

# CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

October 02, 2025 at 5:30 PM

Venue: CMT - Communications Media Technology

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## AGENDA

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

### NEW BUSINESS

- i. Case # CE 25-00000046, Cynthia Thomas, as owner, Cynthia Thomas, as respondent, gives address as 157 NE Bradley Terrace Lake City, FL 32055, located on parcel # 00-00-00-12846-000.

**Violations:**

1. IPMC 302.8 Motor vehicles
2. IPMC 302.7 Accessory structures
3. IPMC 304.7 Roofs and drainage

- ii. Case # CE 25-00000089, James H. Johnston III, as owner, James H. Johnston III, as respondent, gives address as 419 SW Lakeview Avenue Lake City, FL 32025, located on parcel # 31-3S-17-06058-000.

**Violations:**

1. IPMC 301.3 Vacant structures and land
2. IPMC 302.4 Weeds
3. IPMC 304.1.1 Unsafe conditions

- iii. Case # CE 25-00000106, De Freitas Kalinka Camacho & De Freitas Gabriela Camacho, as owners, De Freitas Kalinka Camacho & De Freitas Gabriela Camacho, as respondents, gives address as 334 SW Commerce Drive Lake City, FL 32055, located on parcel # 02-4S-16-02714-013.

**Violations:**

1. IPMC 302.8 Motor vehicles
2. IPMC 302.1 Sanitation
3. IPMC 302.4 Weeds
4. City Ord. Sec. 78-1 Restriction as to roadside signs; physical condition of sign

iv. Case # CE 25-00000127, The Pet Spot of Lake City Inc., as owner, The Pet Spot of Lake City Inc., as respondent, gives address as 872 SW Main Blvd. Lake City, FL 32025, located on parcel # 05-4S-17-14244-000.

**Violations:**

1. IPMC 102.2 Maintenance

v. Case # CE 25-00000183, JWK Investments LLC, as owner, JWK Investments LLC, as respondent, gives address as 3986 NW Canterbury Lane Lake City, FL 32055, located on parcel# 34-3S-16-02461-342.

**Violations:**

1. IPMC 302.4 Weeds

vi. Case # CE 25-00000184, JWK Investments LLC, as owner, JWK Investments LLC, as respondent, gives address as 3989 NW Canterbury Lane Lake City, FL 32055, located on parcel # 34-3S-16-02461-324.

**Violations:**

1. IPMC 302.4 Weeds

## ADJOURNMENT

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 25-00000046, Cynthia Thomas, as owner, Cynthia Thomas, as respondent, gives address as 157 NE Bradley Terrace Lake City, FL 32055, located on parcel # 00-00-00-12846-000.

**Violations:**

1. IPMC 302.8 Motor vehicles
2. IPMC 302.7 Accessory structures
3. IPMC 304.7 Roofs and drainage



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

Item i.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: Feb.20, 2025 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: 157 NE Bradley Terr Nature  
of Complaint: Derelect vehicle, carport and roof damage

How  
long has the complaint been going on? Unknown Do you know  
who the person(s) involved are? ☒ Yes No If yes, who? Cynthia Thomas 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: Feb. 20, 2025 Via: Person Case Number Assigned 25-00000046  
Notes:



Case Data Sheet for case # 25-00000046Parcel# 12846-000Address: 157 NE Bradley TerrOwner: Cynthia ThomasDate of first inspection: 02/20/20251<sup>st</sup> Notice of Violation sent: 02/20/20252<sup>nd</sup> inspection date: 8/29/252<sup>nd</sup> Notice of Violation sent: 8/29/25Date of Public Notice placed on property: 9/22/25Notice of Mag. Hearing sent: 8/29/25Notice on City of Lake City website on: 8/29/25Notice posted in City Hall: 9/22/25Mailing Cost/Date: \$9.64 02/20/2025Mailing Cost/Date: \$11.10 8/6/25

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

Total Mailing Cost: \$20.82Marshall Sova

Marshall Sova CEO/ City of Lake City

# COLUMBIA COUNTY Property Appraiser

**Parcel 00-00-00-12846-000** <https://search.ccpafl.com/parcel/12846000000000>

**157 NE BRADLEY TER**

## Owners

THOMAS CYNTHIA  
157 NE BRADLEY TER  
LAKE CITY, FL 32055

## Legal Description

E DIV: LOTS 6 & 7 JAMES BRADLEY ADDITION  
A S/D OF A PART OF BLOCK A BENDHEIM'S.

397-465, 762-179, 786-1958, 836-2377, ...

**Use:** 0100: SINGLE FAMILY

**Subdivision:** E DIV



# Tax Bill Detail

## Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

### Property Tax Account: R12846-000

THOMAS CYNTHIA

**Year:** 2024    **Bill Number:**    **Owner:** THOMAS  
**Tax District:** 1 35862    **CYNTHIA**  
**Property Type:**    **Discount Period:** 1%  
 Real Estate

**MAILING ADDRESS:**    **PROPERTY ADDRESS:**  
 THOMAS CYNTHIA    157 BRADLEY  
 157 NE BRADLEY TER    LAKE CITY 32055  
 LAKE CITY FL 32055

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 35862 – No Amount Due

Pay All Bills

 Print Bill / Receipt

☒ Register for E-Billing

Property Appraiser

### Taxes Assessments Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2024	35862	2024-17299	CoreLogic	12/03/2024	\$2,443.45
2023	37052	2023-9970168	WELLS FARGO REAL ESTATE TAX SE	11/12/2023	\$2,267.99
2022	36370	2022-9970104	WELLS FARGO REAL ESTATE TAX SE	11/13/2022	\$2,023.73
2021	35348	2021-9970221	WELLS FARGO REAL ESTATE TAX SE	11/14/2021	\$1,854.81
2020	3644	2020-9970808	WELLS FARGO REAL ESTATE TAX SE	11/15/2020	\$1,742.81
2019	3642	2019-9970209	WELLS FARGO REAL ESTATE TAX SE	11/02/2019	\$1,700.88
2018	3659	2018-9970516	WELLS FARGO REAL ESTATE TAX SE	11/04/2018	\$1,562.72
2017	3668	2017-9970511	WELLS FARGO REAL ESTATE TAX SE	11/10/2017	\$1,511.07
2016	3686	2016-9970593	WELLS FARGO REAL ESTATE TAX SE	11/12/2016	\$1,491.72



2015	3691	2015-9970618	WELLS FARGO REAL ESTATE TAX SE	11/14/2015	\$1,430.45
2014	3695	2014-9970103	WELLS FARGO REAL ESTATE TAX SE	11/11/2014	\$1,399.58
2013	3699	2013-9975874	WELLS FARGO REAL ESTATE TAX SE	11/16/2013	\$1,400.94
2012	3695	2012-3206008	RAMIREZ CYNTHIA	01/11/2013	\$1,340.38
2011	3709	2011-3202936	RAMIREZ CYNTHIA	11/30/2011	\$1,302.05
2010	134562	2010-2301002	RAMIREZ CYNTHIA	11/30/2010	\$1,516.17
2009	134558	2009-1200020	WELLS FARGO PROPERTY TAX	11/12/2009	\$1,615.80
2008	134318	2009-1200020	WELLS FARGO PROPERTY TAX	11/12/2009	\$2,067.43
2007	133640	2007-2209337	MARQUEZ JOSE	03/31/2008	\$1,663.75
2006	133004	2006-3501112	RAMIREZ CYNTHIA	05/30/2007	\$1,698.78
2005	132323	2005-2204994	RAMIREZ CYNTHIA	03/15/2006	\$1,357.00
2004	131461	2004-2301221	SERVICELINK FL LOAN DISB.	03/03/2005	\$480.52
2003	130924	2003-2900867	PROVIDENT BANK	01/22/2004	\$432.72
2002	130467	2003-2900867	PROVIDENT BANK	01/22/2004	\$534.02
2001	129835	2003-2900867	PROVIDENT BANK	01/22/2004	\$1,399.90
2000	129217	2000-3005912	MAINE TEASE	03/30/2001	\$229.71
1999	128739	1999-3003661	MANE TEAZE/SOUTHEAST	12/30/1999	\$225.21
1998	128310	1998-1004776	PERRY MARY LOU	03/30/1999	\$318.71
1997	127671	1998-1004776	PERRY MARY LOU	03/30/1999	\$566.09
1996	126941	1998-1004776	PERRY MARY LOU	03/30/1999	\$61.62
1995	126419	1998-1004776	PERRY MARY LOU	03/30/1999	\$61.71
1994	126169	1994-3006367	PERKINS ELEANORE EMMA	03/20/1995	\$20.00
1993	125545	1995-3000206	FRED PERRY	10/18/1995	\$63.95
1992	124932	1995-3000206	FRED PERRY	10/18/1995	\$530.56
1991	124643	1995-3000206	FRED PERRY	10/18/1995	\$659.53
1990	24531	1990-3008131	E.R. LUPIEN TDA 5-14-91	05/15/1991	\$391.50

1989 2398700.0001	1990- 3008131	E.R. LUPIEN TDA 5-14-91	05/15/1991	\$466.33
1989 2398700.0004	1990- 3008131	E.R. LUPIEN TDA 5-14-91	05/15/1991	\$39.40
1986 8008700.0001	1990- 3008131	E.R. LUPIEN TDA 5-14-91	05/15/1991	\$619.56
1985 7798600.0001	1990- 3008919	PERRY FRED C & MARY LOU	07/08/1991	\$2,363.64
1984 6848500.0001	1988- 9990717	PERRY FRED C & MARY	08/25/1989	\$575.85



PublicSoft

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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000046 2<sup>nd</sup> violation**

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

Name: **Cynthia Thomas**

Address: **157 NE Bradley Terr. Lake City, FL 32055**

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<b>INITIAL INSPECTION</b>	INITIAL INSPECTION PROMPTED BY:  Complaint _____ CE Personnel Observation <u>  X  </u> Complainant: Marshall Sova CE Personnel: Marshall Sova
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Violation Code	Violation Description
IPMC 302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
IPMC 302.7 Accessory structures.	Accessory structures, including <i>detached</i> garages, fences and walls, shall be maintained structurally sound and in good repair.
IPMC 304.7 Roofs and drainage.	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.



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

Violation Code	Corrective Action
IPMC 302.8 Motor vehicles.	Please remove unlicensed vehicle from your property or obtain proper licensing from DHSMV. Unlicensed vehicles are not permitted in a residential area.
IPMC 302.7 Accessory structures.	Carport needs to be repaired or replaced.
IPMC 304.7 Roofs and drainage.	Roof eaves located on the southwest corner of the structure to prevent elements of the weather entering the structure.

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

Due date: **Attend Special Magistrate hearing scheduled for October 2, 2025 5:30 pm**\_\_\_\_\_



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205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
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### 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: Cynthia Thomas Relationship owner: \_\_\_\_\_

On date: August 29, 2025 time being: 9:15 am \_\_\_\_\_

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

Posted on property ☒ and at City Hall ☒

Certified Mail, Return Receipt requested ☒ First class mailing ☒

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

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector





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**CASE # 25-00000046**

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Name: **Cynthia Thomas**

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INITIAL INSPECTION PROMPTED BY:  
**INITIAL INSPECTION**  
Complaint \_\_\_\_ CE Personnel Observation   X    
**Date: 02/20/2025** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
<b>IPMC 302.8 Motor vehicles.</b>	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
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Violation Code

Corrective Action



## DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

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IPMC 304.7 Roofs and drainage.	Roof eaves located on the southwest corner of the structure to prevent elements of the weather entering the structure.

**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: **March 20, 2025**\_\_\_\_\_



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

Warning

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

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
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- (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: Cynthia Thomas Relationship owner: \_\_\_\_\_

On date: February 20, 2025 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 Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

Item i.

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

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, October 2, 2025 at 5:30 PM

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

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

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

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

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

MARSHALL SOVA  
Code Enforcement Officer

SEPTEMBER 3 FSTE & PEGS ROADHOUSE GRILL  
 SEPTEMBER 10 COQUITOS  
 SEPTEMBER 17 JESSICA'S BISTRO  
 SEPTEMBER 24 JUNKIE FRIES

Come support your local food trucks  
 and get some amazing food.

NOTICE OF PUBLIC HEARING  
 CITY OF LAKE CITY  
 SPECIAL MAGISTRATE HEARING

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold  
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Meeting Location: City Council Chambers located on the 2<sup>nd</sup> Floor of  
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 Statutes, persons needing special accommodations to  
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 Office at (386) 719-5768.

MARSHALL SOVA  
 Code Enforcement Officer



CITY OF LAKE CITY, FLORIDA  
 175 NW Hillsboro BL - Lake City, Florida 32055  
 OFFICE: 386-719-5760  
**INSPECTION: 386-719-5748**

Permit Number  
 Property Address

2025-00000725  
 205 N MARION AVE  
 LAKE CITY, FL 32055  
 COMM MECH CD TIER 1  
 25430.00  
 3104.16

Permit Type  
 Improvement SQ. Footage  
 Application Valuation

Date  
 Parcel Number

August 27 2025  
 12007.000  
 Description: COMM MECH CD - 1 HVAC UNIT  
 Permit Amount: 156.00

Owner Information

9/22/25



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

# **NOTICE OF HEARING**

Case No.: 20-0000000  
Respondent: Cynthia Thomas

## **NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 22nd day of October, 2020, at (time) 3:00 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 Compliance inspection.

This case will not go before the Special Magistrate if the violator(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: Cynthia Thomas Relationship: Owner  
On date: August 20, 2020 Time being: 8:00am  
☒ Personal Service ☒ Posted on property and at City Hall  
☒ Certified Mail, Return Receipt requested ☒ First-class mailing  
☐ Refused to sign, drop service

Marshall Sosa  
Print Name of Code Inspector Signature of Code Inspector

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

Signature of Respondent/Requester

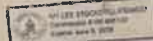
Date

## **AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF CLARKE

BEFORE ME, this day, 22nd day of September 2020, personally appeared, Marshall Sosa, Code Enforcement Officer, who, after being first duly sworn in oath, depose and say:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 22nd day of September 2020, I personally observed the attached posted a ~~violation~~ VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 147 NO. Dudley Terrace and at 205 N. Marion Ave, Lake City, FL 32055.



(S.A.)

Marshall Sosa - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
22nd day of September 2020, by  
Marshall Sosa who is personally known to me,  
My Notary Public

My Notary Public  
Print or Type Name

My Commission expires:

STRUCTURAL AND

The City of Lake City  
accepts no liability for  
incomplete information.

The City is accepting bid  
by signing up at <https://www.lakecityfl.gov/bids>

Here is the link for general  
information: <https://www.lakecityfl.gov/bids>  
Some letters are sent to the  
Procurement Department.

