5270 0699 1232 92

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
 - Insured Mail (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion)
- A unique identifier for
- Electronic verification o
- A record of delivery (an
- Signature that is valid
- for a specified period.
- You may purchase Cert
- with Certified Mail serv
- Insurance coverage is
- provided for Certified Mail
- For an additional fee, in
- certain Priority Mail ser
- endorsed on the m
- the following services:
- Return receipt serv
- of delivery (including
- You can request a re
- electronic return, th
- requires PS Form 38
- (Form 3800)

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

11/28/23

NBU
NBH



9589 0710 5270 0699 1583 48
9589 0710 5270 0699 1583 48

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.35</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>1.23</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent to <u>Louis L. Seave</u>	
Street and Apt. No., or PO Box No. <u>954 SW Spaulding Ln</u>	
City, State ZIP+4® <u>Lake City FL 32055</u>	

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

12.
055

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

NOTICE OF HEARING

Case No.: 23-000000078
Respondent: Lois L. Selbe c/o Larry Selbe

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 30th day of January, 2024, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Lois L. Selbe c/o Larry Selbe Relationship Owner
On date January 5, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
 If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

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

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

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

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

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

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

File Attachments for Item:

v. Case # CE 23-00000090, Whiddon Construction Company LLC, as owner, Whiddon Construction Company LLC, as respondent, gives address as 547 SE Putnam Street Lake City, FL 32055, located on parcel number 00-00-00-13406-001.

Violations:

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



Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On January 9, 2024 I re-inspected the property and there is no change.</p>	Marshall Sova	01/09/2024 08:54:19 AM
<p>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>		
<p>Investigation</p> <p>On December 19, 2023 I re-inspected the property and there has been no change. This case will go in front of the Special Magistrate on January 22, 2023 at 5:30 pm.</p>	Marshall Sova	12/19/2023 01:49:51 PM
<p>Initial Inspection</p> <p>On November 17, 2023 I received a email from Yalori Coker in reference to overgrown property located at 547 SE Putnam Street.</p>	Marshall Sova	11/17/2023 10:37:08 AM
<p>I inspected the property and photos were taken of the overgrowth. I prepared a NOV and mailed it certified to the owner on 11/17/2023 with a compliance date of December 2, 2023.</p>		



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

Item v.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 11/17/2023 Name (required) Yaloris Coker
Phone: (386)288-3372 Address: 544 SE Putnam St. Lake City, FL 32025 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 547 SE Putnam St 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? Whiddon Construction Company LLC Do you know the time
frames that the complaint is happening? Yes No If yes, when? Now Is there any other information
that you would like to us to know?

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

Date Received: 11/17/2023 Via: Phone/Email Case Number Assigned 23-00000090
Notes:

Case Data Sheet for case # 23-00000090

Parcel# 13406-001

Address: 547 SE Putnam St

Owner: Whiddon Construction Co. LLC

Date of first inspection: 11/17/2023

1st Notice of Violation sent: 11/17/2023

2nd inspection date: 11/9/24

2nd Notice of Violation sent: 11/9/24

Date of Public Noticed placed on property: 11/9/24

Notice of Mag. Hearing sent: 11/9/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall: 11/9/24

Mailing Cost/Date: \$8.53 11/17/2023

Mailing Cost/Date: 8.53 11/9/24

Mailing Cost/Date: 8.53 11/9/24

Total Mailing Cost: \$25.59



Marshall Sova CEO/ City of Lake City

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 35724

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R13406-001		See Below	See Below	001

WHIDDON CONSTRUCTION COMPANY
 INC
 295 NW COMMONS LOOP
 STE 115
 LAKE CITY FL 32055

00-00-00 0000/0000.29 Acres E DIV:
 LOTS 9 & 10 BLOCK 3 OAK PARK S/D.
 656-199,817-1548, WD 1149-100, QC
 1181-1516

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	10,210		\$10,210	\$50.03
BOARD OF COUNTY COMMISSIONERS	7.8150	10,210		\$10,210	\$79.79
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	10,688		\$10,688	\$8.00
LOCAL	3.2170	10,688		\$10,688	\$34.38
CAPITAL OUTLAY	1.5000	10,688		\$10,688	\$16.03
SUWANNEE RIVER WATER MGT DIST	0.3113	10,210		\$10,210	\$3.18
LAKE SHORE HOSPITAL AUTHORITY	0.0001	10,210		\$10,210	\$0.00
Total Millage		18.4914	Total Taxes		\$191.41

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$61.26
Total Assessments		\$61.26

Taxes & Assessments		\$252.67
--------------------------------	--	----------

IF PAID BY	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024
PLEASE PAY	\$242.56	\$245.09	\$247.62	\$250.14	\$252.67

Columbia County Property Appraiser

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

Parcel List Generator

Printed: 11/17/2023

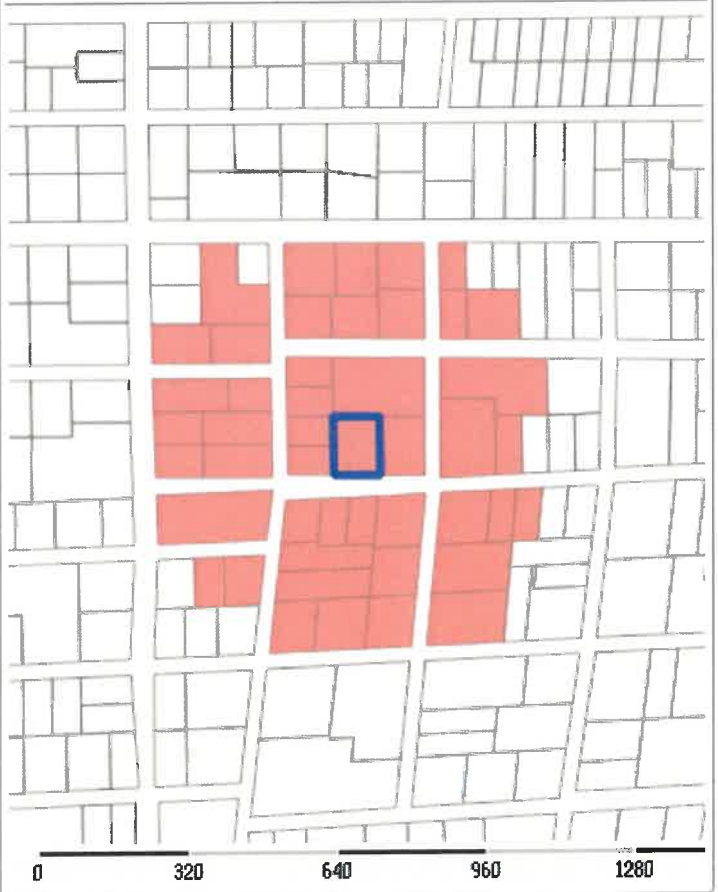
Target: **00-00-00-13406-001 (41934)** Offset Distance: 300 (feet) Property Use Filter: <<show only VACANT (0000) property

Owner & Property Info Parcel ID: 00-00-00-13406-001

Owner	WHIDDON CONSTRUCTION COMPANY INC 295 NW COMMONS LOOP STE 115 LAKE CITY, FL 32055		
Site	547 SE PUTNAM ST, LAKE CITY		
Desc *	E DIV: LOTS 9 & 10 BLOCK 3 OAK PARK S/D. 656-199,817-1548, WD 1149-10... more>>		
Area	0.286 AC	S/T/R	32-3S-17
Use Code	VACANT (0000)	Tax District	1

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

GIS Buffer



Property & Assessment Values 2024 Working Values

Mkt Land	\$10,688	Just	\$10,688
Ag Land	\$0	Class	\$0
Building	\$0	Assessed	\$10,688
XFOB	\$0	Exempt	\$0
Total Appraised	\$10,688	Total Taxable	county:\$10,688 city:\$10,688 other:\$0 school:\$10,688

Sales History

Sale Date	Sale Price	Book/Page	Deed	V or I / Qual
7/30/2008	\$100	1181/1516	WD	I / U
4/25/2008	\$30,000	1149/0100	WD	I / U
2/16/1996	\$20,000	0817/1548	WD	I / Q
6/30/1988	\$15,900	0656/0199	WD	I / Q
11/1/1984	\$15,200	0552/0050	WD	I / Q
6/1/1984	\$14,000	0540/0076	WD	I / Q

Parcel List Output | 46 Records in a 300' radius

1	00000013412000	CRAY SELVIN JR 7172 NW LAKE JEFFERY ROAD		E DIV: LOT 2 BLOCK 4 GELBERG'S REPLAT OF BLOCKS 4 & 5 OAK PA	11/18/2004 \$100 I U
2	00000013660000	MILLER MELISSA TIEJEN 531 SE CAMP ST	531 SE CAMP ST LAKE CITY	S DIV: BEG AT A PT 60 FT W OF SW COR OF LOT 1 ON THE N LINE	4/4/2017 \$32,700 I Q
3	00000013656000	TAKE 2 INVESTMENTS LLC 904 SW PAUL PEARCE RD	545 SE CAMP ST LAKE CITY	S DIV: LOT 1 LEEWOOD S/D & BEG AT NW COR OF LOT 1, W 60 FT,	10/27/2020 \$57,500 I Q
4	00000013657000	BROWN LARRY E 567 SE CAMP ST	567 SE CAMP ST LAKE CITY	S DIV: LOTS 2 & 3 LEEWOOD S/D BLOCK 301. 817-2217, 962-1308,	12/18/2017 \$104,900 I Q
5	00000013606000	SEARS ROSS JACK 595 SE CAMP ST	595 SE CAMP ST LAKE CITY	S DIV LOTS 9, 10 & 11 BLOCK 1 ISABELLA GARDENS S/D. 59-113,	3/9/2017 \$100 I U
6	00000013411000	ZARAGOZA ALFREDO 504 SE DADE ST	504 SE DADE ST LAKE CITY	E DIV: E 92 FT LOT 1 BLOCK 4 GELBERG'S REPLAT OF BLOCKS 4 &	6/11/2021 \$100 I U

Item v.

7	00000013426000	TOWNSEND KENNETH R PO BOX 1621	535 SE DADE ST LAKE CITY	E DIV: 90 FT OFF S SIDE LOTS 7 & 8 BLOCK 6 GELBERGS REPLAT O	7/14/1997 \$10,000 U
8	00000013408000	HUDSON W KEITH 198 NE RUSKIN WAY	538 SE DADE ST LAKE CITY	E DIV: N1/2 LOTS 5 & 6 BLOCK 3 OAK PARK S/D. 346-656, PB 987	11/3/2016 \$15,000 U
9	00000013427000	TOWNSEND KENNETH R P O BX 1621	553 SE DADE ST LAKE CITY	E DIV: 90 FT OFF S SIDE LOTS 9 & 10 BLOCK 6 GELBERG'S REPLAT	6/7/2002 \$25,000 Q
10	00000013435000	TOWNSEND LEWIS RAY 6084 S SR 349	595 SE DADE ST LAKE CITY	E DIV: LOT 7 BLOCK 7 GELBERGS REPLAT OF BLKS 6 THRU 9 OAK PA	\$0
11	00000013436000	TOWNSEND YVONNE D 610 SE MONROE ST	619 SE DADE ST LAKE CITY	E DIV: LOTS 8 & 9 BLOCK 7 GELBERGS REPLAT OF BLOCKS 6 THRU 9	2/6/2017 \$100 V U
12	00000013434000	JOHNSTON JAMES H III 419 SW LAKEVIEW AVE	245 SE MARSH TER LAKE CITY	E DIV: LOT 6 BLK 7 EX RD R/W GELBERGS REPLAT OF BLOCKS 6 THR	10/20/2009 \$29,000 Q
13	00000013428000	EAST MARY DEE 268 SE MARSH TERR	268 SE MARSH TER LAKE CITY	E DIV: LOTS 11 & 12 BLOCK 6 GELBERGS REPLAT OF BLOCKS 6, 7,	9/29/2020 \$139,400 Q
14	00000013400000	CRUZ JOSE A 295 SE MARSH TER	295 SE MARSH TER LAKE CITY	E DIV: LOTS 3 & 4 BLOCK 2 OAK PARK S/D & N 85 FT OF LOTS 5 &	12/13/2021 \$220,000 Q
15	00000013405000	JOHNSON BRUYAN L 296 SE MARSH TERR	296 SE MARSH TER LAKE CITY	E DIV: LOTS 1, 2, 3 & 4 BLK 3 OAK PARK S/D. 424-343, 903-182	12/30/2008 \$116,700 Q
16	00000013401000	GRANADO PEDRO 248 MARTIN AVE	311 SE MARSH TER LAKE CITY	E DIV: LOT 5 EX N 85 FT & LOTS 7 & 8 & S 35 FT OF LOT 6, BLO	1/5/2017 \$100 U
17	00000013658000	JOYNER TIENA R 370 SE MARSH TER	370 SE MARSH TER LAKE CITY	S DIV: THE E 100 FT OF LOTS 4 & 5 LEEWOOD S/D. BLOCK 301. 33	3/22/2013 \$0 U
18	00000013605001	LARSON WILLIAM A 570 SE PUTNMAN ST	373 SE MARSH TER LAKE CITY	S DIV: LOTS 7 & 8 BLOCK 1 ISABELLA GARDENS S/D. 579-131, PB	6/1/2023 \$48,000 Q
19	00000013419000	BERNARDO JOSE IRIZARRY JR 280 SE PERRY AVE	283 SE MCCRAY AVE LAKE CITY	E DIV: LOT 4 & W 20 FT OF LOT 3 BLK 5 GELBERGS REPLAT OF BLKS	3/3/2016 \$65,000 U
20	00000013416000	BROWN MEGAN 305 SE MCCRAY AVE	305 SE MCCRAY AVE LAKE CITY	E DIV: LOT 6 & LOT 1 EX E 92 FT, BLOCK 4 GELBERGS REPLAT OF	3/15/2016 \$45,000 Q
21	00000013415000	LAYTON CHASE ALLEN 317 SE MCCRAY AVE	317 SE MCCRAY AVE LAKE CITY	E DIV: LOT 5 BLOCK 4 GELBERGS REPLAT OF BLKS 4 & 5 OAK PARK	6/20/2023 \$100 U
22	00000013414000	DEWEESE ROY T 329 SE MCCRAY AVE	329 SE MCCRAY AVE LAKE CITY	E DIV: LOT 4 BLOCK 4 GELBERG'S REPLAT OF BLKS 4 & 5 OAK PARK	7/17/2023 \$100 U
23	00000013696000	GAFFORD LINDA B 207 NW LAKE VALLEY TER	353 SE MCCRAY AVE LAKE CITY	S DIV: LOTS 6 & 7 BLOCK A CANOVA S/D & AN UNNUMBERED LOT AT	4/19/2002 \$38,000 Q
24	00000013425000	TOWNSEND KENNETH R P O BOX 1621	530 SE MONROE ST LAKE CITY	E DIV: W 10 FT LOT 4 & LOTS 5 & 6 & 15 FT OFF N SIDE OF LOTS	3/3/1999 \$22,000 Q
25	00000013424000	BYRD MARTHA A 550 SE MONROE ST	550 SE MONROE ST LAKE CITY	E DIV. LOT 3 & E 40 FT LOT 4 & N 15 FT LOT 10 & N 15 FT OF E	12/21/1994 \$7,000 V Q
26	00000013423000	MODERN DAY WARRIORS MINISTRIES INC P O BOX 88	566 SE MONROE ST LAKE CITY	E DIV: LOTS 1 & 2 BLOCK 6 GELBERG'S REPLAT OF BLOCKS 6, 7, 8	2/23/2021 \$100 U
27	00000013711001	SEARS ROSS JAY 595 SE CAMP ST	490 SE PAXTON PL LAKE CITY	S DIV: E 48 FT LOT 9 & W 17 FT LOT 8 BLOCK D CANOVA'S S/D 13	10/14/2015 \$10,000 Q

Item v.

28	00000013709000	BIG ROON LLC 1130 NW ASH DR	502 SE PAXTON PL LAKE CITY	S DIV: E 50 FT OF LOT 8 BLK D CANOVA S/D & UNNUMBERED LOT LY	4/1/2019 \$203,000 Q
29	00000013418000	GODBOLD ISIAH J 260 SE PERRY AVE	260 SE PERRY AVE LAKE CITY	E DIV: LOT 2 & THE W 79 FT LOT 1 BLOCK 5 GELBERG'S REPLAT OF	10/12/2023 \$100 U
30	00000013419001	IRIZARRY JOSE BERNARDO JR 280 SE PERRY AVE	280 SE PERRY AVE LAKE CITY	E DIV: LOT 3 BLOCK 5 EX THE W 20 FT, GELBERGS REPLAT OF BLKS	6/10/2011 \$50,000 U
31	00000013407000	FRYE RAYMOND 7983 BIG CREEK PLACE	305 SE PERRY AVE LAKE CITY	E DIV: S1/2 LOTS 5 & 6 BLOCK 3 OAK PARK S/D. 698-703, 730-60	5/18/2011 \$40,000 Q
32	00000013409000	YOUNG CHEVELLA 315 SE PERRY AVE	315 SE PERRY AVE LAKE CITY	E DIV: N1/2 LOTS 7 & 8 BLOCK 3 OAK PARK S/D. 715-500, 745-1	9/9/2009 \$100 U
33	00000013413000	LENTINI CARMEN 324 SE PERRY AVE	324 SE PERRY AVE LAKE CITY	E DIV: LOT 3 BLOCK 4 GELBERGS REPLAT OF BLOCKS 4 & 5 OAK PAR	8/17/2017 \$52,000 Q
34	00000013653002	NATER CAMARI 367 SE PERRY AVE	367 SE PERRY AVE LAKE CITY	LOT 2 LEEWOOD VILLAGE. WD 1145-1018, WD 1184-1056, QC 1254-7	12/31/2015 \$125,000 U
35	00000013653001	HOWE DEMETRIOUS A 375 SE PERRY AVE	375 SE PERRY AVE LAKE CITY	LOT 1 LEEWOOD VILLAGE. WD 1145-1017, WD 1234-2154, WD 1242-6	9/24/2012 \$91,000 V U
36	00000013410000	SHAW CLYDETT D 527 SE PUTNAM ST	527 SE PUTNAM ST LAKE CITY	E DIV: S1/2 LOTS 7 & 8 BLOCK 3 OAK PARK S/D. 308-92, 979-235	2/16/2004 \$53,000 Q
37	00000013653003	MELCHIN RICHARD 530 SE PUTNAM ST	530 SE PUTNAM ST LAKE CITY	LOT 3 LEEWOOD VILLAGE. 356-710, 838-1298, 1300, WD 1034-82, 1	8/21/2020 \$97,500 Q
38	00000013653004	ALLEN YALORI COKER 544 SE PUTNAM ST	544 SE PUTNAM ST LAKE CITY	LOT 4 LEEWOOD VILLAGE. WD 1145-1020, WD 1181-1244	9/25/2009 \$133,800 Q
39	00000013406001	WHIDDON CONSTRUCTION COMPANY INC 295 NW COMMONS LOOP STE 115	547 SE PUTNAM ST LAKE CITY	E DIV: LOTS 9 & 10 BLOCK 3 OAK PARK S/D. 656-199, 817-1548, W	7/30/2008 \$100 U
40	00000013653005	PRATT CHARLINDA P O BOX 3544	558 SE PUTNAM ST LAKE CITY	LOT 5 LEEWOOD VILLAGE. WD 1145-1021, WD 1156-2079	8/15/2008 \$142,000 Q
41	00000013659000	LARSON WILLIAM A 570 SE PUTNAM ST	570 SE PUTNAM ST LAKE CITY	S DIV: LOTS 6 & 7 LEEWOOD S/D BLOCK 301. 358-20, 653-575, 84	1/7/2002 \$33,000 U
42	00000013410001	WOOD JIMMY C 118 SW WIDDOM WAY	575 SE PUTNAM ST LAKE CITY	E DIV: LOTS 11 & 12 BLOCK 3 OAK PARK S/D. 780-959, 982-1219,	4/29/2003 \$40,000 Q
43	00000013605000	ADAMS FREDERICK 6551 SW COUNTY ROAD 242	600 SE PUTNAM ST LAKE CITY	S DIV: LOTS 5 & 6 BLOCK 1 ISABELLA GARDENS S/D. 579-131, PB	7/9/2021 \$100 U
44	00000013604000	CITY OF LAKE CITY 205 N MARION AVE	612 SE PUTNAM ST LAKE CITY	S DIV: LOT 4 BLOCK 1 ISABELLA GARDENS S/D.	\$0
45	00000013401002	HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE	613 SE PUTNAM ST LAKE CITY	E DIV: LOT 9 BLOCK 2 OAK PARK S/D. 468-771, 286-365, 629-560	5/5/1997 \$28,000 Q
46	00000013603000	MISINEC RONALD 625 SE PUTNAM ST	620 SE PUTNAM ST LAKE CITY	S DIV: LOT 3 BLOCK 1 ISABELLA GARDENS S/D. 375-202, 875-1255	8/11/2021 \$100 U