9/22/25

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

## NOTICE OF HEARING

Case No.: 25-00000046

**Respondent:** Cynthia Thomas

## NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 2nd day of October, 2025, at (time) 5:30 a.m./p.m.

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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 Cynthia Thomas

Relationship Owner

On date August 29, 2025

time being 9:15 am

☐ Personal Service

■ Posted on property and at City Hall

 Certified Mail, Return Receipt requested

 **First class mailing**

☐ Refused to sign, drop service

Marshall Sova

### Print Name of Code Inspector

  
Signature of Code Inspector

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

Signature of Respondent/Recipient

Date \_\_\_\_\_

**AFFIDAVIT OF NOTICE BY POSTING**

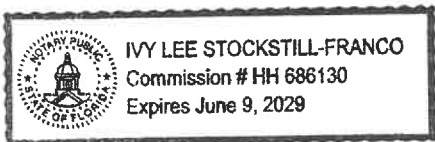
STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of September 2025, personally appeared, Marshall Sova Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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

2. On the 22nd day of September 2025, I personally observed the attached posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 157 NE Bradley Terrace and at 205 N Marion Ave, Lake City, FL. 32055



[SEAL]

*Marshall Sova*  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
\_\_\_\_22nd\_\_\_\_ day of September 2025, by  
Marshall Sova who is personally known to me.

*Ivy Stockstill*  
Signature of Notary

Ivy Stockstill  
Print or Type Name

My Commission expires: \_\_\_\_\_





August 29, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 2, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

**Meeting ID: 846 5954 1815**

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**Meeting ID: 846 5954 1815**



Marshall Sovam

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



## REQUEST FOR EXTENSION OF TIME

Date: 6/17/25  
 CEO: M. GWA  
 CASE#: 15-60000046

1. Property location: 157 NE Bradley Ter, Lake City, FL 32055
2. Expiration date of notice: 06/20/25 Additional time requested: 45 Days
3. Reasons for extension: Waiting on Insurance to approve the work
4. What will be done to resolve the Violation? Adjuster needs to  
evaluate the property and approve.

By signing this request, I acknowledge receipt of the notice of violation.

<u>Cynthia Thomas</u>	<u>(561) 746-6050</u>
Petitioner (Please Print)	Telephone Number
<u>11292 Pine st</u>	<u>thomascindy51@gmail.com</u>
Mailing Address	Email Address
<u>Los Alamitos, CA 90720</u>	<u>[Signature]</u>
	Petitioner's Signature

City, State and Zip Code

## OFFICE USE ONLY

Does Code Enforcement Officer Agree with Request? Yes ☒ No ☐  
 If no, then why not?

DIRECTOR OF GROWTH MANAGEMENT

REQUEST: APPROVED ☐ DENIED ☒

NEW EXPIRATION DATE: Aug. 4, 2025

COMMENTS:

Code Enforcement Department • 173 NW Hillsboro St. • Lake City, Florida 32055

• T - 386-719-5746 • growthmanagement@lcfla.com





157 NE BERRY

9/22/25













**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:

CYNTHIA THOMAS  
157 NE BRADLEY TERR  
LAKE CITY, FL 32055



9590 9402 9016 4122 8429 77

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2510 92

PS Form 3811, July 2020 PSN 7530-02-000-9003

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Cynthia Thomas* C. Date of Delivery *09-01-25*

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

3. Service Type

☒ Adult Signature ☐ Adult Signature Restricted Delivery

☐ Certified Mail® ☐ Certified Mail Restricted Delivery

☐ Collect on Delivery ☐ Signature Confirmation™

☐ Insured Mail ☐ Signature Confirmation Restricted Delivery

☐ Insured 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:

*CYNTHIA THOMAS*  
*157 NE BRADY TRAIL*  
*LAKE CITY, FL 32055*



9590 9402 9016 4122 8429 77

## 2. Article Number (Transfer from service label)

**9589 0710 5270 2886 2510 92**  
 PS Form 3811, July 2020 PSN 7530-02-000-9003

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

## Domestic Return Receipt

**Certified Mail**®  
 ■ A receipt (this portion of the card) for your delivery.  
 ■ Electronic verification of delivery.  
 ■ A record of delivery (including signature) that is retained for a specified period.  
**Important Reminders:**  
 ■ You may purchase Certified Mail® with First-Class Mail®, First-Class Mail® service, or Priority Mail® service.  
 ■ Certified Mail service is not available for international mail.  
 ■ Insurance coverage is available for Certified Mail service with Certified Mail service. For an additional fee, and endorsement on the mailpiece, return receipt services. You can request a hard copy of delivery (including return receipt) services. PS Form 3800, January 2019

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

8/29/25



9589 0710 5270 2886 2510 92  
9589 0710 5270 2886 2510 92

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

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

OFFICIAL USE

Certified Mail Fee

\$5.30

Extra Services & Fees (check box, add if not appropriate)

☒ Return Receipt (hardcopy) \$4.90

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$ .74

Total Postage and Fees

\$10.44

Sent To

CYNTHIA THOMAS

Street and Apt. No. or P.O. Box No.

159 NE BANCROFT TRL

City, State, ZIP+4®

LAKE CITY FL 32055

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

CYNTHIA THOMPSON  
157 NE BRADLEY LANE  
LAKE CITY, FL 32055

8/29/25

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

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

CYNTHIA THOMAS  
157 NE BRADLEY TRL  
Lake City, FL 32055



9590 9402 8577 3244 7289 60

## 2. Article Number (Transfer from service label)

9589 0710 5270 1815 1132 65

PS Form 3811, July 2020 PSN 7530-02-000-9000

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Cynthia Thomas*

- ☐ 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:

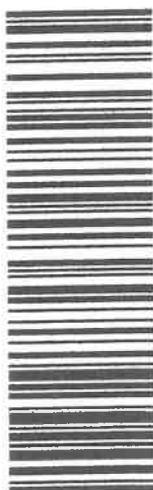
☐ No

## 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 (\$500)
- ☒ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

RETURNED 3/5/25



9589 0710 5270 1815 1132 65  
9589 0710 5270 1815 1132 65

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

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

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$ 6.9

Total Postage and Fees

\$ 9.04

Sent to

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

Gayle Thomas  
157 NE Randle Ln  
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

2/20/25

## 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:

*CYNTHIA THOMAS*  
*157 NE BRADLEY TRL*  
*LAKE CITY, FL 32055*



9590 9402 8577 3244 7289 60

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1132 65

PS Form 3811, July 2020 PSN 7530-02-000-9000

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒☐ Agent☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type
- ☐ Adult Signature
  - ☐ Adult Signature Restricted Delivery
  - ☐ Certified Mail®
  - ☐ Certified Mail Restricted Delivery
  - ☐ Collect on Delivery
  - ☐ Collect on Delivery Restricted Delivery
  - ☐ Insured Mail
  - ☐ Insured 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 delivery)
- A unique identifier for your delivery
- A record of delivery (including signature) that is retained for a specified period.

**Important Reminders:**

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, or Priority Mail® service
- Certified Mail service is international mail.
- Insurance coverage is available with Certified Mail service or Certified Mail Restricted Delivery
- Insurance coverage and certain Priority Mail® items
- For an additional fee, an endorsement on the mailpiece is required for the following services:
- Return receipt service of delivery (including signature)
- You can request a hard copy or electronic version. For complete PS Form 3811, attach PS Form 3800, January

**File Attachments for Item:**

ii. Case # CE 25-00000089, James H. Johnston III, as owner, James H. Johnston III, as respondent, gives address as 419 SW Lakeview Avenue Lake City, FL 32025, located on parcel # 31-3S-17-06058-000.

**Violations:**

1. IPMC 301.3 Vacant structures and land
2. IPMC 302.4 Weeds
3. IPMC 304.1.1 Unsafe conditions



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

Item ii.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: 4/4/25 Name (required) Don White  
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com  
Do you wish to be contacted about this complaint? Yes No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 372 NW Gwen Lake Avenue Nature  
of Complaint: Unsafe structure / Overgrowth / Vacant land and structures violation

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

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

Date Received: 4/4/25 Via: Person Case Number Assigned 202500000089  
Notes: \_\_\_\_\_



Case Data Sheet for case # 25-00000089Parcel# 06058-000Address: 372 NW Gwen Lake AvenueOwner: James H Johnston IIIDate of first inspection: 4/4/251<sup>st</sup> Notice of Violation sent: 4/7/252<sup>nd</sup> inspection date: \_\_\_\_\_2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

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

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

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

Notice posted in City Hall:

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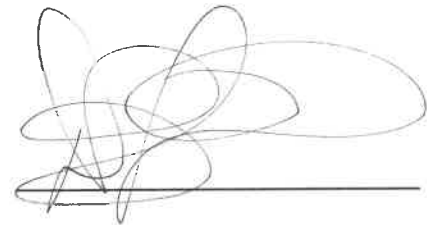
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Mailing Cost/Date: \$9.64 / 4/7/25

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

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

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



Don White CEO/ City of Lake City

# COLUMBIA COUNTY Property Appraiser

## Parcel 31-3S-17-06058-000

### Owners

JOHNSTON JAMES H III  
419 SW LAKEVIEW AVE  
LAKE CITY, FL 32025

### Parcel Summary

Location	372 NW GWEN LAKE AVE
Use Code	0100: SINGLE FAMILY
Tax District	1: CITY OF LAKE CITY
Acreage	.7960
Section	31
Township	3S
Range	17
Subdivision	DIST 2

### Legal Description

COMM INTERS OF S R/W OF DUVAL ST EXTENDED & C/L OF GWEN LAKE BLVD, RUN W'LY ALONG PERPENDICULAR OF GWEN LAKE BLVD 50 FT TO W R/W OF SAID BLVD, RUN S'LY ALONG A CURVE 44.10 FT FOR POB, CONT S'LY ALONG CURVE 95.38 FT, S 120 FT, W 220 FT, N 213 FT, NE 220 FT TO POB. (IN NW1/4).LIFE EST 1067-2365 WD 1243-264



### Working Values

	2025
Total Building	\$17,894
Total Extra Features	\$1,200

	2025
Total Market Land	\$13,190
Total Ag Land	\$0
Total Market	\$32,284
Total Assessed	\$32,284
Total Exempt	\$0
Total Taxable	\$32,284
SOH Diff	\$0

## Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$17,397	\$15,904	\$13,754	\$11,600	\$10,603	\$9,775
Total Extra Features	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Total Market Land	\$13,190	\$13,190	\$13,190	\$10,413	\$10,413	\$10,413
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$31,787	\$30,294	\$28,144	\$23,213	\$22,216	\$21,388
Total Assessed	\$30,896	\$28,087	\$25,534	\$23,213	\$22,216	\$21,388
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$30,896	\$28,087	\$25,534	\$23,213	\$22,216	\$21,388
SOH Diff	\$891	\$2,207	\$2,610	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1243/0264	2012-10-15	Q	01	WARRANTY DEED	Improved	\$25,000	Grantor: RAYMA M & JAMES LEO MARKHAM & JENNIFER BOWLES Grantee: JAMES H JOHNSTON III

## Buildings

### Building # 1, Section # 1, 10603, SFR

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1990	\$89,469	1945	1945	60.00%	80.00%	20.00%	\$17,894

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2500000089 \_\_\_\_\_

Respondent  
\_\_\_\_James H Johnst

on III \_\_\_\_\_

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, at (time) 5:30 p.m. \_\_\_\_\_. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 James H Johnston III Relationship Owner

On date 7/3/25 time being 4:30 Personal Service

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

First class mailing

Refused to sign, drop service

Don White  
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



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000089 – 2<sup>ND</sup> Notice**

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: James H Johnston III

Address: 372 NW Gwen Lake Avenue

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 4/7/25

Complaint   X   CE Personnel Observation   X    
Complainant: Don White CE Personnel: Don White

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 and 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.
304.1.1 Unsafe conditions	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.



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

Violation Code	Corrective Action
<b>301.3 Vacant structures and land.</b>	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
<b>302.4 Weeds.</b>	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
<b>304.1.1 Unsafe conditions</b>	Unsafe conditions of property structure must be repaired or demolished and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

**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: 9/30/25





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

### Warning

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

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

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

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

Name: James H Johnston III Relationship owner: Owner

On date: 7/3/25 time being: 3:50 P.M.

Personal Service     

Posted on property      and at City Hall     

Certified Mail, Return Receipt requested X First class mailing     

Refused to sign     , drop service     

Don White  
 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 # 2500000089\_\_\_\_\_

Respondent

\_\_\_James H Johnson III\_\_\_\_\_

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 4 day of September, 2025, at (time) 5:30 p.m. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 Jimmy H Johnson III Relationship

Owner

On date 7/3/25 time being 4:30 Personal Service

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

First class mailing

Refused to sign, drop service

Don White  
 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 # 2500000089\_\_\_\_\_

Respondent

\_\_\_James H Johnson III\_\_\_\_\_

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 4 day of September, 2025, at (time) 5:30 p.m. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance inspection\*\***

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

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

Name Jimmy H Johnson III Relationship

Owner

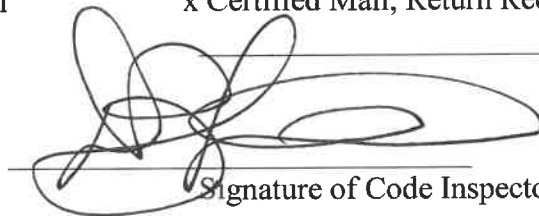
On date 7/3/25 time being 4:30 Personal Service

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

First class mailing

Refused to sign, drop service

Don White  
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



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

## **NOTICE OF VIOLATION**

### **CODE ENFORCEMENT – SPECIAL MAGISTRATE**

### **CASE # 24-00000089 – 2<sup>ND</sup> Notice**

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: James H Johnson III

Address: : 372 NW Gwen Lake Avenue

INITIAL INSPECTION PROMPTED BY:

INITIAL INSPECTION

Complaint X CE Personnel Observation X

Date: 4/7/25

Complainant: Don White

CE Personnel: Don White

Violation Code

Violation Description

<b>301.3 Vacant structures and land.</b>	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
<b>302.4 Weeds.</b>	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
<b>304.1.1 Unsafe conditions</b>	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.



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

Violation Code	Corrective Action
<b>301.3 Vacant structures and land.</b>	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
<b>302.4 Weeds.</b>	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
<b>304.1.1 Unsafe conditions</b>	Unsafe conditions of property structure must be repaired or demolished and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

**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: 7/31/25



## DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)**Warning**

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

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

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

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

Name: James H Johnson IIIRelationship owner: OwnerOn date: 7/3/25time being: 3:50 P.M.Personal Service ☐Posted on property ☐ and at City Hall ☐Certified Mail, Return Receipt requested ☒First class mailing ☐Refused to sign ☐, drop service ☐Don White

Print Name of Code Inspector

Signature of Code Inspector



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

## **NOTICE OF VIOLATION**

### **CODE ENFORCEMENT – SPECIAL MAGISTRATE**

### **CASE # 25-00000089**

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: James H Johnson III

Address: 372 NW Gwen Lake Avenue

#### **INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 4 /7/25

Complaint \_X\_ CE Personnel Observation \_X\_

Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
<b>301.3 Vacant structures and land.</b>	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
<b>302.4 Weeds.</b>	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and <u>gardens</u> .
<b>304.1.1 Unsafe conditions.</b>	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.





## DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

Violation Code	Corrective Action
<b>301.3 Vacant structures and land.</b>	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
<b>302.4 Weeds.</b>	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
<b>304.1.1 Unsafe conditions.</b>	Unsafe conditions of property structure must be repaired and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

**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: 5/7/25



## DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)**Warning**

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

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

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

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

Name: James H Johnston IIIRelationship owner: OwnerOn date: 5/7/25

time being: \_\_\_\_\_

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

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

Certified Mail, Return Receipt requested X

First class mailing \_\_\_\_\_

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

Don White

Print Name of Code Inspector

Signature of Code Inspector





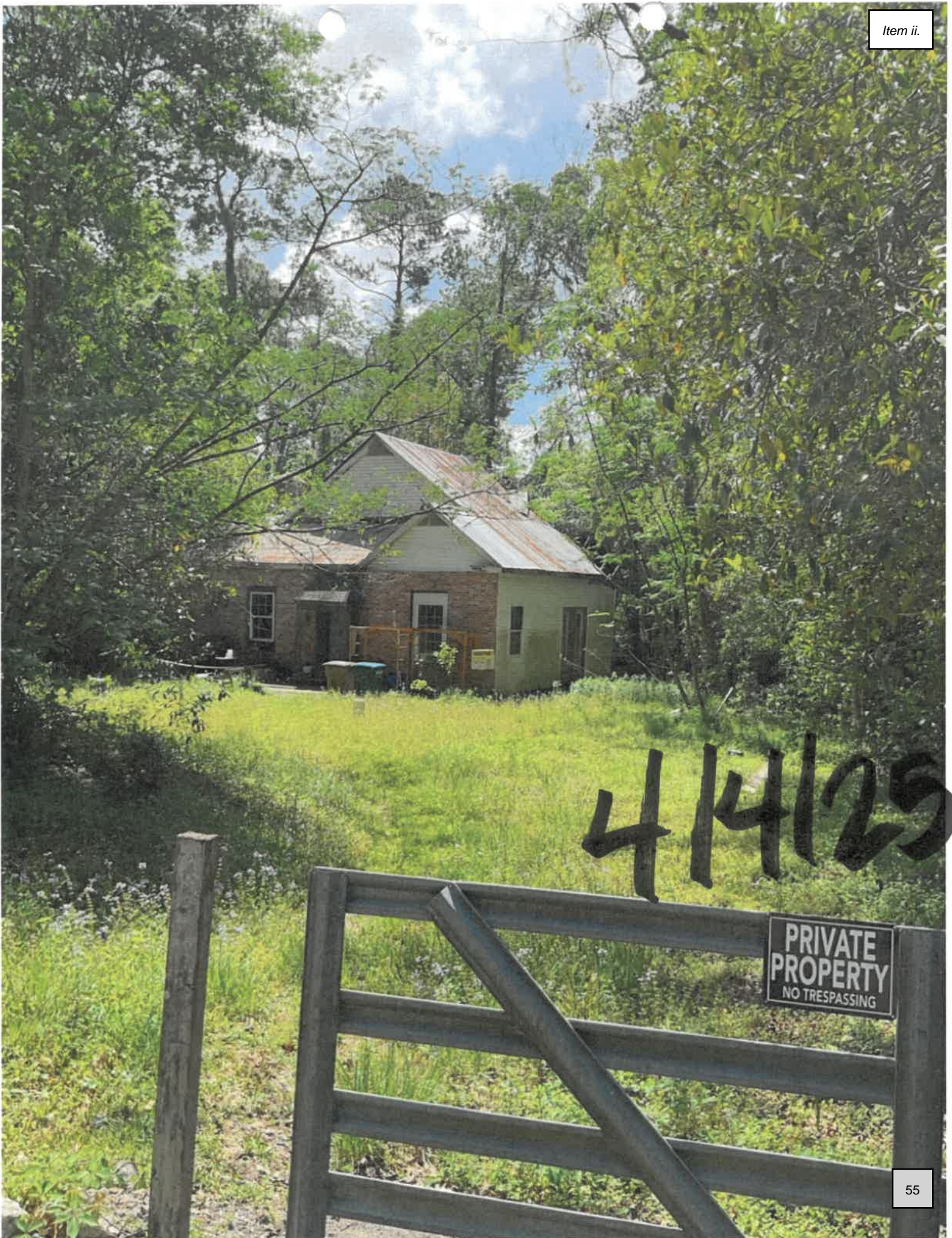






4/4/25







Item ii.

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

CERTIFIED MAIL®



9589 0710 5270 2886 2487 26  
9589 0710 5270 2886 2487 26

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

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

OFFICIAL USE

Postage	Postmark
Postage \$	Postmark Here
Adult Signature Restricted Delivery \$	
Adult Signature Required \$	
Certified Mail Restricted Delivery \$	
Return Receipt (electronic) \$	
Return Receipt (hardcopy) \$	
Extra Services & Fees (check box, add fee to postage)	
<input checked="" type="checkbox"/> Certified Mail Fee \$5.30	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$2.80	
<input checked="" type="checkbox"/> Adult Signature Restricted Delivery \$10.00	
<b>Total Postage and Fees \$28.10</b>	

Sent to  
James H Johnson III  
756 SW Lakeview Ave  
Lake City, FL 32024

City, State, ZIP+4®  
LAKE CITY, FL 32024

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

JOHNSON III  
LAKEVIEW AVE  
32024

**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:**

JAMES H JOHNSON III  
756 SW ICHETUCKEE  
AVE  
LAKE CITY, FL 32024



9590 9402 9016 4122 8434 79

**2. Article Number (Transfer from service label)**

9589 0720 5270 2886 2487

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?**  
If YES, enter delivery address below: ☐ Yes ☐ No

**3. Service Type**

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

☐ Mail  
☐ Mail Restricted Delivery

Domestic Return Receipt

**Certified Mail**

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

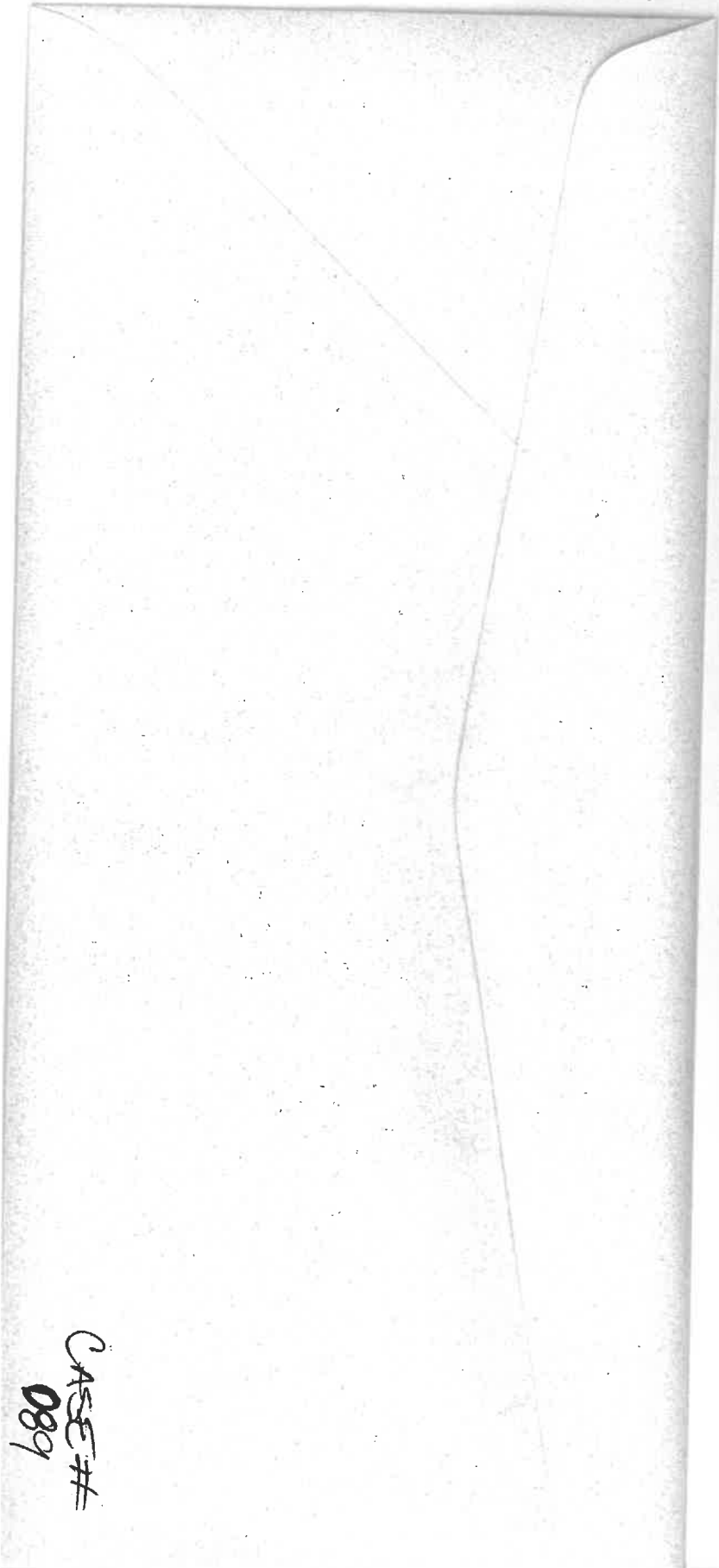
**Important Reminders:**

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® International, or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available with Certified Mail service. Insurance coverage is available for certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece is required for the following services:
  - Return receipt service of delivery (including electronic version). For complete PS Form 3811, see the instructions. For complete PS Form 3811, see the instructions. For complete PS Form 3811, see the instructions.

PS Form 3800, January 2019

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

JAMES H JOHNSON III  
756 SW HETTERCKE AVE  
LAKE CITY, FL 32024





**CERTIFIED MAIL®**



9589 0710 5270 2886 2484 74  
9589 0710 5270 2886 2484 74

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

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

Certified Mail Fee  
\$ 4.25

Extra Services & Fees (check box, add fee if appropriate)  
☐ Return Receipt (hardcopy) \$ 4.10  
☐ Return Receipt (electronic) \$ 0.00  
☐ Certified Mail Restricted Delivery \$ 0.00  
☐ Adult Signature Required \$ 0.00  
☐ Adult Signature Restricted Delivery \$ 0.00

Postage  
\$ 0.69  
Total Postage and Fees  
\$ 9.64

Postmark  
Here

Sent by JAMES H JOHNSON III  
 Street and Apt. No., or PO Box No.  
156 SW ICHETUCKNEE AVE  
 City, State, ZIP+4®  
LAKE CITY, FL 32024

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

*Handwritten:* SW ICHETUCKNEE AVE 4

**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:

*James H. Johnson III*  
*756 SW Ichterucknee Ave*  
*LAKE CITY, FL 32024*



9590 9402 9016 4122 8439 81

2. Article Number (Transfer from service label)

*9589 0710 5270 2886 2484 74*

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  
☐ 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) is retained by the post office.
- A unique identifier for your mailpiece is placed on the mailpiece.
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained by the post office for a specified period.

**Important Reminders:**

- You may purchase Certified Mail®.
- First-Class Mail®, First-Class Mail® Extra, and Registered Mail® are not eligible for Certified Mail.
- Insurance coverage is not available for Certified Mail service.
- With Certified Mail service, you can request a hard copy of the receipt (including return receipt service) of delivery (including return receipt service).
- For an additional fee, an endorsement on the mailpiece can be obtained.
- Return receipt service is available for certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece can be obtained.

**PS Form 3800, January 2020**

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

JAMES H JOHNSON III  
756 SW ICHETUCKNEE AVE  
LAKE CITY, FL 32024

#089

1804

7/2/25

**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:

*JAMES H. BARTON III  
756 SW ICHETUCKNEE AVE  
LAKE CITY, FL 32024*



9590 9402 9016 4122 8444 69

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2480 78

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☐ Agent ☐ Addressee
- X**
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

**Domestic Return Receipt**

**Certified Mail**

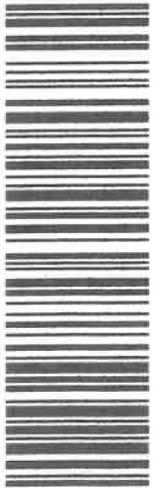
- A receipt (this portion of delivery)
- A unique identifier for you
- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

**Important Reminders:**

- You may purchase Certified Mail, First-Class Mail, or Priority Mail service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage for certain Priority Mail items is available for an additional fee, and endorsement on the mailpiece is required.
- Return receipt services: the following services:
  - Return receipt service of delivery (including electronic version. For complete PS Form 3811, Receipt attach PS Form 3800, January 2020)



CERTIFIED MAIL



9589 0710 5270 2886 2480 78

9589 0710 5270 2886 2480 78

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

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

Certified Mail Fee	
\$	4.85
Extra Services & Fees (check box, add fee if appropriate)	
<input 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	\$

Postmark  
Here

Postage	
\$	9.64
Total Postage and Fees	
\$	14.49

Sent To	JAMES H. JOHNSTON III
Street and Apt. No. or PO Box No.	156 SW ICHETUCKNEE AVE
City, State, ZIP+4®	LAKE CITY, FL 32024

PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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

E AVENUE

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



9589 0710 5270 2886 2481 08  
9589 0710 5270 2886 2481 08

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

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

**OFFICIAL USE**

Certified Mail Fee	\$ 4.02
Extra Services & Fees (check box, add fee if appropriate)	\$ 4.18
<input 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	\$

Postmark  
Here

Postage  
\$ 0.65  
Total Postage and Fees  
\$ 4.73

Sent to  
JAMES H JOHNSTON III  
Street and Apt. No., or PO Box No.  
419 SW LAKEVIEW AVENUE  
City, State, ZIP+4®  
LAKE CITY, FL 32025

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**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:**

JAMES H. BRUSTON III  
419 SW LAKEVIEW AVENUE  
LAKE CITY, FL 32025

9590 9402 9016 4122 8444 07

**2. Article Number (Transfer from service label)**

9589 0710 5270 2886 2481

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

☐ Mail Restricted Delivery

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of)
- A unique identifier for yo
- Electronic verification of delivery.
- A record of delivery (incl signature) that is retaine for a specified period.

**Important Reminders:**

- You may purchase Certif First-Class Mail®, First-C or Priority Mail® service.
- Certified Mail service is International mail.
- Insurance coverage is n with Certified Mail serv of Certified Mail service. Insurance coverage auto certain Priority Mail item
- For an additional fee, an endorsement on the mal the following services:
  - Return receipt service, of delivery (including t You can request a han electronic version. For complete PS Form 38 Receipt; attach PS Fo

PS Form 3800, January 2

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:

JAMES H. JOHNSON III  
756 SW ICHETUCKNEE AVE  
LAKE CITY, FL 32024



9590 9402 9016 4122 8444 69

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2480 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) *Leslie Stetz* C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

JAMES H. JOHNSON III  
756 SW ICHETUCKNEE AVE  
LAKE CITY, FL 32024



9590 9402 9016 4122 8439 81

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2484 74

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *Leslie Stetz* C. Date of Delivery *7/5/20*
- D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

Domestic Return Receipt

USPS TRACKING #



JACKSONVILLE FL 320

11 APR 2025 PM 4 L

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 9016 4122 8444 69

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Lake City/ CODE ENF  
205 N Marion Ave.  
Lake City FL, 32055



USPS TRACKING #



JACKSONVILLE RPDC 320

7 JUL 2025 PM 4 L

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 9016 4122 8439 81

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Lake City/ CODE ENF  
205 N Marion Ave.  
Lake City FL, 32055





**File Attachments for Item:**

iii. Case # CE 25-00000106, De Freitas Kalinka Camacho & De Freitas Gabriela Camacho, as owners, De Freitas Kalinka Camacho & De Freitas Gabriela Camacho, as respondents, gives address as 334 SW Commerce Drive Lake City, FL 32055, located on parcel # 02-4S-16-02714-013.