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

PARCEL: 00-00-00-13406-001 (41934) | VACANT (0000) | 0.286 AC
 E DIV: LOTS 9 & 10 BLOCK 3 OAK PARK S/D. 656-199,817-1548, WD 1149-100, QC 1181-1516

WHIDDON CONSTRUCTION COMPANY INC **2024 Working Values**

Owner: 295 NW COMMONS LOOP
 STE 115
 LAKE CITY, FL 32055

Site: 547 SE PUTNAM ST, LAKE CITY

Sales	7/30/2008	\$100	I (U)	Mkt Lnd	\$10,688	Appraised	\$10,688
Info	4/25/2008	\$30,000	I (U)	Ag Lnd	\$0	Assessed	\$10,688
	2/16/1996	\$20,000	I (Q)	Bldg	\$0	Exempt	\$0
				XFOB	\$0	county:	\$10,688
				Just	\$10,688	Total	city:\$10,688
						Taxable	other:\$0
							school:\$10,688

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-13406-001 (41934) >>

Owner & Property Info

Owner	WHIDDON CONSTRUCTION COMPANY INC 295 NW COMMONS LOOP STE 115 LAKE CITY, FL 32055		
Site	547 SE PUTNAM ST, LAKE CITY		
Description*	E DIV: LOTS 9 & 10 BLOCK 3 OAK PARK S/D. 656-199,817-1548, WD 1149-100, QC 1181-1516		
Area	0.286 AC	S/T/R	32-3S-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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$10,688	Mkt Land	\$10,688
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$10,688	Just	\$10,688
Class	\$0	Class	\$0
Appraised	\$10,688	Appraised	\$10,688
SOH Cap [?]	\$478	SOH Cap [?]	\$0
Assessed	\$10,688	Assessed	\$10,688
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$10,210 city:\$10,210 other:\$0 school:\$10,688	Total Taxable	county:\$10,688 city:\$10,688 other:\$0 school:\$10,688

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/30/2008	\$100	1181/1516	WD	I	U	01
4/25/2008	\$30,000	1149/0100	WD	I	U	03
2/16/1996	\$20,000	0817/1548	WD	I	Q	
6/30/1988	\$15,900	0656/0189	WD	I	Q	
11/1/1984	\$15,200	0552/0050	WD	I	Q	
6/1/1984	\$14,000	0540/0076	WD	I	Q	

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Bt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	12,500.000 SF (0.286 AC)	1.0000/1.0000 1.0000/.9000000 /	\$1 /SF	\$10,688

90



9589 0710 5270 0668 3684 26
9589 0710 5270 0668 3684 26

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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	\$ 1.63
Total Postage and Fees	\$ 9.53

Sent To
 Street, Apt., M.O. or P.O. Box No.
 540 S. PUMPKIN ST.
 City, State, ZIP+4®
 LAKE CITY FL 32025

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

11/9/24

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

90

1/5/24

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

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 YALOKI COKEA
 5744 SE PUTNAM ST.
 LAKE CITY, FL 32025

2. Article Number (Transfer from service label)
 9590 9402 8577 3244 7285 33

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted 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

4. Mail Restricted Delivery (500)

Domestic Return Receipt

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

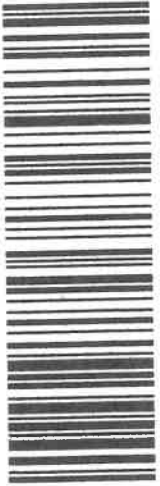
Certified Mail

- A receipt (this portion of the label) is provided for you to sign and return to the carrier.
- A unique identifier for each item is printed on the label.
- Electronic verification of the recipient's signature (if required) is available.
- A record of delivery (with recipient's signature) is retained for a specified period.
- You may purchase Certified Mail, Registered Mail, First-Class Mail, Registered Mail, or Priority Mail services with insurance coverage for international mail.
- Insurance coverage for Certified Mail services is available for certain Priority Mail services.
- For an additional fee, you can request a return receipt on the following services:
 - Return receipt service
 - Return receipt service of delivery (includes return receipt)
 - You can request a return receipt on the following services:
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express

Receipt attach PS Form 3800, however

90

W. Co. LLC
STE. 115



9589 0710 5270 0668 3684 33
9589 0710 5270 0668 3684 33

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.15
<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 \$ 0.63
Total Postage and Fees \$ 8.53

Sent To
Winnipeg Construction Co.
Street and Apt. No. or P.O. Box No.
275 NW Corcoran Ln. Ste. 115
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

11/9/24

06

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:

WHIDEN CONSTRUCTION
 295 NW Commons Ln. S.F. 115
 Lake City, FL 32055



9590 9402 8577 3244 7285 40

2. Article Number (Transfer from service label)

9589 0720 5270 0668 3684 33

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

Domestic Return Receipt

Certified Mail

- A receipt (see portion 4)
- A unique identifier for delivery
- Electronic verification of delivery
- A record of delivery (see portion 4) that is returnable for a specified period.
- Important Returners:
- You may purchase Certified Mail with Restricted Delivery, First-Class Mail®, First-Class Mail® International, Certified Mail service for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- Certified Mail service is available for delivery to all U.S. addresses.
- For all addresses, the following information is required:
 - Recipient name
 - Recipient address (including apartment, suite, or unit number)
 - Recipient city, state, and ZIP code
- You can request a return receipt (see portion 4) with Certified Mail service.
- Return receipt (see portion 4) is available for delivery to all U.S. addresses.
- For international mail, you must use Form PS Form 3811, PS Form 3811-100, and Form PS Form 3811-100-100.

7/26/11

CO. LLC
749 STE. 115
5



9589 0710 5270 0699 1582 87
9589 0710 5270 0699 1582 87

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.25
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.53
<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	\$.43
Total Postage and Fees	\$ 8.53

Postmark Here

Sent To
 Street and Apt. No., or PO Box No.
 255 NW Commons Loop Ste. 115
 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

11/17/23

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

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:

*Whitman Construction Co. LLC
 295 NW Commons Loop Ste. 115
 Lake City, FL 32053*



9590 9402 8295 3094 8398 22

2. Article Number (Transfer from service label)

9589 0710 5270 0699 1582 87

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

Domestic Return Receipt

Certified Mail

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

Important Reminders

- You may purchase Certified Mail® service, First-Class Mail®, First-Class Mail® service, or Priority Mail® service
- Certified Mail service is available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- Insurance coverage and certain Priority Mail International® services are available for an additional fee, and for an endorsement on the mailpiece.
- Return receipt services (including electronic version, Return Receipt PS Form 3800, January 2019)

11/17/23



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

301.3 Vacant structures and land	Please mow and clean property up to prevent blighting.
302.4 Weeds.	Please mow and clean property up to prevent blighting.

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: **December 2, 2023** _____



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

Warning

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

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

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

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

Name: Whiddon Construction Company LLC Relationship owner: _____

On date: November 17, 2023 time being: 10:20 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

11/17/23



11/17/23



11/17/23

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-00000090
Respondent: Whiddon Construction Company

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 30th day of January, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Whiddon Construction Company LLC Relationship _____
On date January 9, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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.: 23-0000090
Witness: Yalori Coker

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 30th day of January, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Yalori Coker Relationship _____
On date January 9, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
 If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

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

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
 If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:
 City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate
Time: This is a recurring meeting Meet anytime

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

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

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

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

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

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

File Attachments for Item:

vi. Case # CE 23-00000093, Greater Lake City Community Development Corp. Inc., as owner, Greater Lake City Community Development Inc., as respondent, gives address as 204 NE Escambia Street Lake City, FL 32055, located on parcel number 00-00-00-12060-000.

Violations:

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



Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On January 9, 2024 I re-inspected the property and there is no change.</p> <p>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>	<p>Marshall Sova</p>	<p>01/09/2024 08:55:09 AM</p>
<p>Investigation</p> <p>On December 15, 2023 the certified green card was returned to me as delivered.</p>	<p>Marshall Sova</p>	<p>12/18/2023 08:26:25 AM</p>
<p>Initial Inspection</p> <p>On December 5, 2023 I observed the property overgrown at 204 NE Escambia Street. Photos were taken of the property and are attached to the case file.</p> <p>A NOV was prepared and mailed certified to the owner on Dec. 6. 2023 with a compliance date of December 21, 2023.</p>	<p>Marshall Sova</p>	<p>12/05/2023 03:48:32 PM</p>



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

Item vi.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/05/2023 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: 204 NE Escambia St Lake City, FL 30255 Nature
of Complaint: Overgrowth

How
long has the complaint been going on? Months Do you know
who the person(s) involved are? Yes No If yes, who? Greater Lake City Community Development Corp. Inc. Do you know the time
frames that the complaint is happening? Yes No If yes, when? _____ Is there any other information
that you would like to us to know?