**Violations:**

1. IPMC 302.8 Motor vehicles
2. IPMC 302.1 Sanitation
3. IPMC 302.4 Weeds
4. City Ord. Sec. 78-1 Restriction as to roadside signs; physical condition of sign



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

Item iii.

Florida Statute 166.0415  
Effective July 01, 2021

## Code Enforcement Complaint Form

Date of complaint: 5/1/25 Name (required) Don White  
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 334 SW Commerce Drive Nature  
of Complaint: Derelict vehicles / Overgrowth / Sanitation / Damaged sign

How  
long has the complaint been going on? UNKNOWN Do you know  
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Kalinka & Gabriela De Freitas Camacho Do you know the time  
frames that the complaint is happening? ☒ Yes ☐ No If yes, when? Currently Is there any other information  
that you would like to us to know?

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

Date Received: 5/1/25 Via: Person Case Number Assigned 202500000106  
Notes:

Case Data Sheet for case # 25-00000106Parcel# 02714-013Address: 334 SW Commerce DriveOwner: Kalinka & Gabriela De Freitas CamachoDate of first inspection: 5/6/251<sup>st</sup> Notice of Violation sent: 5/6/252<sup>nd</sup> inspection date: \_\_\_\_\_2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

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

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

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

Notice posted in City Hall:

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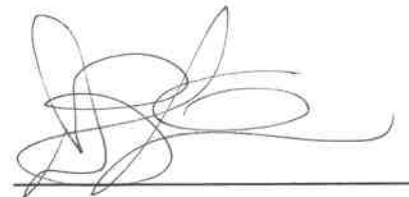
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Mailing Cost/Date: \$9.64 / 5/6/25

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

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

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



Don White CEO/ City of Lake City

# COLUMBIA COUNTY Property Appraiser

## Parcel 02-4S-16-02714-013

### Owners

DE FREITAS KALINKA CAMACHO  
DE FREITAS GABRIELA CAMACHO  
237 SW SKYHAWK DR  
LAKE CITY, FL 32025

### Parcel Summary

Location	334 SW COMMERCE DR
Use Code	2100: RESTAURANT/CAFE
Tax District	1: CITY OF LAKE CITY
Acreage	3.6290
Section	02
Township	4S
Range	16
Subdivision	ISTATE COM

### Legal Description

LOT 10 INTERSTATE COMMERCE CENTER.

705-096, 776-1800, 799-2149, QC 1110-913,  
WD 1279-144, AG 1346-455, AG 1346-699,  
WD 1383-439, QC 1443-516,

GSA GIS

Pictometry

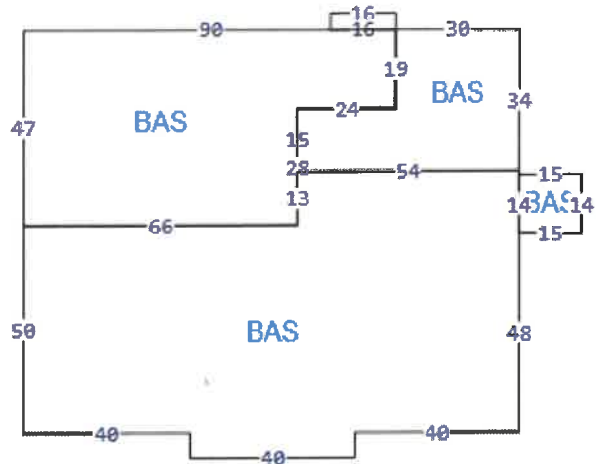


### Working Values

	2025
Total Building	\$320,840
Total Extra Features	\$105,250
Total Market Land	\$885,483
Total Ag Land	\$0

## Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	210	100%	210
BAS	1,380	100%	1,380
BAS	3,558	100%	3,558
BAS	6,942	100%	6,942
CAN	64	30%	19



## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	\$6,900.00	0	50%	\$3,450
0260	PAVEMENT-ASPHALT			56625.00	\$1.60	2016	100%	\$90,600
0253	LIGHTING			6.00	\$1,500.00	1996	100%	\$9,000
0164	CONC BIN	20	10	200.00	\$11.00	2016	100%	\$2,200

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
2100	RESTAURANT	CG	.00	.00	158,122.00	\$10.00/SF	3.63	0.56	\$885,483

## Personal Property

None

## Permits

Date	Permit	Type	Status	Description
Jul 8, 2015	15-0552	ADDN COMM	COMPLETED	ADDN COMM
Jul 26, 2005	3181	REMODEL	COMPLETED	REMODEL

## TRIM Notices



# Tax Bill Detail

## Payment Options

If Paid By 5/19/2025

This Bill:	\$26,799.54
All Bills:	\$26,799.54
Cart Amount:	\$0.00

Year	Due
2024	\$26,799.54
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

### Property Tax Account: R02714-013

DE FREITAS KALINKA CAMACHO

Year: 2024 Bill Number: 9519 Owner: DE FREITAS  
Tax District: 1 Property Type: KALINKA CAMACHO  
Real Estate

**MAILING ADDRESS:** DE FREITAS KALINKA CAMACHO  
DE FREITAS GABRIELA CAMACHO  
237 SW SKYHAWK DR  
LAKE CITY FL 32025

**PROPERTY ADDRESS:** 334 COMMERCE  
LAKE CITY 32025

Bill 9519 -- Pay Now

Pay All Bills

 Print Bill / Receipt

☒ Register for E-Billing

Property Appraiser

Taxes & Fees All Unpaid Bills Assessments

Legal Description Payment History

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$6,239.81	\$0.00	\$6,239.81
BOARD OF COUNTY COMMISSIONERS	7.8150	\$9,951.86	\$0.00	\$9,951.86
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$981.05	\$0.00	\$981.05
LOCAL	3.1430	\$4,122.28	\$0.00	\$4,122.28
CAPITAL OUTLAY	1.5000	\$1,967.36	\$0.00	\$1,967.36
<b>Subtotal</b>	<b>5.3910</b>	<b>\$7,070.69</b>	<b>\$0.00</b>	<b>\$7,070.69</b>
SUWANNEE RIVER WATER MGT DIST	0.2936	\$373.88	\$0.00	\$373.88
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.13	\$0.00	\$0.13
<b>TOTAL</b>	<b>18.3997</b>	<b>\$23,636.37</b>	<b>\$0.00</b>	<b>\$23,636.37</b>

## Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$2,338.43	\$0.00	\$2,338.43
<b>TOTAL</b>	<b>\$2,338.43</b>	<b>\$0.00</b>	<b>\$2,338.43</b>

## Fees

Authority/Fund	Charged	Paid	Due
ADVERTISING - REAL	\$34.50	\$0.00	\$34.50
INTERNET WEB FEE	\$11.00	\$0.00	\$11.00
Interest	\$779.24	\$0.00	\$779.24

**SPECIAL MAGISTRATE**

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

De Freitas Camacho

**NOTICE OF HEARING**

Case # 2500000106  
Respondent: Kalinka De Freitas Camacho/Gabriela

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, at (time) 5:30p.m.. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship

Owner

On date 8/28/25 time being 11:45 Personal Service  
 Posted on property and at City Hall ☒ Certified Mail, Return Receipt requested  
 First class mailing  
 Refused to sign, drop service

Don White  
 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



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000106**

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: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho

Address: 334 SW Commerce Drive

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 5/1/25

Complaint   X   CE Personnel Observation   X    
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles <b>shall not be parked, kept or stored on any premises</b> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth. <b>Improper storage</b> of inoperable vehicles can be a serious problem for a community. The vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and are an attractive nuisance for children.
302.1 Sanitation.	<i>Exterior property and premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition. This section establishes a simple, straightforward requirement that exterior areas shall be clean and free from rubbish and garbage
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
Sec. 78-1. - Restriction as to roadside signs; physical condition of sign.	No advertisement, advertising signs or advertising structure shall be constructed, erected, used, operated or maintained: (6) Which is erected or maintained in an unsafe, insecure or unsightly condition.

RETURNED  
UNCLAIMED



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


Violation Code	Corrective Action
<b>302.8 Motor vehicles.</b>	All untagged / expired tagged, unregistered, and / or inoperable vehicles (trailers, boats, campers, etc.) must be removed from property per city and international ordinances by correction date. Or moved to an appropriate storage facility.
<b>302.1 Sanitation.</b>	All debris and / or rubbish located on property must be removed and disposed of properly to prevent pest attraction and blight.
<b>302.4 Weeds.</b>	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards by notice correction date.
<b>Sec. 78-1. - Restriction as to roadside signs; physical condition of sign.</b>	All damaged signs must be repaired / repaired and maintained within standards governed by city ordinance. All permits must be applied for and acquired by correction date.





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

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**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: \_\_\_\_\_ 6/6/25 \_\_\_\_\_



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

### Warning

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

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

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

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

Name: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship owner: Owner

On date: 5/5/25 time being: 4:30 p.m.

Personal Service     

Posted on property      and at City Hall     


Certified Mail, Return Receipt requested X

First class mailing     

Refused to sign     , drop service     

Don White

Print Name of Code Inspector

  
 Signature of Code Inspector



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000106 – 2<sup>ND</sup> Notice**

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: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho

Address: 334 SW Commerce Drive

<b>INITIAL INSPECTION</b>	INITIAL INSPECTION PROMPTED BY:
Date: 4/21/25	Complaint <u>X</u> CE Personnel Observation <u>X</u> Complainant: <u>Don White</u> CE Personnel: <u>Don White</u>

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles <b>shall not be parked, kept or stored on any premises</b> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth. <b>Improper storage</b> of inoperable vehicles can be a serious problem for a community. The vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and are an attractive nuisance for children.
302.1 Sanitation.	<i>Exterior property and premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition. This section establishes a simple, straightforward requirement that exterior areas shall be clean and free from rubbish and garbage
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
Sec. 78-1. – Restrictions as to roadside signs; physical condition of sign.	No advertisement, advertising signs or advertising structure shall be constructed, erected, used, operated or maintained: (6) Which is erected or maintained in an unsafe, insecure or unsightly condition.

UNCLAIMED  
CERTIFIED  
LETTER



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

Violation Code	Corrective Action
302.8 Motor vehicles.	All untagged / expired tagged, unregistered, and / or inoperable vehicles (trailers, boats, campers, etc.) must be removed from property per city and international ordinances by correction date. Or moved to an appropriate storage facility.
302.1 Sanitation.	All debris and / or rubbish located on property must be removed and disposed of properly to prevent pest attraction and blight.
302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards by notice correction date.
Sec. 78-1. – Restrictions as to roadside signs; physical condition of sign	All damaged signs must be replaced / repaired and maintained within standards governed by city ordinance. All permits must be applied for and acquired by correction date.

**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: 9/28/25





## DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)**Warning**

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

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

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

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

Name: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship owner: Owner

On date: 8/28/25 time being: 11:30 A.M.

Personal Service     

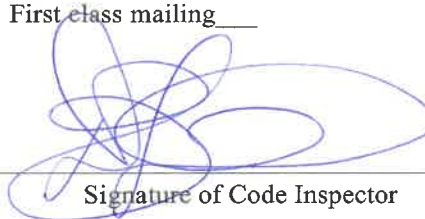
Posted on property      and at City Hall     

Certified Mail, Return Receipt requested X First class mailing     

Refused to sign     , drop service     

Don White

Print Name of Code Inspector

  
Signature of Code Inspector



August 28, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 9, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

**Meeting ID: 846 5954 1815**

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York) 1  
646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**Meeting ID: 846 5954 1815**

Don White

City of Lake City

Code Enforcement Officer

(386)719-5746

whited@lcfla.com

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case #2500000106  
Respondent Kalinka & Gabriela De Freitas Camacho

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 8 day of August, 2025, at (time) 5:30p.m.. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance inspection\*\***

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

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

Name Kalinka & Gabriela De Freitas Camacho Relationship Owner

On date 6/16/25 time being 10:45 ☐ Personal Service

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

☐ First class mailing

☐ Refused to sign, drop service

Don White  
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



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000106 – 2<sup>ND</sup> Notice**

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: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho  
Address: 334 SW Commerce Drive

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 4/21/25

Complaint X CE Personnel Observation X  
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles <b>shall not be parked, kept or stored on any premises</b> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth. <b>Improper storage</b> of inoperable vehicles can be a serious problem for a community. The vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and are an attractive nuisance for children.
302.1 Sanitation.	<i>Exterior property and premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition. This section establishes a simple, straightforward requirement that exterior areas shall be clean and free from rubbish and <b>garbage</b>
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and <b>gardens</b> .
Sec. 78-1. – Restrictions as to roadside signs; physical condition of sign.	No advertisement, advertising signs or advertising structure shall be constructed, erected, used, operated or maintained: (6) Which is erected or maintained in an unsafe, insecure or unsightly condition.





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

Violation Code	Corrective Action
<b>302.8 Motor vehicles.</b>	All untagged / expired tagged, unregistered, and / or inoperable vehicles (trailers, boats, campers, etc.) must be removed from property per city and international ordinances by correction date. Or moved to an appropriate storage facility.
<b>302.1 Sanitation.</b>	All debris and / or rubbish located on property must be removed and disposed of properly to prevent pest attraction and blight.
<b>302.4 Weeds.</b>	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards by notice correction date.
<b>Sec. 78-1. – Restrictions as to roadside signs; physical condition of sign</b>	All damaged signs must be replaced / repaired and maintained within standards governed by city ordinance. All permits must be applied for and acquired by correction date.

**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: 7/22/25



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

#### Warning

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

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

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

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

Name: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship owner: Owner

On date: 6/16/22 time being: 11:30 A.M.

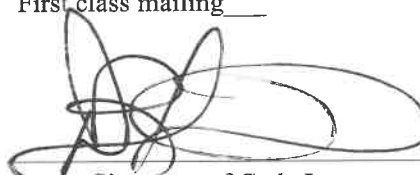
Personal Service     

Posted on property      and at City Hall     

Certified Mail, Return Receipt requested X First class mailing     

Refused to sign     , drop service     

Don White  
Print Name of Code Inspector

  
Signature of Code Inspector

**SPECIAL MAGISTRATE**

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

De Freitas Camacho

**NOTICE OF HEARING**

Case # 2500000106  
Respondent: Kalinka De Freitas Camacho/Gabriela

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, at (time) 5:30p.m.. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance inspection\*\***

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

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

Name Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship Owner

On date 8/28/25 time being 11:45 ☐ Personal Service  
☒ Certified Mail, Return Receipt requested  
Posted on property and at City Hall  
First class mailing  
Refused to sign, drop service

Don White  
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

## REQUEST FOR EXTENSION OF TIME

Date: 6/23/25  
 CEO: Don White  
 CASE#: 25-106

1. Property location: 334 SW Commerce Drive
2. Expiration date of notice: 6/22/25 Additional time requested: 3 Weeks
3. Reasons for extension: Time to arrange removal of other items on property.
4. What will be done to resolve the Violation? Remove boat, trailer, storage container  
and other items from property to correct violation. Repair or properly cover damaged / broken signage.  
Cut and maintain all grass and vegetation on property.

By signing this request, I acknowledge receipt of the notice of violation.

Herman Camacho  
 Petitioner (Please Print)

( )  
 Telephone Number

237 SW Skyhawk Drive  
 Mailing Address

herman.camacho@me.com  
 Email Address

Lake City ,FL 32025  
 City, State and Zip Code

Petitioner's Signature

## OFFICE USE ONLY

Does Code Enforcement Officer Agree with Request? Yes x No   
 If no, then why not?

DIRECTOR OF GROWTH MANAGEMENT   
 REQUEST: APPROVED  DENIED   
 NEW EXPIRATION DATE: 7/14/25

COMMENTS:

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case #2500000106  
Respondent Kalinka & Gabriela De Freitas Camacho

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 8 day of August, 2025, at (time) 5:30p.m.. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance inspection\*\***

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

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

Name Kalinka & Gabriela De Freitas Camacho Relationship Owner

On date 6/16/25 time being 10:45 Personal Service

Posted on property and at City Hall

☒ Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Don White

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





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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000106 – 2<sup>ND</sup> Notice**

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: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho

Address: 334 SW Commerce Drive

<b>INITIAL INSPECTION</b>	<b>INITIAL INSPECTION PROMPTED BY:</b>	
<b>Date: 4/21/25</b>	Complaint <u>  X  </u>	CE Personnel Observation <u>  X  </u>
	Complainant: <u>Don White</u>	CE Personnel: <u>Don White</u>

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles <b>shall not be parked, kept or stored on any premises</b> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth. <b>Improper storage</b> of inoperable vehicles can be a serious problem for a community. The vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and are an attractive nuisance for children.
302.1 Sanitation.	<i>Exterior property and premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition. This section establishes a simple, straightforward requirement that exterior areas shall be clean and free from rubbish and <u>garbage</u>
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and <u>gardens</u> .
Sec. 78-1. – Restrictions as to roadside signs; physical condition of sign.	No advertisement, advertising signs or advertising structure shall be constructed, erected, used, operated or maintained: (6) Which is erected or maintained in an unsafe, insecure or unsightly condition.



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

Violation Code	Corrective Action
<b>302.8 Motor vehicles.</b>	All untagged / expired tagged, unregistered, and / or inoperable vehicles (trailers, boats, campers, etc.) must be removed from property per city and international ordinances by correction date. Or moved to an appropriate storage facility.
<b>302.1 Sanitation.</b>	All debris and / or rubbish located on property must be removed and disposed of properly to prevent pest attraction and blight.
<b>302.4 Weeds.</b>	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards by notice correction date.
<b>Sec. 78-1. – Restrictions as to roadside signs; physical condition of sign</b>	All damaged signs must be replaced / repaired and maintained within standards governed by city ordinance. All permits must be applied for and acquired by correction date.

**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: 9/28/25



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

#### Warning

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

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

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

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

Name: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship owner: Owner

On date: 8/28/25 time being: 11:30 A.M.

Personal Service     

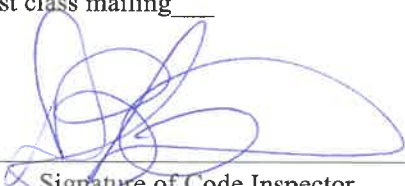
Posted on property      and at City Hall     

Certified Mail, Return Receipt requested X

First class mailing     

Refused to sign     , drop service     

Don White  
 Print Name of Code Inspector

  
 Signature of Code Inspector

**SPECIAL MAGISTRATE**

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

De Freitas Camacho

**NOTICE OF HEARING**

Case # 2500000106

Respondent: Kalinka De Freitas Camacho/Gabriela

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 9 day of October, 2025, at (time) 5:30p.m.. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship

Owner

On date 8/28/25 time being 11:45 Personal Service

Posted on property and at City Hall

☒ Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Don White

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 #2500000106  
Respondent Kalinka & Gabriela De Freitas Camacho

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 8 day of August, 2025, at (time) 5:30p.m.. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance inspection\*\***

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

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

Name Kalinka & Gabriela De Freitas Camacho Relationship Owner

On date 6/16/25 time being 10:45 Personal Service

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

First class mailing

Refused to sign, drop service

Don White

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





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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000106 – 2<sup>ND</sup> Notice**

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: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho

Address: 334 SW Commerce Drive

**INITIAL INSPECTION**

**INITIAL INSPECTION PROMPTED BY:**

Date: 4/21/25

Complaint X CE Personnel Observation X  
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles <b>shall not be parked, kept or stored on any premises</b> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth. <b>Improper storage</b> of inoperable vehicles can be a serious problem for a community. The vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and are an attractive nuisance for children.
302.1 Sanitation.	<i>Exterior property and premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition. This section establishes a simple, straightforward requirement that exterior areas shall be clean and free from rubbish and <b>garbage</b>
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and <b>gardens</b> .
Sec. 78-1. – Restrictions as to roadside signs; physical condition of sign.	No advertisement, advertising signs or advertising structure shall be constructed, erected, used, operated or maintained: (6) Which is erected or maintained in an unsafe, insecure or unsightly condition.



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

Violation Code	Corrective Action
302.8 Motor vehicles.	All untagged / expired tagged, unregistered, and / or inoperable vehicles (trailers, boats, campers, etc.) must be removed from property per city and international ordinances by correction date. Or moved to an appropriate storage facility.
302.1 Sanitation.	All debris and / or rubbish located on property must be removed and disposed of properly to prevent pest attraction and blight.
302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards by notice correction date.
Sec. 78-1. – Restrictions as to roadside signs; physical condition of sign	All damaged signs must be replaced / repaired and maintained within standards governed by city ordinance. All permits must be applied for and acquired by correction date.

**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: 7/22/25



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

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

Name: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship owner: Owner

On date: 6/16/22 time being: 11:30 A.M.

Personal Service       

Posted on property        and at City Hall       

Certified Mail, Return Receipt requested X First class mailing       

Refused to sign       , drop service       

Don White  
Print Name of Code Inspector

  
Signature of Code Inspector



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000106**

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: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho

Address: 334 SW Commerce Drive

<b>INITIAL INSPECTION</b>	INITIAL INSPECTION PROMPTED BY:	
<b>Date:</b> 5/1/25	Complaint <u>X</u>	CE Personnel Observation <u>X</u>
	Complainant: <u>Don White</u>	CE Personnel: <u>Don White</u>

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles <b>shall not be parked, kept or stored on any premises</b> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth. <b>Improper storage</b> of inoperable vehicles can be a serious problem for a community. The vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and are an attractive nuisance for children.
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302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and <u>gardens</u> .
Sec. 78-1. - Restriction as to roadside signs; physical condition of sign.	No advertisement, advertising signs or advertising structure shall be constructed, erected, used, operated or maintained: (6) Which is erected or maintained in an unsafe, insecure or unsightly condition.



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


Violation Code	Corrective Action
<b>302.8 Motor vehicles.</b>	All untagged / expired tagged, unregistered, and / or inoperable vehicles (trailers, boats, campers, etc.) must be removed from property per city and international ordinances by correction date. Or moved to an appropriate storage facility.
<b>302.1 Sanitation.</b>	All debris and / or rubbish located on property must be removed and disposed of properly to prevent pest attraction and blight.
<b>302.4 Weeds.</b>	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards by notice correction date.
<b>Sec. 78-1. - Restriction as to roadside signs; physical condition of sign.</b>	All damaged signs must be repaired / replaced and maintained within standards governed by city ordinance. All permits must be applied for and acquired by correction date.





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

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**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: 6/6/25



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

#### Warning

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- (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: Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship owner: Owner

On date: 5/5/25 time being: 4:30 p.m.

Personal Service       

Posted on property        and at City Hall       

Certified Mail, Return Receipt requested X First class mailing       

Refused to sign       , drop service       

Don White  
 Print Name of Code Inspector

\_\_\_\_\_  
 Signature of Code Inspector

**Donnell White**

---

**From:** Herman Camacho <herman.camacho@me.com>  
**Sent:** Wednesday, September 3, 2025 9:00 AM  
**To:** Donnell White  
**Subject:** Discrimination from the City of Lake City

Mr. Donnell White,

I know that I met you about sometime this year, When you were upset with a couple of boat in my property and about the size of the grass.

I didn't have any problem removing the both boats even though that I let you know that I put both boats was for security. Anyway, about 3 weeks ago, someone break in, broken another windows and robbed many things. I am not blaming you, I just let you know that I am suffering a lot of attack from everyone.

Yesterday, I have received your letter and immediate I went to your office to see you at 15:00 but you weren't there, Mr Angelo said that you were going to come back in one hour. I came back at 16:00 and waited until they lock in the door, anyway I understood that it was over 16:30 and I left.

Today, I attach a picture, to show that you are worry with a 12 inch grass in my property but you don't a jungle that in Cracker Burrell has it, like an island where is used to get together inside to do everything. I can send you more pictures from across the street about 2 property that are going growing tree.

I would like you to visit me at 334 SW Commerce Dr to talk about other issues.

Best Regards,

Herman Camacho

561-379-5657

In behave of my daughter Kalinka and Gabriela







5/1/25





5/1/25





5/1/25





5/1/25





5/1/25





5/1/25





5/1/25





5/1/25





5/1/25





5/1/25





5/1/25





5/1/25



5/1/25





5/1/25





5/1/25



5/11/25





5/1/25



5/1/25





5/11/25

CERTIFIED MAIL®



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

9589 0710 5270 2886 2487 19  
9589 0710 5270 2886 2487 19

ACTD \$  
ACTD

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

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

OFFICIAL USE

Certified Mail Fee	
\$	5.00
Extra Services & Fees (check box, add fee if appropriate)	
<input 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	\$

Postmark  
Here

Postage	
\$	0.44
Total Postage and Fees	
\$	10.44

Sent to	
KALINKA & GABRIELA DEFREITAS CAMACHO	
Street and Apt. No., or PO Box No.	
2378W SKYHAWK DRIVE	
City, State, ZIP+4®	
LAKE CITY, FL 32025	

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

K  
C  
23  
LA

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

## 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:

KALINICA & GABRIELA  
 DEFREITAS CANACHE  
 237 SW SKYHAWK DR  
 LAKE CITY, FL 32025



9590 9402 9016 4122 8434 86

## 2. Article Number (Transfer from service label)

9589 0710 5270 2886 2487 19

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?  
 If YES, enter delivery address below: ☐ Yes ☐ No

## 3. Service Type

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

19 ☐ Mail 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:

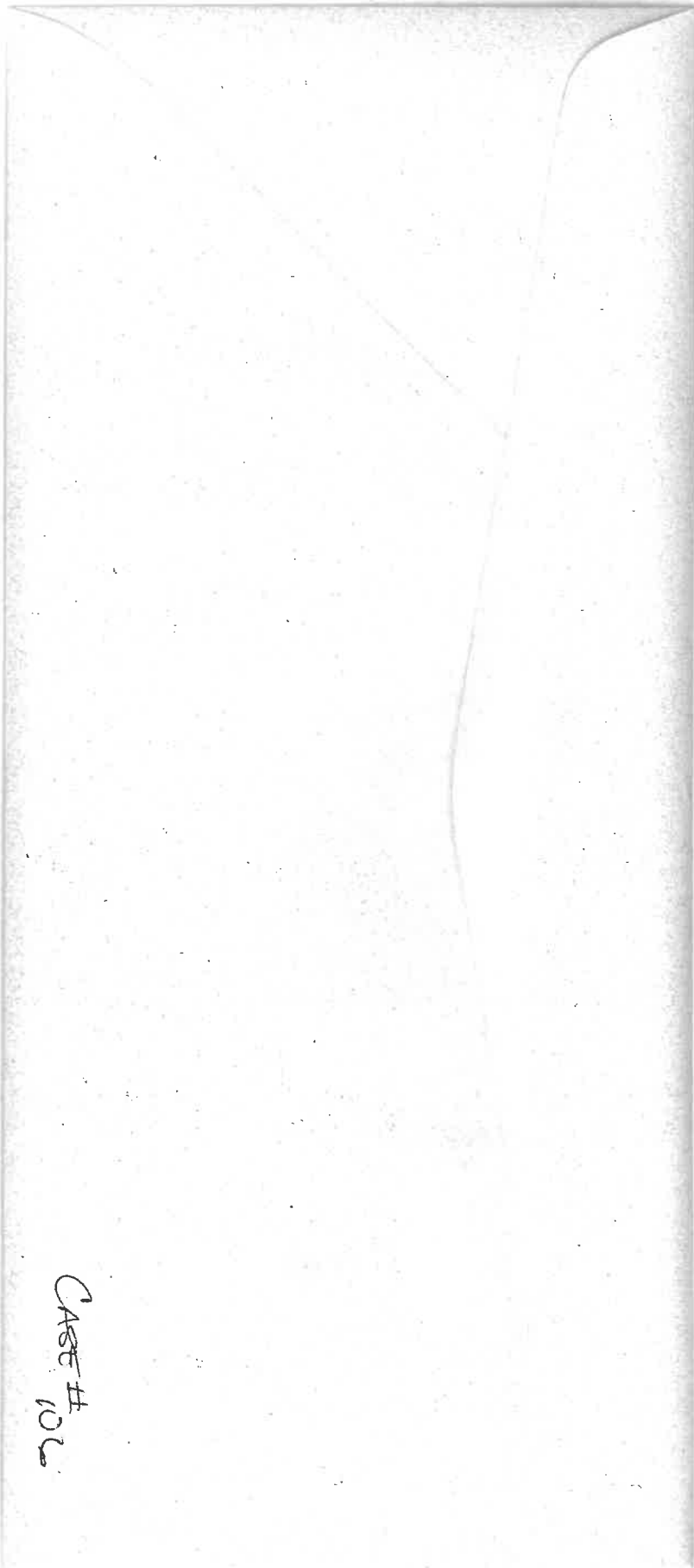
- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® International, or Priority Mail® service.
- Certified Mail service is available for domestic and international mail.
- Insurance coverage is provided with Certified Mail service. Insurance coverage automatically applies to certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, the following services are available:
  - Return receipt service, including a hard copy or electronic version. For more information, see the complete PS Form 3811 Receipt; attach PS Form 3811 Receipt to the back of the mailpiece.

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

KALINKA DEFREITAS CAMACHO  
GABRIELA DEFREITAS CAMACHO  
237 SW SKYHAWK DR  
LAKE CITY, FL 32025

CASE# 106





Case #  
106

6/16/25

CERTIFIED MAIL®



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

9589 0710 5270 2886 2483 99

9589 0710 5270 2886 2483 99

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.Certified Mail Fee  
\$ 4.85

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

☐ Return Receipt (hardcopy) \$ 4.12  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$ 4.12

Total Postage and Fees

\$ 8.97

Sent To

KALINKA DE FREITAS CAMACHO &amp; GABRIELA CAMACHO

Street and Apt. No. or Box No.