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

Date Received: 12/05/2023 Via: Person Case Number Assigned 23-00000093

Notes:

Item vi.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 11/30/2023

Parcel: << 00-00-00-12060-000 (40646) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 7 of 17

Owner	GREATER LAKE CITY COMMUNITY DEVELOPMENT CORPORATION INC 205 N MARION AVE LAKE CITY, FL 32055		
Site	204 NE ESCAMBIA ST, LAKE CITY		
Description*	N DIV: 77.5 FT OFF N SIDE OF W1/2 BLOCK 89. ORB 1168-171,		
Area	0.185 AC	S/T/R	29-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

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

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



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$8,085	Mkt Land	\$8,085
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$8,085	Just	\$8,085
Class	\$0	Class	\$0
Appraised	\$8,085	Appraised	\$8,085
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$8,085	Assessed	\$8,085
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$8,085 city:\$8,085 other:\$0 school:\$8,085	Total Taxable	county:\$8,085 city:\$8,085 other:\$0 school:\$8,085

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/20/2009	\$100	1168/0171	WD	V	U	18

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	8,085.000 SF (0.185 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,085

Search Result: 7 of 17

Item vi.



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

PARCEL: 00-00-00-12060-000 (40646) | MUNICIPAL IMP-EX (8900) | 0.185 AC
 N DIV: 77.5 FT OFF N SIDE OF W1/2 BLOCK 89. ORB 1168-171.

NOTES:



Columbia County, FL

GREATER LAKE CITY COMMUNITY DEVELOPMENT CORPORATION INC
 Owner: 205 N MARION AVE
 LAKE CITY, FL 32055
 Site: 204 NE ESCAMBIA ST, LAKE CITY
 Sales Info: 2/20/2009 \$100 V(U)

2024 Working Values		
Mkt Lnd	\$8,085	Appraised \$8,085
Ag Lnd	\$0	Assessed \$8,085
Bldg	\$0	Exempt \$0
XFOB	\$0	
Just	\$8,085	
		Total county:\$8,085
		city:\$8,085
		other:\$0
		school:\$8,085

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

Last Update: 12/5/2023 3:28:36 PM EST

[Register for eBill](#)

Details

Tax Record

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

Searches

Account Number

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

Site Functions

Tax Search

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

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 R12060-000	Tax Type REAL ESTATE	Tax Year 2023
Mailing Address GREATER LAKE CITY COMMUNITY DEVELOPMENT CORPORATION INC 205 N MARION AVE LAKE CITY FL 32055	Property Address 204 ESCAMBIA LAKE CITY GEO Number 000000-12060-000	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 00-00-00 8900/8900.19 Acres N DIV: 77.5 FT OFF N SIDE OF W1/2 BLOCK 89. ORB 1168-171,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	8,085
BOARD OF COUNTY COMMISSIONERS	7.8150	8,085
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	8,085
LOCAL	3.2170	8,085
CAPITAL OUTLAY	1.5000	8,085
SUWANNEE RIVER WATER MGT DIST	0.3113	8,085
LAKE SHORE HOSPITAL AUTHORITY	0.0001	8,085
		Exemption Amount
		0
		Taxable Value
		\$8,085
		Tax Levies
		\$39.00
		\$63.00
		\$6.00
		\$26.00
		\$12.00
		\$2.00
		\$0.00
Total Millage		18.4914
Total Taxes		\$149.50
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$149.50
If Paid By		Amount Due
11/30/2023		\$143.00
12/31/2023		\$145.00
1/31/2024		\$146.00
2/29/2024		\$148.00
3/31/2024		\$149.00

[Prior Years Payment Hi](#)



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

IPMC 301.3 Vacant structures and land.	Please mow and clean up property.
IPMC 302.4 Weeds	Please mow and clean up property.

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: **December 21, 2023** _____



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

Warning

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

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

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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):
 Name: Greater Lake City Community Development Corp. Inc. Relationship owner: _____
 On date: December 6, 2023 time being: 9:00 am _____
 Personal Service _____
 Posted on property _____ and at City Hall _____
 Certified Mail, Return Receipt requested First class mailing _____
 Refused to sign _____, drop service _____

Marshall Sovia
Print Name of Code Inspector


Signature of Code Inspector

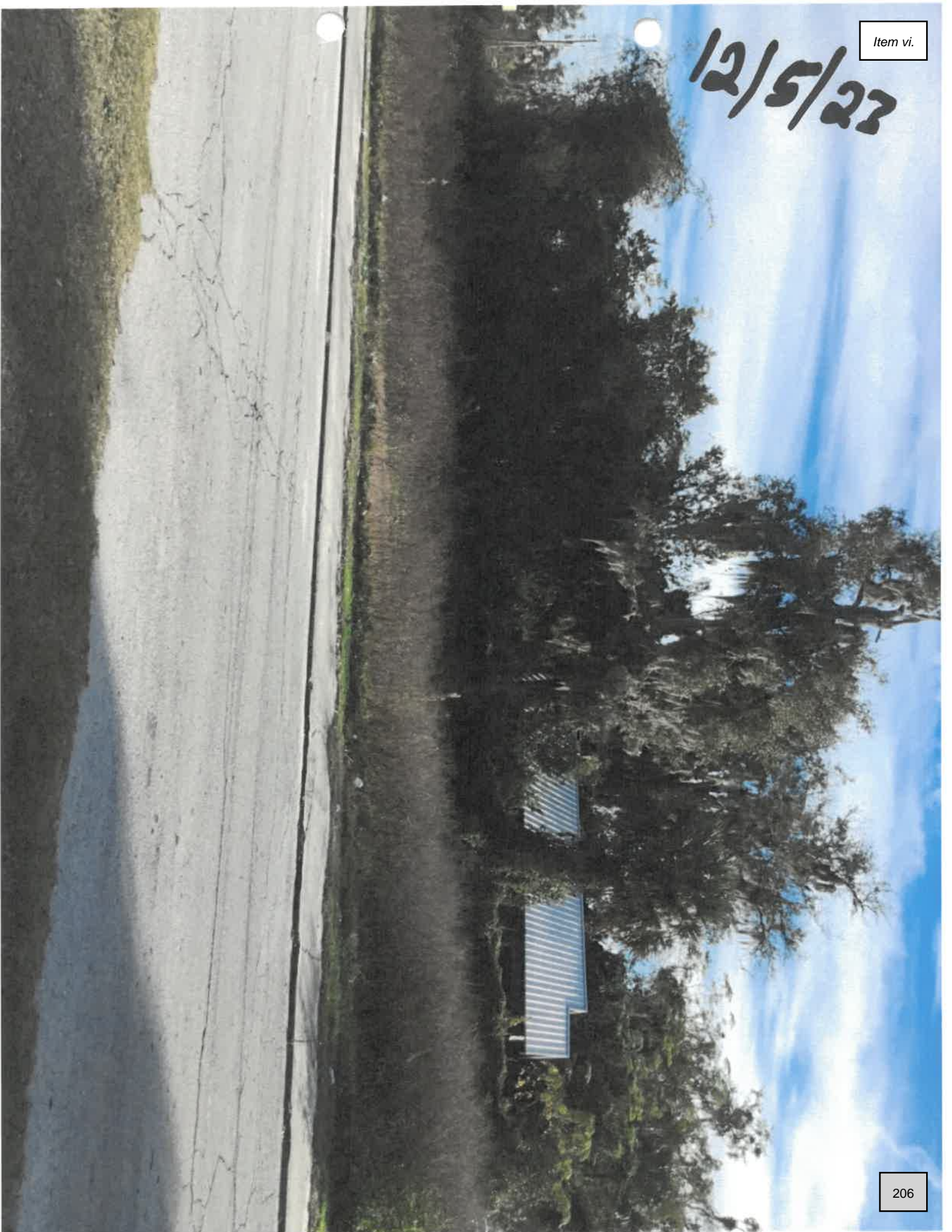
12/5/23

Item vi.



Item vi.

12/5/23



12/5/23

Item vi.



12/5/23

Item vi.



SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-00000093
Respondent: Greater Lake City Community Development

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 30th day of January, 2024, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Greater Lake City Community Development Corp Inc Relationship _____
On date January 9, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
 If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

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

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

Item vi.

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

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

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

<https://www.youtube.com/c/CityofLakeCity>

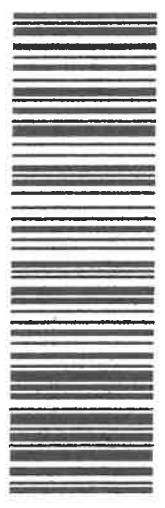
Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

93

Development
- Dk.



9589 0710 5270 0668 3684 19
9589 0710 5270 0668 3684 19

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.35	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.50	
<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 \$ 1.63	
Total Postage and Fees \$ 8.53	
Sent to City of Lake City, Comm. Dev. 377 NW Belcom Nexus Dr. 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

1/9/24

93

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

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

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:

Garota Lake City Conn. Dev.
363 NW BASCOM NORRIS DR.
LAKE CITY, FL 32055



9590 9402 8577 3244 7285 26

9 Article Number (Transfer from service label)

9589 0710 5270 0668 3684 19

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

hc 2/5/11

Certified Mail

■ A receipt (this portion of the card) is provided for you.

■ A unique identifier for your mailpiece is printed on the card.

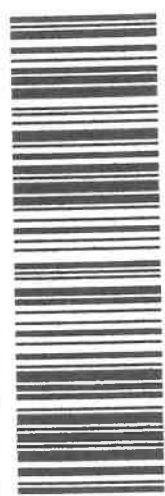
■ Electronic verification of delivery.

■ A record of delivery (including date and time) is maintained for a specified period.

Important Reminders:

- You may purchase Certified Mail® at Post Office Mail® Retailers.
- Certified Mail service is available for Priority Mail® service.
- Certified Mail service is available for Registered Mail service.
- Registered Mail service is available for Certified Mail service.
- Registered Mail service is available for Certified Mail Restricted Delivery service.
- Registered Mail service is available for Signature Confirmation™ service.
- Registered Mail service is available for Signature Confirmation Restricted Delivery service.

1. Capp. Inc.



9589 0710 5270 0699 1583 93
9589 0710 5270 0699 1583 93

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

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

OFFICIAL USE

Certified Mail Fee \$ <i>7.35</i>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <i>3.35</i>	
<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 \$ <i>.63</i>	
Total Postage and Fees \$ <i>8.53</i>	
Sent <i>Corner Lake City Camp Dr. Camp</i>	
Street and Apt. No., or PO Box No. <i>363 NW Bascom Naces Dr.</i>	
City, State, ZIP+4® <i>Lake City FL 32055</i>	

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

12/4/23

File Attachments for Item:

vii. Case # CE 23-00000094, SPT WAH Windsong II LLC, as owner, SPT WAH Windsong II LLC, as respondent, gives address as 612 SW Symphony Loop Lake City, FL 32055, located on parcel number 00-00-00-02712-006.

Violations:

1. IPMC 303.1 Swimming Pools



Subject	Author	Last Changed Date/Time
Re-Inspection On January 9, 2024 I re-inspected the property and there is no change.	Marshall Sova	01/09/2024 08:55:50 AM
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.		
Investigation On December 18, 2023 the certified green card was returned to me. The letter was signed for on December 12, 2023.	Marshall Sova	12/18/2023 03:02:46 PM
Initial Inspection On December 6, 2023 I received a phone call from Diana Osborne complaining of the pool at Windsong. Mrs. Osborne stated that the water was green and stagnant.	Marshall Sova	12/07/2023 01:16:07 PM
I inspected the pool and observed that it was indeed green in color and was stagnant. I checked both pools 2580 SW Windsong Circle and 612 SW Symphony Loop and they both are the same. Photos were taken and attached to the case file. I prepared a NOV and mailed it certified to the owner on December 7, 2023 and was given a compliance date of December 22, 2023.		
23-00000094 612 SW Symphony Loop 23-00000095 2580 SW Windsong Circle		



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

Item vii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/06/2023 Name (required) Diana Osborne
Phone: (352)538-0028 Address: 247 SE Leslie Wood Ln Lulu, FL 32061 Email:

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 612 SW Symphony Loop Lake City, FL 32055 Nature
of Complaint: Pools water is green and stagnant

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

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

Date Received: 12/06/2023 Via: Phone Case Number Assigned 23-00000095 23-94

Notes:

Case Data Sheet for case # 23-00000095 94

Parcel# 02712-006

Address: 612 SW Symphony Loop

Owner: SPT WAH Windsong II LLC

Date of first inspection: 12/07/2023

1st Notice of Violation sent: 12/07/2023

2nd inspection date: 1/9/24

2nd Notice of Violation sent: 1/9/24

Date of Public Noticed placed on property: 1/9/24

Notice of Mag. Hearing sent: 1/9/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall: 1/9/24

Mailing Cost/Date: \$8.53 12/07/2023

Mailing Cost/Date: 8.53 1/9/24

Mailing Cost/Date: _____

Total Mailing Cost: # 17.06

Marshall Sova

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: 02-4S-16-02712-006 (11095)

Owner & Property Info

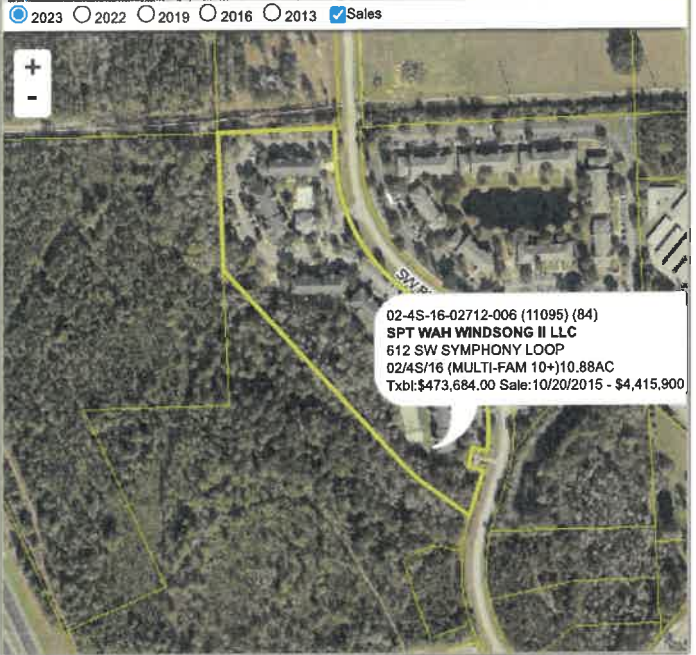
Owner	SPT WAH WINDSONG II LLC 591 W PUTNAM AVE GREENWICH, CT 06830		
Site	612 SW SYMPHONY LOOP, LAKE CITY		
Description*	COMM NE COR OF SE1/4 OF NE1/4, RUN W 948.03 FT TO INTERS WITH W R/W LINE OF SW REAL TERR FOR POB, RUN SE'LY ALONG W R/W THE FOLLOWING COURSES: S 99.96 FT TO PT OF CURVE, SE'LY ALONG CURVE 462.31 FT, S 50 DG E 137.29 FT TO PT OF CURVE, RUN SE'LY AND SW'LY A ...more>>>		
Area	10.88 AC	S/T/R	02-4S-16
Use Code**	MULTI-FAM 10+ (0300)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$100	Mkt Land	\$100
Ag Land	\$0	Ag Land	\$0
Building	\$3,599,900	Building	\$3,599,900
XFOB	\$0	XFOB	\$0
Just	\$3,600,000	Just	\$3,600,000
Class	\$0	Class	\$0
Appraised	\$3,600,000	Appraised	\$3,600,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$3,600,000	Assessed	\$3,600,000
Exempt	84 \$3,126,316	Exempt	84 \$3,126,316
Total Taxable	county:\$473,684 city:\$473,684 other:\$0 school:\$473,684	Total Taxable	county:\$473,684 city:\$473,684 other:\$0 school:\$473,684

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/20/2015	\$4,415,900	1302/2730	WD	I	Q	01
12/17/2001	\$587,600	0942/0928	TD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	M/FAM ROW (2500)	2002	22208	26048	\$1,163,698
Sketch	M/FAM ROW (2500)	2002	23376	26928	\$1,252,473
Sketch	M/FAM ROW (2500)	2002	25536	29184	\$1,377,074
Sketch	M/FAM ROW (2500)	2002	25536	29184	\$1,377,074
Sketch	M/FAM ROW (2500)	2002	25536	29184	\$1,377,074
Sketch	M/FAM ROW (2500)	2002	25536	29184	\$1,377,074
Sketch	CLUB HOUSE (6900)	2002	2587	4119	\$123,120

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2002	\$128,464.00	116785.00	0 x 0
0169	FENCE/WOOD	2002	\$6,600.00	880.00	0 x 0
0253	LIGHTING	2002	\$13,600.00	17.00	0 x 0
0160	CLFENCE 10	2002	\$2,244.00	264.00	0 x 0
0164	CONC BIN	2002	\$3,825.00	450.00	30 x 15
0169	FENCE/WOOD	2002	\$2,625.00	350.00	0 x 0
0166	CONC,PAVMT	2002	\$41,256.00	20628.00	0 x 0
0270	POOL COMM	2002	\$50,575.00	1445.00	0 x 0
0295	SPKLR SYS FIRE	2002	\$225,473.00	150315.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0300	MULTI-FAM (MKT)	9.880 AC	1.0000/1.0000 1.0000/ /	\$35,500 /AC	\$350,740
9630	SWAMP (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$1,400 /AC	\$1,400



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

PARCEL: 02-4S-16-02712-006 (11095) | MULTI-FAM 10+ (0300) | 10.88 AC
 COMM NE COR OF SE1/4 OF NE1/4, RUN W 948.03 FT TO INTERS WITH W R/W LINE OF SW REAL TERR FOR POB,
 RUN SE'LY ALONG W R/W THE FOLLOWING COURSES: S 99.96

SPT WAH WINDSONG II LLC
 Owner: 591 W PUTNAM AVE
 GREENWICH, CT 06830
 Site: 612 SW SYMPHONY LOOP, LAKE CITY
 Sales 10/20/2015 \$4,415,900 I (Q)
 Info 12/17/2001 \$587,600 V (Q)

2024 Working Values			
Mkt Lnd	\$100	Appraised	\$3,600,000
Ag Lnd	\$0	Assessed	\$3,600,000
Bldg	\$3,599,900	Exempt	\$3,126,316
XFOB	\$0	county:	\$473,684
Just	\$3,600,000	city:	\$473,684
		other:	\$0
		school:	\$473,684

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com



Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Provided
 aumentumte

Tax Record

print    

Account Number
 1 of 1

Last Update: 12/7/2023 10:32:18 AM EST

Details

Tax Record

» Print View

Legal Desc.

Tax Payment

Payment History

Print Tax Bill **NEW!**

Change of Address

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.

Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

Account Number	Tax Type	Tax Year
R02712-006	REAL ESTATE	2023

Mailing Address	Property Address
SPT WAH WINDSONG II LLC 591 W PUTNAM AVE GREENWICH CT 06830	612 SYMPHONY LAKE CITY GEO Number 024S16-02712-006

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail	Millage Code	Escrow Code
84 3126316	001	

Legal Description (click for full description)
 02-4S-16 0300/030010.88 Acres COMM NE COR OF SE1/4 OF NE1/4, RUN W 948.03 FT TO INTERS WITH W R/W LINE OF SW REAL TERR FOR POB, RUN SE'LY ALONG W R/W THE FOLLOWING COURSES: S 99.96 FT TO PT OF CURVE, SE'LY ALONG CURVE 462.31 FT, S 50 DG E 137.29 FT TO PT OF CURVE, RUN See Tax Roll For Extra Legal

Site Functions

Tax Search

Local Business Tax

Contact Us

County Login

Home

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Tax Levie
CITY OF LAKE CITY	4.9000	3,600,000	3,126,316	\$473,684	\$2,321.
BOARD OF COUNTY COMMISSIONERS	7.8150	3,600,000	3,126,316	\$473,684	\$3,701.
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	3,600,000	3,126,316	\$473,684	\$354.
LOCAL	3.2170	3,600,000	3,126,316	\$473,684	\$1,523.
CAPITAL OUTLAY	1.5000	3,600,000	3,126,316	\$473,684	\$710.
SUWANNEE RIVER WATER MGT DIST	0.3113	3,600,000	3,126,316	\$473,684	\$147.
LAKE SHORE HOSPITAL AUTHORITY	0.0001	3,600,000	3,126,316	\$473,684	\$0.