201 SLYHAWK DRIVE

City, State, ZIP+4®

LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark  
Here

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

**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:**

KALINKA DE FREITAS CAMACHO  
 GABRIELA DEFENAS CAMACHO  
 257 SEV HAWK DRIVE  
 LAKE CITY, FL 32025



9590 9402 9016 4122 8440 63

**2. Article Number (Transfer from service label)**

9589 0710 5270 2886 2483 99

Mail  
Mail Restricted Delivery

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
  - ☐ Priority Mail Express®
  - ☐ Registered Mail™
  - ☐ Registered Mail Restricted Delivery
  - ☐ Signature Confirmation™
  - ☐ Signature Confirmation Restricted Delivery

**Domestic Return Receipt**

**Certified Mail** ■ A receipt (this portion of the mailpiece) that is retained for a specified period.  
 ■ A record of delivery (including signature) that is retained for a specified period.  
**Important Reminders:**  
 ■ You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, or Priority Mail® service.  
 ■ Certified Mail service is not available for international mail.  
 ■ Insurance coverage is not available for Certified Mail service with Certified Mail service.  
 ■ Insurance coverage is not available for Priority Mail items.  
 ■ For an additional fee, an endorsement on the mailpiece can be obtained for the following services:  
 - Return receipt (including signature)  
 of delivery (including signature)  
 You can request a hard copy of the electronic version. For complete PS Form 3811, January 2020 PS Form 3800, January 2020

City of Lake City

Code Enforcement

205 N. Marion Ave.  
Lake City, Florida 32055

CERTIFIED MAIL®



9589 0720 5270 2886 2482 38  
9589 0720 5270 2886 2482 38

KAC  
GAC  
237  
LAC

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.85

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

<input 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 \$ 9.67

Total Postage and Fees \$ 14.52

Sent To  
LAKA DELINQUENT COMMUNITY DEVELOPMENT  
137 Sky Hawk Drive  
Lake City, FL 32025

City, State, ZIP+4®  
Lake City, FL 32025

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

Postmark  
Here

ctof  
cto



**Certified Mail**  
A receipt (this portion of signature) that is retained for a specified period of delivery.  
A record of delivery (including signature) that is retained for a specified period of delivery.  
**Important Reminders:**  
First-class mail, First-Class Mail service, Certified Mail service, International mail, insurance coverage is no with Certified Mail service or Certified Mail service insurance coverage does not certain Priority Mail items. For an additional fee, an endorsement on the mail returning receipt service - the following services:  
You can request a hard electronic version. For complete PS Form 3800, attach PS Form 3800.  
Receipt attach PS Form 3800, January 21, 2012

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

KALINEA DE FREITAS CAMACHO  
GABRIELA DE FREITAS CAMACHO  
237 SKYHAWK DRIVE  
LAKE CITY, FL 32025

#100

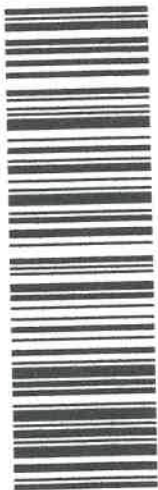
5/28/25

#106

5/20/25

CERTIFIED MAIL

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



9589 0710 5270 2886 2479 65

FIRST-CLASS

US POSTAGE  
ZIP 32055  
02 7H  
0006089559  
MAY 05 2025  
\$ 009.64<sup>0</sup>

KALINKA DE FREITAS CAMACHO &  
GABRIELA DE FREITAS CAMACHO  
237 SW SKYHAWK DRIVE  
LAKE CITY, FL 32025

1st NOTICE  
2nd NOTICE  
RETURNED

MAY - 5  
5/10  
5/20



REASON CHECKED  
☒ Unclaimed  
☐ Attempted - Not Known  
☐ Insufficient Address  
☐ No Such Street  
☐ No Such Office In State  
☐ No Such Number  
☐ Do Not Remail This Envelope



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOR POST OFFICE USE

**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:**

KALINKA GABRIELA DE FUENTES  
CAMACHO  
237 SW SKYHAWK DRIVE  
LAKE CITY, FL 32025



9590 9402 9016 4122 8445 75

**2. Article Number (Transfer from service label)**

9589 0710 5270 2886 2479 65

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 ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☐ Certified Mail® ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™

☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery 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® or First-Class Mail®.
- Certified Mail® service is available for First-Class Mail®, First-Class Mail® International, Registered Mail™, Registered Mail™ Restricted Delivery, Signature Confirmation™, Signature Confirmation™ Restricted Delivery, and Priority Mail Express®.
- Insurance coverage is available for Certified Mail® service with Certified Mail® service or Certified Mail® service with Certified Mail® service.
- For an additional fee, you can request a return receipt service of delivery (including electronic version). For complete PS Form 3811, January 2020 PS Form 3800.

CERTIFIED MAIL



9589 0710 5270 2886 2479 65  
9589 0710 5270 2886 2479 65

CAMACHO &  
CAMACHO  
RIVE

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee  
\$ 4.85  
Extra Services & Fees (check box, add fee if appropriate)  
☐ Return Receipt (hardcopy) \$ 4.19  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage  
\$ 9.61  
Total Postage and Fees  
\$ 9.61

Sent To  
LAUNKA GABRIELA DEFEITAS CAMACHO  
Street and Apt. No., or PO Box No.  
231 SW SKYHAWK DRIVE  
City, State, ZIP+4<sup>®</sup>  
LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

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

**File Attachments for Item:**

iv. Case # CE 25-00000127, The Pet Spot of Lake City Inc., as owner, The Pet Spot of Lake City Inc., as respondent, gives address as 872 SW Main Blvd. Lake City, FL 32025, located on parcel # 05-4S-17-14244-000.

**Violations:**

1. IPMC 102.2 Maintenance



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

Item iv.

Florida Statute 166.0415  
Effective July 01, 2021

## Code Enforcement Complaint Form

Date of complaint: May 16, 2025 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: 872 SW Main Blvd Nature  
of Complaint: Damaged sign

How  
long has the complaint been going on? Unknown Do you know  
who the person(s) involved are? ☒ Yes No If yes, who? The Pet Spot of Lake City Inc 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: May 16, 2025 Via: Person Case Number Assigned 25-00000127  
Notes:



Case Data Sheet for case # 25-00000127Parcel# 14244-000Address: 872 SW Main BlvdOwner: The Pet Spot of Lake CityDate of first inspection: 05/16/20251<sup>st</sup> Notice of Violation sent: 5/19/20252<sup>nd</sup> inspection date: 8/28/252<sup>nd</sup> Notice of Violation sent: 8/28/25Date of Public Notice placed on property: 9/22/25Notice of Mag. Hearing sent: 8/28/25Notice on City of Lake City website on: 8/28/25Notice posted in City Hall: 9/22/25Mailing Cost/Date: \$9.64 5/19/25Mailing Cost/Date: \$11.18 8/28/25

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

Total Mailing Cost: \$20.82

Marshall Sova CEO/ City of Lake City

# COLUMBIA COUNTY Property Appraiser

**Parcel 05-4S-17-14244-000**<https://search.ccpafl.com/parcel/14244000174S05>**872 SW MAIN BLVD****Owners**

THE PET SPOT OF LAKE CITY, INC  
872 SW MAIN BLVD  
LAKE CITY, FL 32025

**Use:** 1100: STORES/1 STORY**Subdivision:** S DIV**Legal Description**

COMM NE COR OF NW1/4 OF NW1/4, RUN W 29.4 FT  
TO W R/W US-41, RUN S 62.10 FT ALONG R/W TO  
POB, W 473.55 FT, N 150.26 FT, E 479.08 FT  
TO W R/W US-41, S 150 FT TO POB. (BEING PART  
OF NW1/4 OF NW1/4 OF 05-4S-17 & PART OF SW1/4 ...



# Tax Bill Detail

## Payment Options

If Paid By 5/19/2025

This Bill:	\$6,707.78
All Bills:	\$14,132.09
Cart Amount:	\$0.00

Year	Due
2024	\$6,707.78
2023	\$7,424.31
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

### Property Tax Account: R14244-000

THE PET SPOT OF LAKE CITY, INC

**Year:** 2024    **Bill Number:**    **Owner:** THE PET SPOT  
**Tax District:** 1 37104    **OF LAKE CITY, INC**  
**Property Type:**  
 Real Estate

**MAILING ADDRESS:**    **PROPERTY ADDRESS:**  
 THE PET SPOT OF    872 MAIN  
 LAKE CITY, INC    LAKE CITY 32025  
 872 SW MAIN BLVD  
 LAKE CITY FL 32025

Bill 37104 -- Pay Now

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

**Taxes & Fees   All Unpaid Bills   Assessments**

**Legal Description   Payment History**

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2022	34793	2022-2504957	ralph deas	04/20/2023	\$6,345.21
2021	34421	2021-1208544	HOLLOWAY	05/27/2022	\$4,683.93
2021	34421	2021-1203489	THE PET SPOT REBECCA HOLLOWAY	02/17/2022	\$1,500.00
2020	9247	2020-1502024	THE PET SPOT R14244-000	03/25/2021	\$1,431.59
2020	9247	2020-3503436	THE PET SPOT OF LAKE CITY	02/05/2021	\$3,003.78
2020	9247	2019-9924543	REBECCA HOLLOWAY	06/23/2020	\$1,477.82
2019	9216	2019-1200150	BECKY HOLLOWAY	11/01/2019	\$6,037.04
2018	9205	2018-3505885	PET SPOT	03/29/2019	\$6,352.19
2017	9185	2017-1407763	THELMA FLANAGAN	03/19/2018	\$3,159.13
2017	9185	2017-1200041	THE PET SPOT	10/03/2017	\$1,502.18
2017	9185	2016-1202660	THE PET SPOT OF LAKE CITY INC	06/29/2017	\$1,478.58

2016	9208	2016-2704383	THE PET SHOP	04/05/2017	\$1,660.08
2016	9208	2016-3502469	PET SPOT	01/05/2017	\$1,563.40
2016	9208	2015-3506476	THE PET SPOT	09/28/2016	\$1,465.13
2016	9208	2015-3104920	THE PET SPOT	06/27/2016	\$1,442.12
2015	9206	2015-3504102	PET SPOT	03/31/2016	\$1,538.40
2015	9206	2015-3502136	PET SPOT	12/31/2015	\$1,492.31
2015	9206	2014-2102146	THE PET SPOT OF LC	09/08/2015	\$1,461.06
2015	9206	2014-1201564	THE PET SPOTT	06/15/2015	\$1,438.12
2014	9187	2014-3103299	THE PET SHOP	03/26/2015	\$1,513.88
2014	9187	2014-3502799	PET SPOT	12/30/2014	\$1,468.48
2014	9187	2013-4102036	THE PET SPOT	09/24/2014	\$1,476.33
2014	9187	2013-4101634	THE PET SPOT OF LAKE CITY	06/27/2014	\$1,453.15
2013	9204	2013-3102188	THE PET SPOT	03/28/2014	\$1,495.83
2013	9204	2013-3501126	THE PET SPOT	12/06/2013	\$1,450.98
2013	9204	2012-1504793	R14244-000PET SPOT OF LC	09/09/2013	\$1,524.11
2013	9204	2012-3503142	THE PET SPOT OF LC	06/27/2013	\$1,500.17
2012	9194	2012-3101202	HOLLOWAY ELMER DWAYNE &	04/01/2013	\$1,488.78
2012	9194	2012-3500754	HOLLOWAY ELMER DWAYNE &	12/28/2012	\$1,444.16
2012	9194	2011-2708157	THE PET SPOT OF LAKE CITY	09/26/2012	\$1,626.39
2012	9194	2011-3304633	THE PET SPOT OF LAKE CITY	06/29/2012	\$1,600.85
2011	9234	2011-1600906	PEOPLES STATE BANK FOR HOLLOWA	03/27/2012	\$1,626.40
2011	9234	2011-1102724	HOLLOWAY ELMER DWAYNE &	01/03/2012	\$1,577.66
2011	9234	2010-2707271	REBECCA HOLLOWAY	09/26/2011	\$1,699.54
2011	9234	2010-2604263	HOLLOWAY ELMER DWAYNE &	06/28/2011	\$1,672.84
2010	135805	2010-3203886	HOLLOWAY REBECCA	03/29/2011	\$1,539.27



2010	135805	2010-1001917	HOLLOWAY ELMER DWAYNE &	12/31/2010	\$1,493.14
2010	135805	2009-2505407	REBECCA HOLLOWAY	09/28/2010	\$1,929.02
2010	135805	2009-2705981	REBECCA HOLLOWAY	06/30/2010	\$1,898.72
2009	135801	2009-3500509	EDDIE ANDERSON	02/08/2010	\$7,998.82
2008	135562	2009-3500509	EDDIE ANDERSON	02/08/2010	\$10,028.30
2007	134880	2009-3500509	EDDIE ANDERSON	02/08/2010	\$10,189.20
2006	134241	2006-1104344	SOUTHEASTERN TRAILER OUTLET	03/30/2007	\$5,953.51
2005	133567	2005-2206267	TITLE OFFICES LLC	04/24/2006	\$5,369.47
2004	132708	2004-2202249	MCCAULEY MICHAEL LEE &	04/22/2005	\$5,247.45
2003	132176	2003-2201086	MICHAEL OR GWENDOLYN MCCAULEY	04/26/2004	\$4,545.67
2002	131722	2002-2501776	MCMILLAN CECIL W &	04/03/2003	\$3,483.71
2001	131088	2002-2501776	MCMILLAN CECIL W &	04/03/2003	\$4,033.89
2000	130475	2002-2900842	MCCAULEY GWENDOLYN K	12/09/2002	\$5,430.65
1999	129995	2000-1006564	MCMILLAN CECIL W &	07/10/2001	\$3,822.23
1998	129568	1999-2004968	MCMILLAN CECIL W &	02/21/2000	\$3,184.13
1997	128931	1997-3006655	ELAINE MCMILLAN	03/31/1998	\$2,838.42
1996	128211	1996-3008863	MCMILLANS GARDEN SQUARE	04/30/1997	\$2,939.91
1995	127682	1995-3008822	MCMILLAN CECIL W &	04/24/1996	\$2,935.29
1994	127432	1994-3004602	MCMILLAN CECIL W &	01/30/1995	\$2,733.83
1993	126838	1993-3004586	MCMILLAN CECIL W &	01/26/1994	\$2,674.25
1992	126199	1992-3005996	MCMILLAN CECIL W &	04/08/1993	\$2,755.78
1991	125907	1991-1014609	MCMILLAN CECIL W &	04/06/1992	\$2,915.61
1990	25844	1990-2001193	MCMILLAN CECIL W &	03/29/1991	\$2,783.94
1989	2530200.0001	1989-1006175	MCMILLAN CECIL W & EVELYN ELAI	04/09/1990	\$1,922.70

Item iv.

1989 2530200.0004	1989- 1006175	MCMILLAN CECIL W & EVELYN ELAI	04/09/1990	\$119.20
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PublicSoft

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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000127 2<sup>nd</sup> Violation**

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

Name: **The Pet Spot of Lake City Inc**

Address: **872 SW Main Blvd Lake City, FL 32055**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: **05/16/2025**

Complaint \_\_\_\_\_ CE Personnel Observation **X**  
 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

<b>IPMC 102.2 Maintenance.</b>	Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or <i>premises</i> was constructed, altered or repaired shall be maintained in good working order. An <i>owner</i> , owner's authorized agent, <i>operator</i> or <i>occupant</i> shall not cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the <i>owner</i> or the <i>owner's</i> authorized agent shall be responsible for the maintenance of buildings, structures and <i>premises</i> .