Total Millage	18.4914	Total Taxes	\$8,759.0
----------------------	---------	--------------------	-----------

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$45,219.0



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-0000094

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: **SPT WAH Windsong II LLC**
Address: **612 SW Symphony Loop Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation _____
Date: **12/07/2023** Complainant: Diana Osborne CE Personnel: Marshall Sovo

Violation Code	Violation Description
IPMC 303.1 Swimming pools.	Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Violation Code	Corrective Action
IPMC 303.1 Swimming pools.	Please clean pool to prevent a health hazard of stagnant water attracting insects.



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

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: **December 22, 2023** _____



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

Warning

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

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

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

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

Name: SPT WAH Windsong II LLC Relationship owner: _____

On date: December 7, 2023 time being: 11:24 am _____

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

12/7/23



12/7/23



12/7/23

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

NOTICE OF HEARING

Case No.: 23-00000094
Respondent: SPT WAH Windsong II LLC

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 30th day of January, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name SPT WAH Windsong II LLC Relationship _____
On date January 9, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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.: 23-00000094
Witness: Diana Osborne

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 30th day of January, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Diana Osborne Relationship
On date January 9, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovia
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

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

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:
City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate
Time: This is a recurring meeting Meet anytime

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

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

Item vii.

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

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

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

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

94

11 LLC

330



9589 0710 5270 0668 3684 02
9589 0710 5270 0668 3684 02

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

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

OFFICIAL USE

Certified Mail Fee		Postmark Here
\$ 4.35		
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55	
<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	\$.63	
Total Postage and Fees	\$ 4.53	
Sent To	SPT WAN WINDSONG 11 LLC	
Street, Apt. No., or PO Box No.	312 W. PUTNAM ST.	
City, State, ZIP+4®	GREENWICH CT 06830	

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

11/9/21

64

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:

SP7 WAH WINDSOR LLC
 512 W. PUTNAM ST.
 GREENWICH, CT 06830



9590 9402 8577 3244 7285 19

2. Article Number (Transfer from card)

9589 0710 5270 0668 3684 02

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

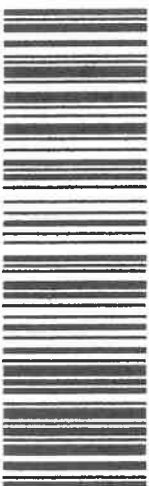
Domestic Return Receipt

7/5/20

Important Reminders:
 • A receipt of delivery (proof of delivery) will be returned to you if you request it. For more information, visit usps.com/proofofdelivery.
 • A return receipt for you will be returned to you if you request it. For more information, visit usps.com/returnreceipt.
 • For any purchase orders, please attach a copy of the purchase order to the mailpiece.
 • Certified Mail service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Registered Mail service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Registered Mail Restricted Delivery service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Signature Confirmation service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Signature Confirmation Restricted Delivery service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Priority Mail Express service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Registered Mail service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Registered Mail Restricted Delivery service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Signature Confirmation service is available for mailpieces weighing up to 10 pounds, 15 ounces.
 • Signature Confirmation Restricted Delivery service is available for mailpieces weighing up to 10 pounds, 15 ounces.

94

2



9589 0710 5270 0668 3683 96
9589 0710 5270 0668 3683 96

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

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

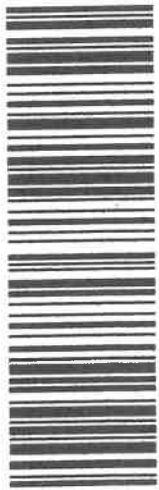
OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.55</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>.18</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>Diana Asakane</u>	
Street and Apt. No., or PO Box No. <u>247 SE Levee Walk Ln</u>	
City, State, ZIP+4® <u>Lake FL 32061</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

1/9/24



9589 0710 5270 0699 1584 09
9589 0710 5270 0699 1584 09

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>5.00</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>.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>SPT WAH WINDSONG LLC</u>	
Street and Apt. No., or PO Box No. <u>331 W. PUTNAM AVE</u>	
City, State, ZIP+4® <u>GROESBEACH FL 32830</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

12/7/23

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:

12/7/23

SPT WAH WINDSONG I LLC
 591 W. PUTNAM AVE.
 GREENWICH, CT 06830



9590 9402 8295 3094 8396 86

2. Article Number (Transfer from service label)

9589 0710 5270 0699 1584 09

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 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
 - International Mail
 - Mail
 - Mail 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 portion of the card)
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (insignature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® or First-Class Mail® First-Class Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- With Certified Mail service, you can purchase additional insurance coverage and certain Priority Mail Return Receipts.
- For an additional fee, an endorsement on the mailpiece can be added to the return receipt services.
- Return receipt services of delivery (including a return receipt) are not available if you request a hard copy of the return receipt.

PS Form 3800, January 2019

File Attachments for Item:

viii. Case # CE 23-00000097, Lake City Properties IV, as owner, Lake City Properties IV, as respondent, located on parcel number 29-3S-17-05818-001.

Violation:

1. IPMC 301.3. Vacant structures and land.



Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On January 9, 2024 I re-inspected the property and there is no change.</p> <p>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>	<p>Marshall Sova</p>	<p>01/09/2024 08:56:38 AM</p>
<p>Investigation</p> <p>On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.</p>	<p>Marshall Sova</p>	<p>12/19/2023 03:41:12 PM</p>
<p>Initial Inspection</p> <p>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>	<p>Marshall Sova</p>	<p>12/11/2023 02:38:01 PM</p>



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

Item viii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/11/2023 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Ave. Lake City, FL Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: Parcel # 05818-001 Bascom Norris @ Center Ave. Nature
of Complaint: Overgrowth, debris left on property from lot clearing

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?

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

Date Received: 12/11/2023 Via: Person Case Number Assigned 23-00000097

Notes:

Case Data Sheet for case # 23-00000097

Parcel# 05818-001

Address: Bascom Norris @ Center

Owner: Lake City Properties IV

Date of first inspection: 12/11/2023

1st Notice of Violation sent: 12/11/2023

2nd inspection date: 1/9/24

2nd Notice of Violation sent: 1/9/24

Date of Public Noticed placed on property: 1/9/24

Notice of Mag. Hearing sent: 1/9/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall: 1/9/24

Mailing Cost/Date: \$8.53 12/11/2023

Mailing Cost/Date: 8.53 1/9/24

Mailing Cost/Date: _____

Total Mailing Cost: \$17.06



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

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$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 Cap [?]	\$0	SOH 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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/19/2023	\$100	1483/0470	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 (Codes)

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

Item viii.



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		2024 Working Values			
Owner:	66 W FLAGLER ST	Mkt Lnd	\$5,969	Appraised	\$5,969
	12TH FLOOR	Ag Lnd	\$0	Assessed	\$5,969
	MIAMI, FL 33130	Bldg	\$0	Exempt	\$0
Site:		XFOB	\$0	county:	\$5,969
Sales	1/19/2023 \$100 V (U)	Just	\$5,969	city:	\$5,969
Info	7/16/2019 \$100 V (U)			other:	\$0
	3/3/2017 \$5,000 V (Q)			school:	\$5,969

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com



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

IPMC 301.3 Vacant structures and land.	Please clean property up. Debris from lot clearing needs to be removed from the property.

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: **December 26, 2023** _____



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

Warning

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

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

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

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

Name: Lake City Properties IV Relationship owner: _____

On date: December 11, 2023 time being: 2:20 pm _____

Personal Service

Posted on property and at City Hall

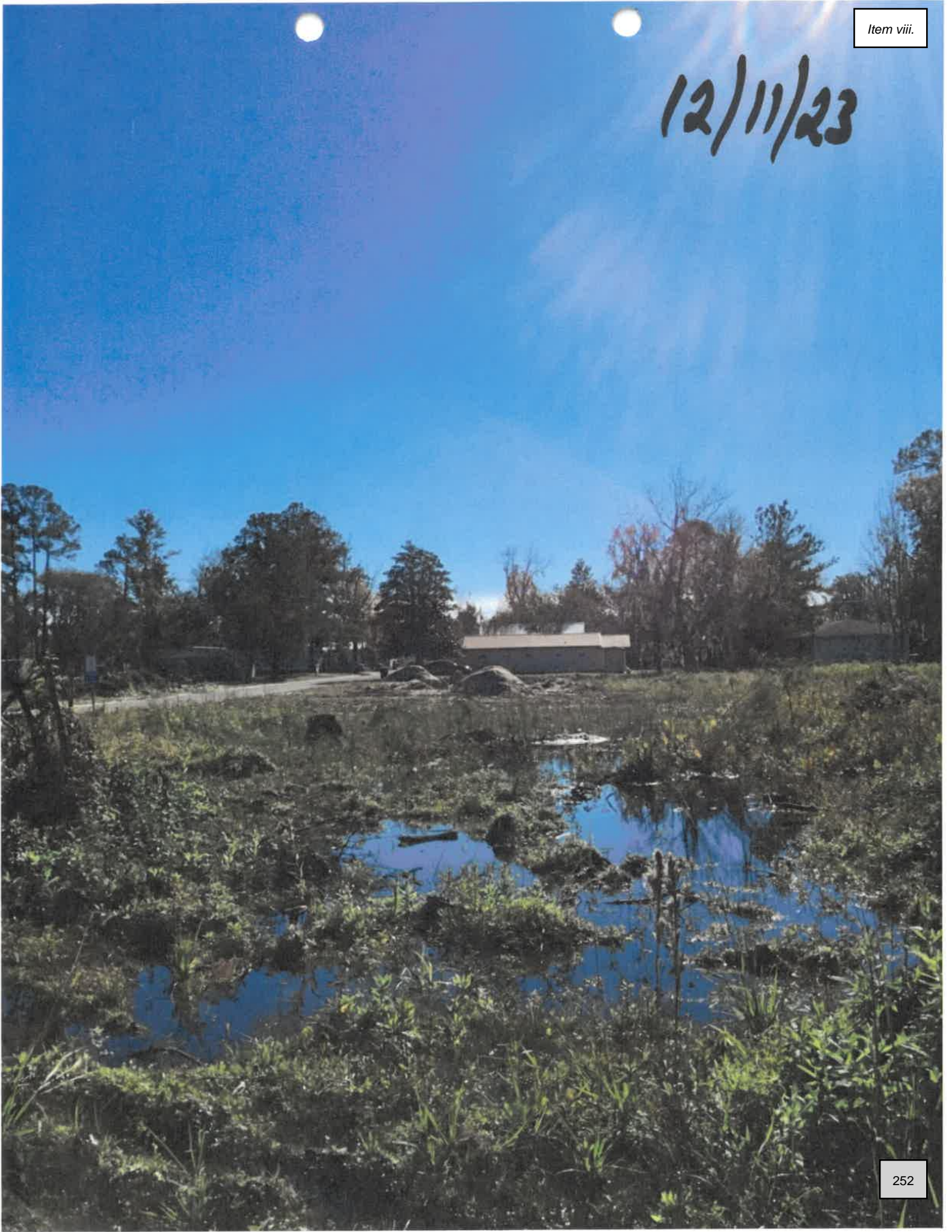
Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

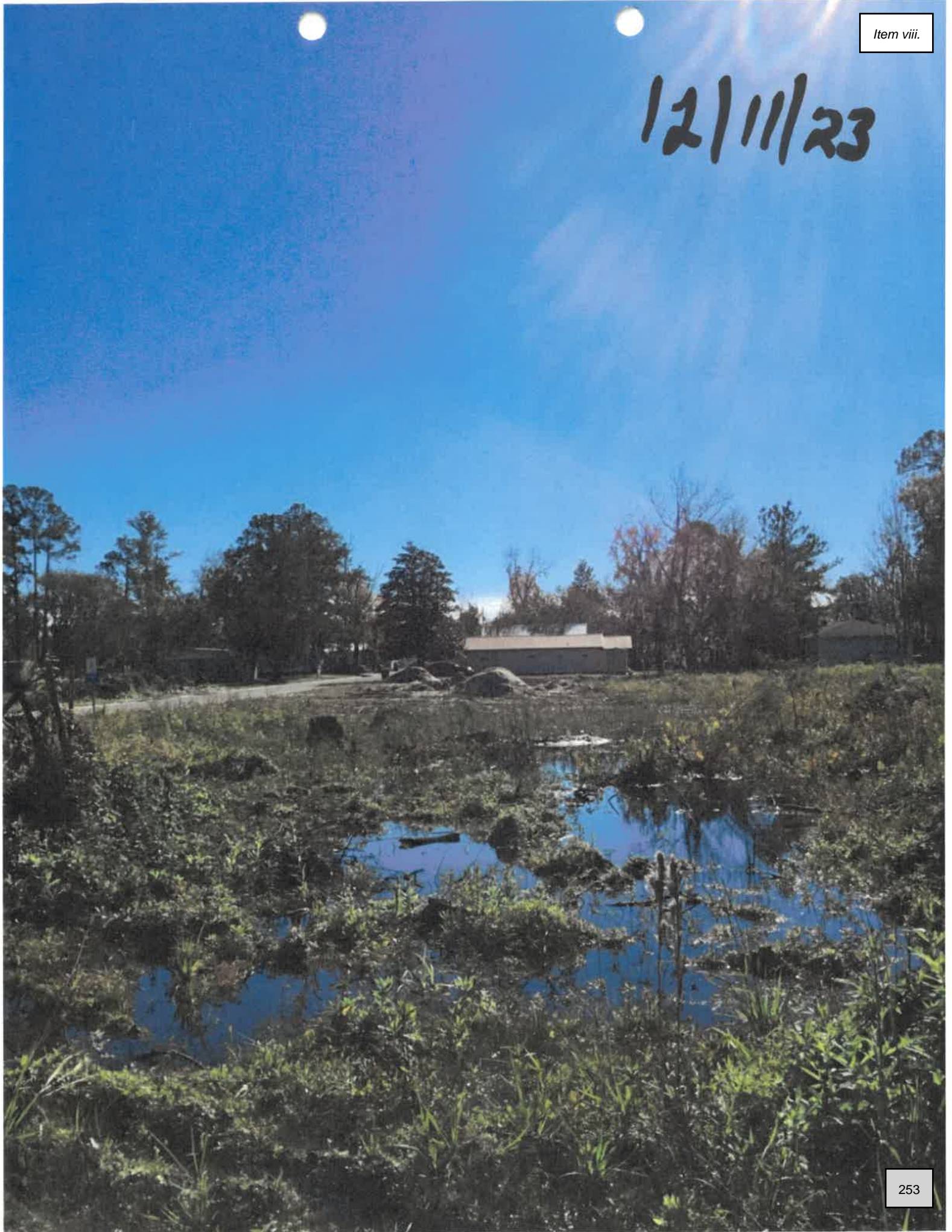
Marshall Sovia
Print Name of Code Inspector


Signature of Code Inspector

12/11/23



12/11/23



12/11/23



SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-00000097
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) Tuesday the 30th day of January, 2024, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Lake City Properties IV Relationship _____
On date January 9, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

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

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

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

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

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

97

IV
Floor



9589 0710 5270 0668 3683 89
9589 0710 5270 0668 3683 89

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

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

OFFICIAL USE

Certified Mail Fee	
\$	4.35
Extra Services & Fees (check box, add fee to appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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
\$.63
Total Postage and Fees
\$ 8.53

Sent to
LC PROPERTIES IV
Street and Apt. No. or PO Box No.
6611 HACLER ST 12TH FL
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

1/9/24


57

htc/5/11

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. Flagler St. 12TH Floor
MIAMI, FL 33130



9590 9402 8577 3244 7285 02

2. Article Number (Transfer from service label)
9589 0710 5270 0668 3683 89

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

4. Mail 4d Mail Restricted Delivery (\$500)

Domestic Return Receipt

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. Fender St. 12TH Floor
MIAMI, FL 33130*



9590 9402 8295 3094 8396 48

2. Article Number (transfer from service label)

9589 0710 5270 0699 1584 47

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
 - Insured Mail
 - Insured Mail 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 only)
- A unique identifier for your delivery
- Electronic verification of 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 International mail.
- Insurance coverage is provided with Certified Mail service of Certified Mail service insurance coverage and certain Priority Mail items
- For an additional fee, an endorsement on the mailpiece may be requested. Return receipt service: of delivery (including you can request a hard electronic version. For complete PS Form 3811 Receipt attach PS Form 3800, January 2

12/11/23

CS IV
17TH Floor



9589 0710 5270 0699 1584 47
9589 0710 5270 0699 1584 47

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

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

OFFICIAL USE

Certified Mail Fee	
\$	4.35
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/>	Return Receipt (hardcopy) \$ 3.35
<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
\$.63
Total Postage and Fees
\$ 8.53

Sent To
Lake City Properties IV
Street and Apt. No. or PO Box No.
4111 BUNNICK ST 17TH FLOOR
City, State, ZIP+4®
MIAMI FL 33130

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

12/11/23

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

File Attachments for Item:

ix. Case # CE 23-00000098, Lake City Properties IV, as owner, Lake City Properties IV as respondent, gives address as 850 NE Patterson Avenue Lake City, FL 32055, located on parcel number 29-3S-17-05818-002.

Violation:

1. IPMC 301.3. Vacant structures and land.



Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On January 9, 2024 I re-inspected the property and there is no change.</p>	Marshall Sova	01/09/2024 08:57:16 AM
<p>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>		
<p>Investigation</p> <p>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</p> <p>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



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

Item ix.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/11/2023 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Ave. Lake City, FL Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 850 NE Patterson Avenue Lake City, FL Nature
of Complaint: Overgrowth, debris left on property from lot clearing

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?

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

Date Received: 12/11/2023 Via: Person Case Number Assigned 23-00000098
Notes:

Case Data Sheet for case # 23-00000098

Parcel# 05818-002

Address: 850 NE Patterson Ave

Owner: Lake City Properties IV

Date of first inspection: 12/11/2023

1st Notice of Violation sent: 12/11/2023

2nd inspection date: 1/9/24

2nd Notice of Violation sent: 1/9/24

Date of Public Noticed placed on property: 1/9/24

Notice of Mag. Hearing sent: 1/9/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall:

Mailing Cost/Date: \$8.53 12/11/2023

Mailing Cost/Date: 8.53 1/9/24

Mailing Cost/Date: _____

Total Mailing Cost: \$17.06

Marshall Sova

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

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

2023 Certified Values		2024 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 Cap [?]	\$0	SOH 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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/19/2023	\$100	1483/0470	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 (Codes)

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 1.0000/1	\$4,700 /AC	\$2,632

Item ix.



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

PARCEL: 29-3S-17-05818-002 (25871) | VACANT (0000) | 0.56 AC
 BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW RW OF BASCOM NORRIS DR, SE ALONG RW 556.73 FT TO INTER WITH W RW OF NE PATTERSON AVE, S ALONG RW 15

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

2024 Working Values			
Mkt Lnd	\$2,632	Appraised	\$2,632
Ag Lnd	\$0	Assessed	\$2,632
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$2,632
Just	\$2,632	Total	city:\$2,632
		Taxable	other:\$0
			school:\$2,632

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com



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

IPMC 301.3 Vacant structures and land.	Please clean property up. Debris from lot clearing needs to be removed from the property.