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

Violation Code	Corrective Action
IPMC 102.2 Maintenance.	Signage by the road is damaged and needs to be repaired or removed. If the signage is not repaired or removed a Special Magistrate hearing will be held. The Special Magistrate can assess fines or add a lien to the property. The part of the signage that needs to be repaired or removed is the top part.

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

Due date: **Attend Special Magistrate hearing scheduled for October 2, 2025 @ 5:30 pm**\_\_\_\_\_





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

#### Warning

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

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

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

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

Name: The Pet Spot of Lake City Inc Relationship owner: \_\_\_\_\_

On date: August 28, 2025 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



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000127**

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: **The Pet Spot of Lake City Inc**

Address: **872 SW Main Blvd Lake City, FL 32055**

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: **05/16/2025**

Complaint \_\_\_\_\_ CE Personnel Observation   X    
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

<b>IPMC 102.2 Maintenance.</b>	Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or <i>premises</i> was constructed, altered or repaired shall be maintained in good working order. An <i>owner</i> , owner's authorized agent, <i>operator</i> or <i>occupant</i> shall not cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the <i>owner</i> or the <i>owner's</i> authorized agent shall be responsible for the maintenance of buildings, structures and <i>premises</i> .



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

Violation Code	Corrective Action
IPMC 102.2 Maintenance.	Signage by the road is damaged and needs to be repaired or removed. If the signage is not repaired or removed a Special Magistrate hearing will be held. The Special Magistrate can assess fines or add a lien to the property. The part of the signage that needs to be repaired or removed is the top part.

**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 16, 2025**\_\_\_\_\_



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

### Warning

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

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

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

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

Name: The Pet Spot of Lake City Inc Relationship owner: \_\_\_\_\_

On date: June 19, 2025 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



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

Item iv.

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, October 2, 2025 at 5:30 PM

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

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

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

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

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

MARSHALL SOVA  
Code Enforcement Officer

SEPTEMBER 10 PETE & PEGS ROADHOUSE GRILL  
 SEPTEMBER 10 COQUITOS  
 SEPTEMBER 17 JESSICA'S BISTRO  
 SEPTEMBER 24 JUNKIE FRIES

Come support your local food trucks  
 and get some amazing food.

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

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, October 2, 2025 at 5:30 PM

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

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

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

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

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

MARSHALL SOVA  
 Code Enforcement Officer



**CITY OF LAKE CITY, FLORIDA**  
 173 NW Hillsboro St. - Lake City, Florida 32055  
 OFFICE: 386-719-5750  
**INSPECTION: 386-719-5748**

Permit Number:  
 Property Address:

2025-00000725  
 205 N MARION AVE  
 LAKE CITY, FL 32055  
 COMM MECH CO TIER 1  
 25435.00  
 3104.15

Date: August 27, 2025  
 Parcel Number: 12067-050

Permit Type:  
 Improvement Sq. Footage:  
 Application Valuation:

Description: COMM MECH CO - 1 HVAC UNIT  
 Permit Amount: 156.00

Danner Information:

9/20/25

## SEARCH OF READING

Case No.: 08-00000  
 Defendant: The State of Ohio

## SEALING

[illegible][illegible]

If you have any questions concerning your upcoming hearing, please contact the Code Enforcement at (303) 734-2110.

1. Your Right to Appeal: If the hearing results in a civil fine being imposed on you for each day the violation continues.

2. If you are a FOS/MSH/OTC or the RUC/OTC/NT to schedule a Compliance Inspection, send your complaint letter to the Regional Managers if the violation(s) are brought into compliance immediately with the Terms of Settlement.

1. *Intergroup conflict* (e.g. conflict between nations or ethnic groups)

Relationship Date  
Some Being 3rd Jan

• Certified Mail, Return Receipt requested  
in England to sign, drop service

Amount Due \_\_\_\_\_  
 Exact Name of Code Inspector \_\_\_\_\_

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

Signature of Respondent/Recipient

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of September 2025, personally appeared, Marshall  
Sosa Code enforcement officer, who, after being first duly sworn in oath, deposes and  
says:

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

2. On the 32nd day of September 2025, I personally observed the attached printed a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 872 SW Main Blvd. and is 785 N Market Ave. Lake City, FL 32055

Marshall Sosa - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
22nd day of September 2025, by  
Marshall Serna who is personally known to me.  
*Raymond Serna*  
Squatter of Norey

by Sackville  
Print or Type Name

My Commission expires \_\_\_\_\_

City of Lake City.

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5826

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DREY E. SIKES, MMC  
Clerk

9/22/25

**AFFIDAVIT OF NOTICE BY POSTING**

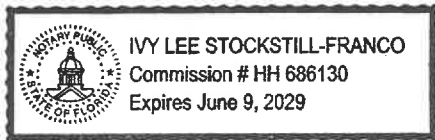
STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of September 2025, personally appeared, Marshall Sova Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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


2. On the 22nd day of September 2025, I personally observed the attached posted a copy of the ~~NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 872 SW Main Blvd. and at 205 N Marion Ave, Lake City, FL. 32055~~ **NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 872 SW Main Blvd. and at 205 N Marion Ave, Lake City, FL. 32055**



[SEAL]

  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
\_\_\_\_22nd\_\_\_\_ day of September 2025, by  
Marshall Sova who is personally known to me.

  
Signature of Notary

\_\_\_\_Ivy Stockstill\_\_\_\_  
Print or Type Name

My Commission expires: \_\_\_\_\_



**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 25-00000127

Respondent: The Pet Spot of Lake City Inc.**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 2nd day of October, 2025, at (time) 5:30 a.m./p.m.

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

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

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

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

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

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

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

Name <u>The Pet Spot of Lake City Inc.</u>	Relationship <u>Owner</u>
On date <u>August 28, 2025</u>	time being <u>9:00 AM</u>
<input type="checkbox"/> Personal Service	<input checked="" type="checkbox"/> Posted on property and at City Hall
<input checked="" type="checkbox"/> Certified Mail, Return Receipt requested	<input checked="" type="checkbox"/> First class mailing
<input type="checkbox"/> 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



August 28, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 2, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

**Meeting ID: 846 5954 1815**

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**Meeting ID: 846 5954 1815**



Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com





872 SW Main Blvd

9/22/25





872 Sullivan

5/16/25

**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:

*The Post Office at Lake City, Inc.  
8725W Main Blvd.  
Lake City, FL 32025*



9590 9402 9016 4122 8429 84

2. Article Number (Transfer from service label)

**9589 0710 5270 2886 2510 85**

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  
*DEWey HULLMAN*  
 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®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery  
☐ Insured Mail  
☐ Mail Restricted Delivery (500)

Domestic Return Receipt

THE PET SPOT OF LAKE CITY INC.  
872 SW MAIN BLVD.  
LAKE CITY, FL 32025

8/28/25

## 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:

THE PET SHOP OF LAKE CITY INC.  
8725 L MAN RD.  
LAKE CITY, FL 32025



9590 9402 9016 4122 8429 84

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2510 85  
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
- ☐ 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 delivery)
- A unique identifier for you
- 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, or Priority Mail® service.
- Certified Mail service is International mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage for certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece may be obtained for the following services:
  - Return receipt service of delivery (including You can request a hard copy of the receipt.)
  - Return receipt service of delivery (including You can request a hard copy of the receipt.)

PS Form 3800, January 2019



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



9589 0710 5270 2886 2510 85

9589 0710 5270 2886 2510 85

*City Inc.*  
*10.*

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

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

OFFICIAL USE

Certified Mail Fee

\$5.30

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

☒ Return Receipt (hardcopy) \$4.70  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$ .14

Total Postage and Fees

\$ 10.44

Sent To

*THE PT. ST. OF LAKE CITY INC.*

Street and Apt. No., or PO Box No.

*875 N. Marion Ave.*

City, State, ZIP+4®

*LAKE CITY FL 32025*

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

*8/28/25*

## 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:

THE PET SPOT OF LAKE CRY INC.  
872 SW MAIN BLVD.  
LAKE CRY, FL 32025



9590 9402 9016 4122 8437 76

## 2. Article Number (Transfer from service label)

9589 0710 5270 2886 2508 04

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

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

*Chad McKennon* ☐ Agent  
☒ Addressee

## B. Received by (Printed Name)

*Chad McKennon*

## C. Date of Delivery

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |
| <input type="checkbox"/> Insured Mail                            |   |

Registered Mail Restricted Delivery  
(\$500)

Domestic Return Receipt

Returned 5/20/25



9589 0710 5270 2886 2508 04

9589 0710 5270 2886 2508 04

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

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

Certified Mail Fee

\$ 4.85

Extra Services &amp; Fees (check box, add fee as appropriate)

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

Postage

\$ .65

Total Postage and Fees

\$ 9.60

Sent to

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

PS Form 3800, Jan 2023 PSN 7530-02-000-9057 See Reverse for Instructions

Postmark  
Here

City Inc.

THE PET STORE OF LAKE CITY  
 8925 N. MILLS AVE.  
 LAKE CITY, FL 32625

MAILED 5/19/25

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

*THE PET STORE OF LAKE CRY INC.  
8722 SW New Blvd.  
Lake City, FL 32015*



9590 9402 9016 4122 8437 76

2. Article Number (Transfer from service label)

**9589 0710 5270 2886 2508 04**

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)
- A unique identifier for
- Electronic verification
- A record of delivery (in
- signature) that is retai
- for a specified period.

**Important Reminders:**

- You may purchase Cer
- First-Class Mail®. Fir
- or Priority Mail® serv
- Certified Mail serv
- International mail.
- Insurance coverage is
- with Certified Mail se
- of Certified Mail serv
- Insurance coverage m
- certain Priority Mail th
- For an additional fee,
- endorsement on the r
- the following service
- - Return receipt serv
- of delivery (including
- You can request a h
- electronic version, c
- complete PS Form 3
- Receipt; attach PS F

PS Form 3800, January



**File Attachments for Item:**

v. Case # CE 25-00000183, JWK Investments LLC, as owner, JWK Investments LLC, as respondent, gives address as 3986 NW Canterbury Lane Lake City, FL 32055, located on parcel# 34-3S-16-02461-342.

**Violations:**

1. IPMC 302.4 Weeds



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

Item v.

Florida Statute 166.0415  
Effective July 01, 2021

## Code Enforcement Complaint Form

Date of complaint: 8/22/25 Name (required) Don White  
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com  
Do you wish to be contacted about this complaint? Yes No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 3986 NW Canterbury Lane Nature  
of Complaint: Overgrowth - Repeat Offender

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

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

Date Received: 8/22/25 Via: Person Case Number Assigned 202500000183  
Notes:

Case Data Sheet for case # 25-00000183Parcel# 02461-342Address: 3986 NW Canterbury LaneOwner: JWK Investments LLCDate of first inspection: 8/25/251<sup>st</sup> Notice of Violation sent: 8/26/252<sup>nd</sup> inspection date: \_\_\_\_\_2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

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

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

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

Notice posted in City Hall:

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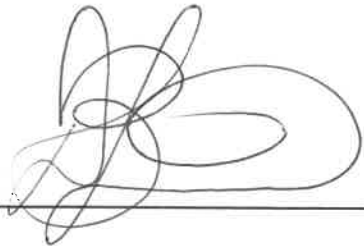
---

Mailing Cost/Date: \$10.44 / 8/26/25

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

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

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



Don White CEO/ City of Lake City

# COLUMBIA COUNTY Property Appraiser

## Parcel 34-3S-16-02461-342

### Owners

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW SMYRNA BEACH, FL 32168

### Parcel Summary

Location	3986 NW CANTERBURY LN
Use Code	0000: VACANT
Tax District	1: CITY OF LAKE CITY
Acreage	.3200
Section	34
Township	3S
Range	16
Subdivision	FORST PLAN

### Legal Description

LOT 42 FOREST PLANTATION UNIT 3.

WD 1323-1140, WD 1353-2305, WD 1395-634,  
WD 1424-2394,



### Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$24,000
Total Ag Land	\$0



	2025
Total Market	\$24,000
Total Assessed	\$23,426
Total Exempt	\$0
Total Taxable	\$23,426
SOH Diff	\$574

## Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$24,000	\$24,000	\$22,000	\$16,000	\$16,000	\$16,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$24,000	\$24,000	\$22,000	\$16,000	\$16,000	\$16,000
Total Assessed	\$21,296	\$19,360	\$17,600	\$16,000	\$16,000	\$16,000
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$21,296	\$19,360	\$17,600	\$16,000	\$16,000	\$16,000
SOH Diff	\$2,704	\$4,640	\$4,400	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1424/2394	2020-11-03	<u>U</u>	<u>30</u>	WARRANTY DEED	Vacant	\$175,000	Grantor: PK FOREST INVESTMENTS LLC Grantee: JWK INVESTMENTS LLC
<u>WD</u> 1395/0634	2019-09-23	<u>Q</u>	<u>05</u>	WARRANTY DEED	Vacant	\$250,000	Grantor: MILLENIA CAPITAL INC Grantee: PK FOREST INVESTMENTS LLC
<u>WD</u> 1353/2305	2018-02-15	<u>U</u>	<u>12</u>	WARRANTY DEED	Vacant	\$368,000	Grantor: TD BANK NA Grantee: MILLENIA CAPITAL INC
<u>WD</u> 1323/1140	2016-04-25	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$913,600	Grantor: JOHN RUSSELL NORTH TRUSTEE Grantee: TD BANK NA

## Buildings

None

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**Case# 2500000183Respondent JWK Investments LLC

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 9 day of October, 2025, at (time) 5:30 p.m. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance inspection\*\***

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

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

Name JWK Investments LLC Relationship Owner

On date 8/26/25 time being 2:45 Personal Service

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

First class mailing

Refused to sign, drop service

Don White

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

August 25, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 9, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

**Meeting ID: 846 5954 1815**

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York) 1

646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**Meeting ID: 846 5954 1815**

Don White

City of Lake City

Code Enforcement Officer

(386)719-5746

whited@lcfla.com





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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000183 Repeat Offender**

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: JWK Investments LLC  
Address: 3986 NW Canterbury Lane

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 8/25/25

Complaint   X   CE Personnel Observation   X    
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
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; however, this term shall not include cultivated flowers and gardens.



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

Violation Code	Corrective Action
302.4 Weeds.	All grass and yard vegetation must cut / maintained within ordinance standards.