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: **December 26, 2023** _____



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

Warning

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

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

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

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

Name: Lake City Properties IV Relationship owner: _____

On date: December 11, 2023 time being: 2:20 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested First class mailing _____

Refused to sign _____, drop service _____

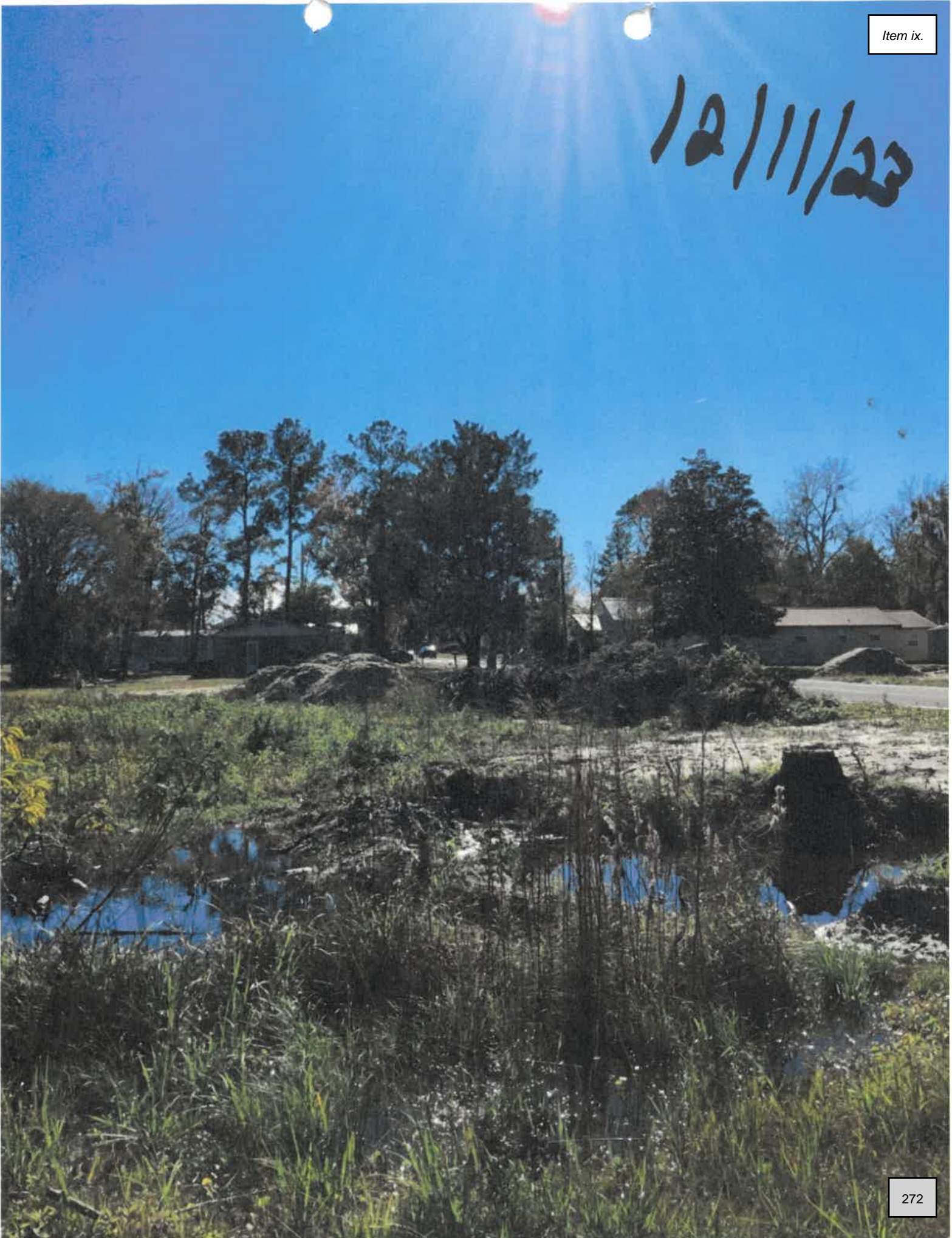
Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

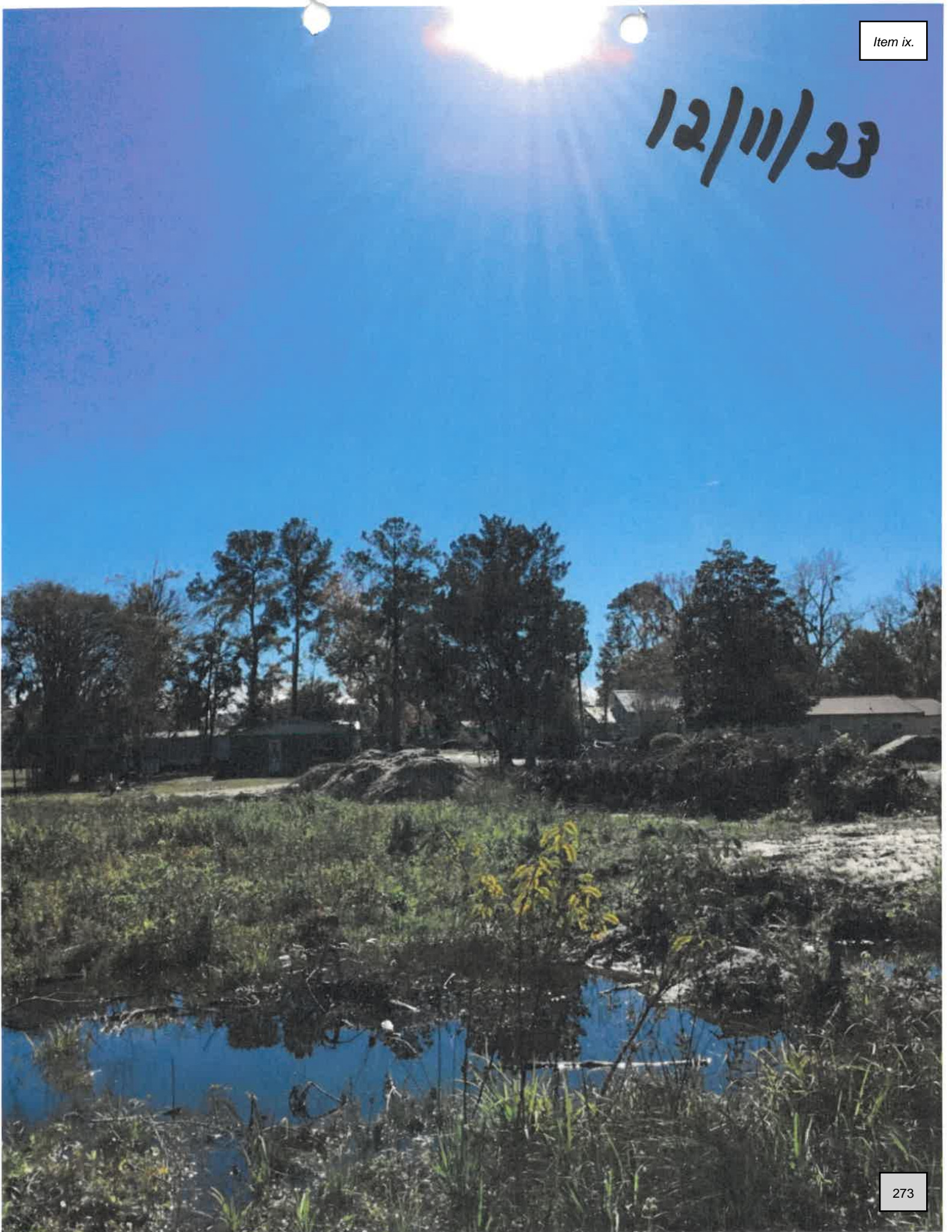
12/11/23



12/11/23



12/11/23



SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-00000098
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) Tuesday the 30th day of January, 2024, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Lake City Properties IV Relationship _____
On date January 9, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

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

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

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

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

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

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MARSHALL SOVA
Code Enforcement Officer

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 N. Federal St. 12TH Floor
MIAMI, FL 33130



9590 9402 8295 3094 8396 48

2. Article Number (transfer from service label)

9589 0710 5270 0699 1584 47

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
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt

Certified Mail

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

Important Reminders:

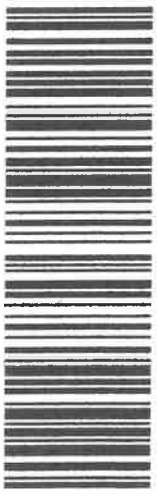
- You may purchase Certified Mail® service.
- First-Class Mail® First-Class Mail® service is not eligible for Certified Mail service.
- Insurance coverage is provided with Certified Mail service of Certified Mail service and insurance coverage and endorsement on the mailpiece.
- For an additional fee, an endorserment on the mailpiece is required for the following services:
 - Return receipt service of delivery (including electronic version. For complete PS Form 3811 Receipt, attach PS Form 3800, January 2020)

12/11/23

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

12/11/23

CS IV
12TH Floor



9589 0710 5270 0699 1584 47
9589 0710 5270 0699 1584 47

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.50	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	
<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	\$.63	
Total Postage and Fees	\$ 8.53	
Sent To	Lake City Properties IV	
Street and Apt. No. or PO Box No.	W. H. HOLLEN ST. 12TH FLOOR	
City, State, ZIP+4®	MIAMI FL 33130	

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

98

IV
Floor



9589 0710 5270 0668 3683 89
9589 0710 5270 0668 3683 89

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.35</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>0.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>LC PROPERTIES IV</u> Street, Lane, Apt. No., or PO Box No. <u>6611 MAGLER ST 12TH FL</u> City, State, ZIP+4® <u>MIRAGE FL 33130</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

11/9/24