**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: 9/25/25

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

## 179





8/25/25





8/25 /25





8/25/25

ITS LLC  
CH, FL 32168

CERTIFIED MAIL®



9589 0710 5270 2886 2486 96  
9589 0710 5270 2886 2486 96

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

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

OFFICIAL USE

Certified Mail Fee  
\$ 5.30

Extra Services & Fees (check box, add fee if not appropriate)

<input 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	\$

Postmark  
Here

Postage  
\$ 4.48

Total Postage and Fees  
\$ 9.78

Sent To  
JWK INVESTMENTS LLC  
Street, Apt. No., or PO Box No.  
305 JULIA STREET  
City, State, ZIP+4®  
NEW SMYRNA BEACH, FL 32168

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

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW SMYRNA BEACH, FL  
32168



9590 9402 9016 4122 8434 93

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2486 96

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

Domestic Return Receipt

#183

CASE #183

**Certified Mail®**

- A unique identifier for you
- 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.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available with Certified Mail service.
- Certified Mail service with insurance coverage and return receipt service is available for certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, return receipt services of the following services:
  - Return receipt service of delivery (including return receipt service)
  - You can request a hard copy of delivery (including return receipt service)
  - Electronic version of complete PS Form 3811 Receipt; attach PS Form 3811

PS Form 3800, January 2019



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

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW Smyrna Beach, FL 32168

CASE #  
183

#183

**File Attachments for Item:**

vi. Case # CE 25-00000184, JWK Investments LLC, as owner, JWK Investments LLC, as respondent, gives address as 3989 NW Canterbury Lane Lake City, FL 32055, located on parcel # 34-3S-16-02461-324.

**Violations:**

1. IPMC 302.4 Weeds



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

Item vi.

Florida Statute 166.0415  
Effective July 01, 2021

## Code Enforcement Complaint Form

Date of complaint: 8/22/25 Name (required) Don White  
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 3989 NW Canterbury Lane Nature  
of Complaint: Overgrowth - Repeat Offender

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

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

Date Received: 8/22/25 Via: Person Case Number Assigned 202500000184  
Notes:



Case Data Sheet for case # 25-00000184Parcel# 02461-324Address: 3989 NW Canterbury LaneOwner: JWK Investments LLCDate of first inspection: 8/25/251<sup>st</sup> Notice of Violation sent: 8/26/252<sup>nd</sup> inspection date: \_\_\_\_\_2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

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

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

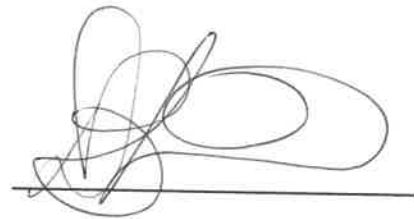
Notice on City of Lake City website on: \_\_\_\_\_

Notice posted in City Hall:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_Mailing Cost/Date: \$10.44 / 8/26/25

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

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

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



Don White CEO/ City of Lake City

# COLUMBIA COUNTY Property Appraiser

## Parcel 34-3S-16-02461-324

### Owners

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW SMYRNA BEACH, FL 32168

### Parcel Summary

Location	3989 NW CANTERBURY LN
Use Code	0000: VACANT
Tax District	1: CITY OF LAKE CITY
Acreage	.3200
Section	34
Township	3S
Range	16
Subdivision	FORST PLAN

### Legal Description

LOT 24 FOREST PLANTATION UNIT 3.

WD 1323-1140, WD 1353-2305, WD 1395-634,  
WD 1424-2394,



### Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$24,000
Total Ag Land	\$0

	2025
Total Market	\$24,000
Total Assessed	\$23,426
Total Exempt	\$0
Total Taxable	\$23,426
SOH Diff	\$574

## Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$24,000	\$24,000	\$22,000	\$16,000	\$16,000	\$16,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$24,000	\$24,000	\$22,000	\$16,000	\$16,000	\$16,000
Total Assessed	\$21,296	\$19,360	\$17,600	\$16,000	\$16,000	\$16,000
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$21,296	\$19,360	\$17,600	\$16,000	\$16,000	\$16,000
SOH Diff	\$2,704	\$4,640	\$4,400	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1424/2394	2020-11-03	<u>U</u>	<u>30</u>	WARRANTY DEED	Vacant	\$175,000	Grantor: PK FOREST INVESTMENTS LLC Grantee: JWK INVESTMENTS LLC
<u>WD</u> 1395/0634	2019-09-23	<u>Q</u>	<u>05</u>	WARRANTY DEED	Vacant	\$250,000	Grantor: MILLENIA CAPITAL INC Grantee: PK FOREST INVESTMENTS LLC
<u>WD</u> 1353/2305	2018-02-15	<u>U</u>	<u>12</u>	WARRANTY DEED	Vacant	\$368,000	Grantor: TD BANK NA Grantee: MILLENIA CAPITAL INC
<u>WD</u> 1323/1140	2016-04-25	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$913,600	Grantor: JOHN RUSSELL NORTH TRUSTEE Grantee: TD BANK NA

## Buildings

None

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**Case# 2500000184Respondent JWK Investments LLC

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 9 day of October, 2025, at (time) 5:30 p.m. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 JWK Investments LLC Relationship Owner

On date 8/26/25 time being 2:45 Personal Service

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

First class mailing

Refused to sign, drop service

Don White

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



August 25, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 9, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

**Meeting ID: 846 5954 1815**

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York) 1

646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**Meeting ID: 846 5954 1815**

Don White

City of Lake City

Code Enforcement Officer

(386)719-5746

whited@lcfla.com



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000184 Repeat Offender**

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: JWK Investments LLC

Address: 3989 NW Canterbury Lane

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
Complaint X CE Personnel Observation X  
**Date: 8/25/25** Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
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; however, this term shall not include cultivated flowers and gardens.



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

Violation Code	Corrective Action
302.4 Weeds.	All grass and yard vegetation must cut / maintained within ordinance standards.

**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: 9/25/25





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

### Warning

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

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

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

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

Name: JWK Investments LLC Relationship owner: Owner

On date: 8/25/25 time being: 3:30 P.M.

Personal Service     

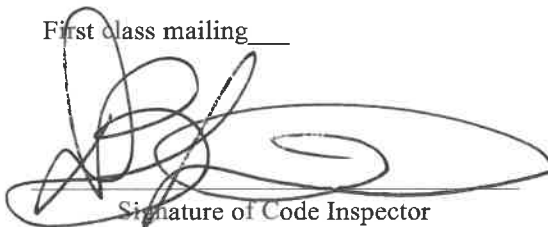
Posted on property      and at City Hall     

Certified Mail, Return Receipt requested X First class mailing     

Refused to sign     , drop service     

Don White

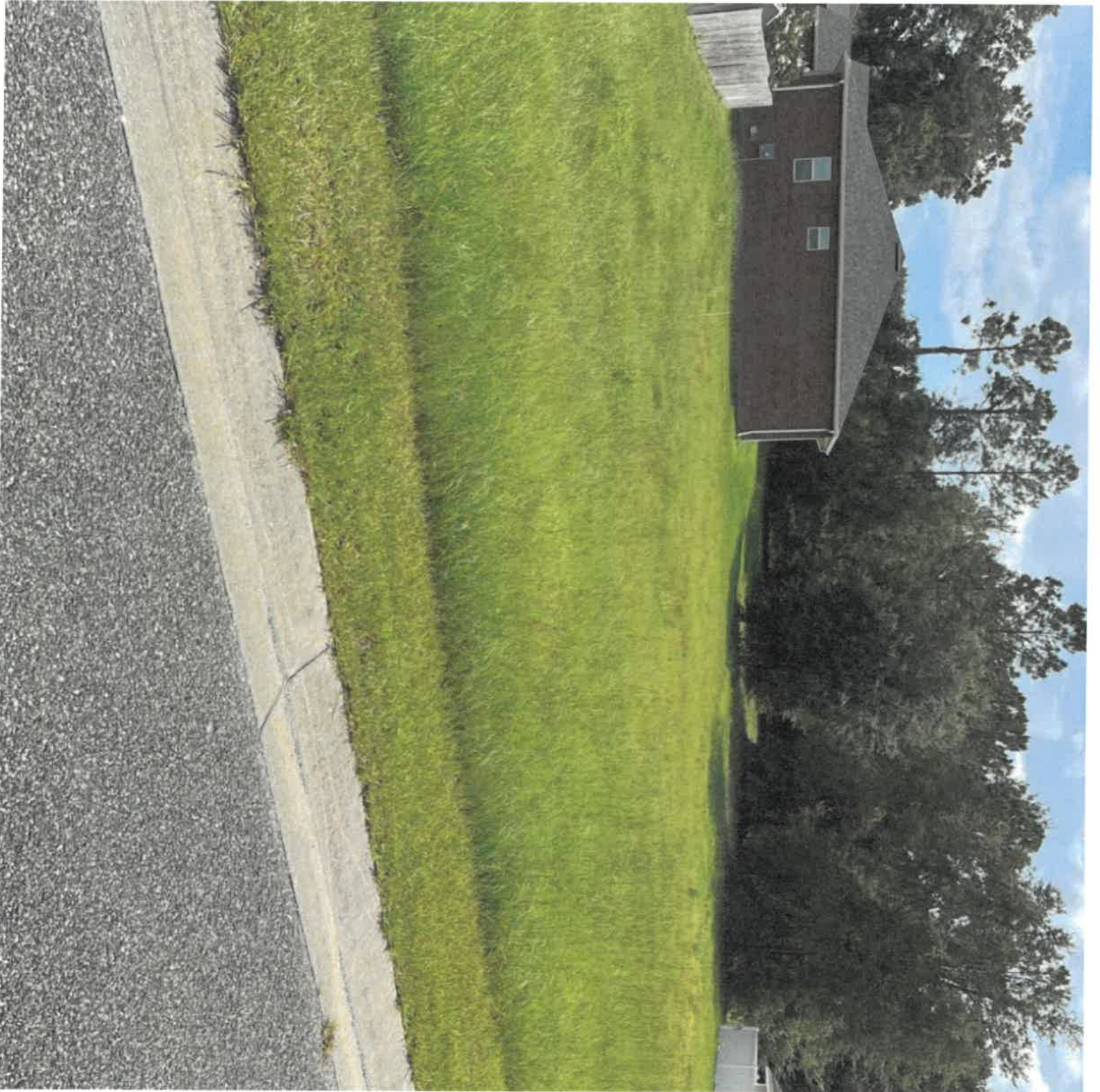
Print Name of Code Inspector

  
 Signature of Code Inspector



8/25/25





8/25/25

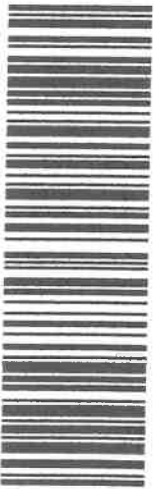




8/25/25



CERTIFIED MAIL



9589 0710 5270 2886 2486 89  
9589 0710 5270 2886 2486 89

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

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

OFFICIAL USE

Certified Mail Fee  
\$ 5.32  
Extra Services & Fees (check box, add fees as appropriate)  
☐ Return Receipt (hardcopy) \$ 1.40  
☐ Return Receipt (electronic) \$ 0.00  
☐ Certified Mail Restricted Delivery \$ 0.00  
☐ Adult Signature Required \$ 0.00  
☐ Adult Signature Restricted Delivery \$ 0.00

Postage  
\$ 0.74  
Total Postage and Fees  
\$ 10.44

Postmark  
Here

Sent To  
**SWK INVESTMENTS LLC**  
Street and Apt. No., or PO Box No.  
**305 JULIA STREET**  
City, State, ZIP+4®  
**NEW SMYRNA BEACH FL 32168**  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MENTS LLC

FL 32168

CASE  
#184

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW SMYRNA BEACH, FL  
32169



9590 9402 9016 4122 8435 16

2. Article Number (Transfer from service label)

9599 0710 5270 2886 2486 89

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

**X**

☐ Agent

☐ 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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

# 184

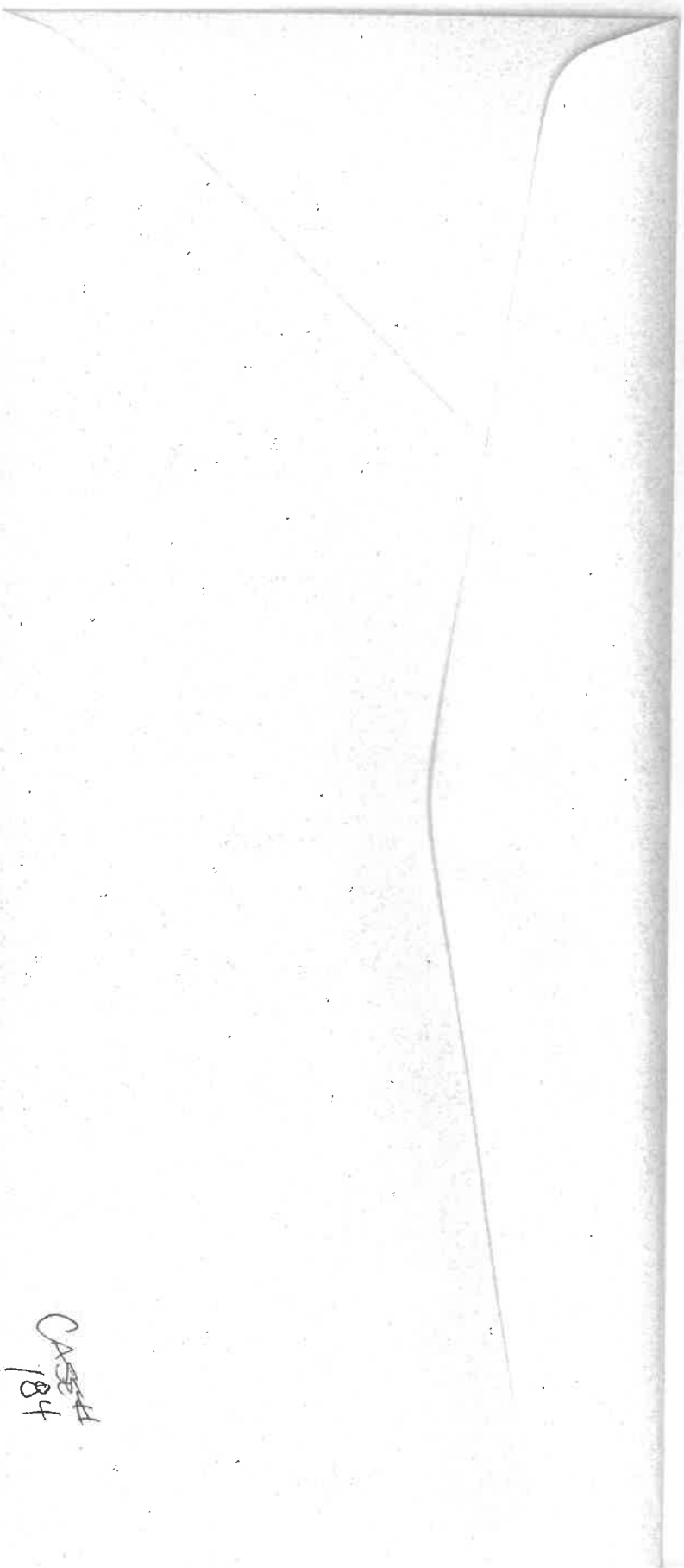
CASE # 184

**Certified Mail**  
■ A receipt (this portion of the mailpiece)  
■ 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 service with or without insurance coverage.  
■ Certified Mail service is available for First-Class Mail®, First-Class Mail® International, Registered Mail®, and Certified Mail® International mail.  
■ Insurance coverage is available for Certified Mail service with Certified Mail service insurance coverage and certain Priority Mail items.  
■ For an additional fee, an endorsement on the mailpiece can be added to the following services:  
- Return receipt services of delivery (including a hard copy or electronic version). For complete PS Form 3811, Receipt attach PS Form 3800, January 2020.

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

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW SMYRNA BEACH, FL 32168

CASE  
#184



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184