

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Florida Statute 166.0415 Effective July 01, 2021

### **Code Enforcement Complaint Form**

Date of complaint: Feb. 12, 2025	Name (required) Marshall Sova	Email:
Phone: (386)719-5746	Address: 205 N. Marion Ave Lake City, FL 32055	EIIIaii:
Do you wish to be contacted ab Address of Complaint: 820 NE Ja of Complaint: Derelict vehicles	out this complaint? Yes No Best Time To Call:	Nature
		How
long has the complaint been go	ing on? Unknown	Do you know
who the person(s) involved are frames that the complaint is hap that you would like to us to know that you would like to us to know that you would like to us to know the person (s) involved are frames that you would like to us to know that you would like the your than you would like you would like the your than you would like you would lik		Do you know the time ere any other information
	**** Below Internal Use Only ****	
Date Received: Feb. 12 2025 Notes:	Via: Person Case Number Assigned 25-0000003	1
		:

Case Data Sheet for case #	25-00000031
Case Data Sheet for case #	

Parcel#
Address: 820 NE Jackson Ave
Owner: Henry & Gussie Wilson c/o Carlos Wilson
Date of first inspection: 02/12/2025
1st Notice of Violation sent: 02/13/2025 3/18/25 Delivers
2 <sup>nd</sup> inspection date:
2 <sup>nd</sup> Notice of Violation sent: Ready Burkaco 5/1/25
Date of Public Notice placed on property:
Notice of Mag. Hearing sent: 5/1/25
Notice on City of Lake City website on:
Notice posted in City Hall:
Mailing Cost/Date: \$9.69 2/13/2025
Mailing Cost/Date:
Mailing Cost/Date:
Total Mailing Cost:

Marshall Sova CEO/ City of Lake City



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solety for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data currently on file at our office.

by: GrizzlyLogic.com

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



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

NOTES:

PARCEL: 00-00-00-11043-000 (39432) | SINGLE FAMILY (0100) | 0.5 AC Columbia County, FL NE DIV: 1/2 AC IN SE COR BLOCK 56 & ORB 1129-516 2025 Working Values **WILSON HENRY WILSON GUSSIE L** \$8,712 Appraised \$55,360 Mkt Lnd Owner: 815 NE JACKSON AVE \$55,360 Assessed Ag Lnd \$0 C/O CARLOS WILSON \$0 Bldg \$44,648 Exempt LAKE CITY, FL 32055 **XFOB** \$2,000 county:\$55,360 city:\$55,360 820 NE JACKSON AVE, LAKE Total \$55,360 Just Site: Taxable other:\$0 CITY school:\$55,360 Sales NONE Info

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GrizzlyLogic.com GrizzlyLogic.com



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

# NOTICE OF VIOLATION

# CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000031 2<sup>nd</sup> violation w/NOH

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: Henry Wilson/Gussie Wilson C/O Carlos Wilson

INITIAL INSPECTION

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

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 premises, 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 approved spray booth.



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Violation Code	Corrective Action
IPMC 302.8	Vehicles need to be removed off of the property and city street to prevent a blighting
Motor vehicles.	issue in the community. If the vehicles are not removed from the property by the due
	date a Special Magistrate hearing will be scheduled.
	A Special Magistrate hearing is scheduled for June 5, 2025. You are required to attend in person or through Zoom. The Special Magistrate can assess fines and could place a lien on the property.
,	

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

Due date: Attend Special Magistrate hearing June 5,	2025
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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: Henry Wilson/Gussie Wilson c/o Carlos Wilson	Relationship owner:
On date: May 1, 2025 time being:	_
Personal Service _X	
Posted on property_X and at City Hall _X	
Certified Mail, Return Receipt requestedFirst cl	ass mailing
Refused to sign, drop service	
Marshall Sova	my M
Print Name of Code Inspector	Signature of Code Inspector



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

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# NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000031

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Violation Code	Corrective Action
IPMC 302.8	Vehicles need to be removed off of the property and city street to prevent a blighting
Motor vehicles.	issue in the community. If the vehicles are not removed from the property by the due
	date a Special Magistrate hearing will be scheduled.
WARNING: 1	This notice constitutes a warning to discontinue the above violation, and to bring the
violation into co	mpliance on or before the date listed below:
Dun datas Ameil 1	2 2025
Due date: <b>April 1</b> 2	49 2020



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I hereby certify that I delivered the foregoing notice Name: Henry Wilson/Gussie Wilson c/o Carlos Wilson		
On date: March 12, 2025 time being: Personal Service X	Have Dayler	3/10/
Posted on property and at City Hall	Harry Drzivaco	3/18/25
Certified Mail, Return Receipt requestedFirst c	lass mailing	,
Refused to sign_X, drop service		
Marshall Sova	myssel	
Print Name of Code Inspector	Signature of Code Inspector	



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	date a Special Magistrate hearing will be scheduled.
WADNING, T	This notice constitutes a warning to discontinue the above violation, and to bring the
violation into co	mpliance on or before the date listed below:
, <b>, , , , , , , , , , , , , , , , , , </b>	
Due date: March	13, 2025



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

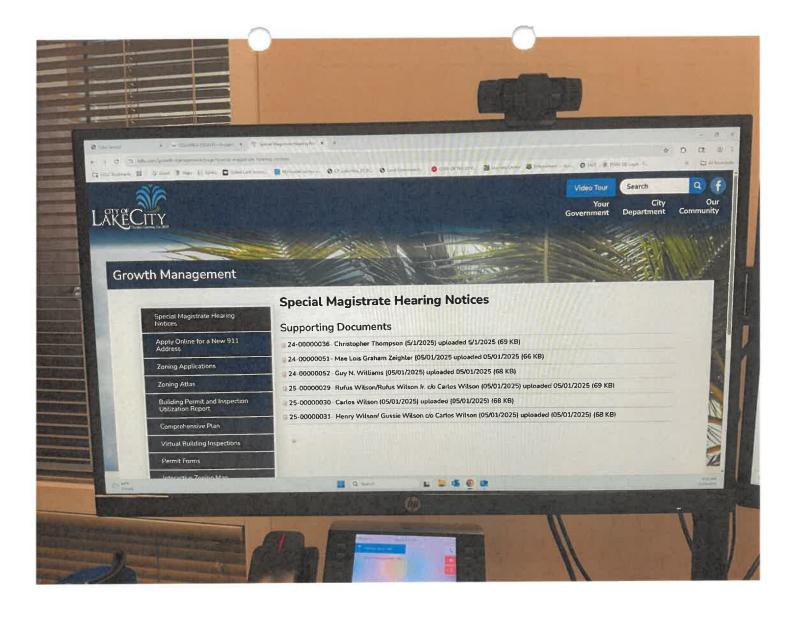
#### Warning

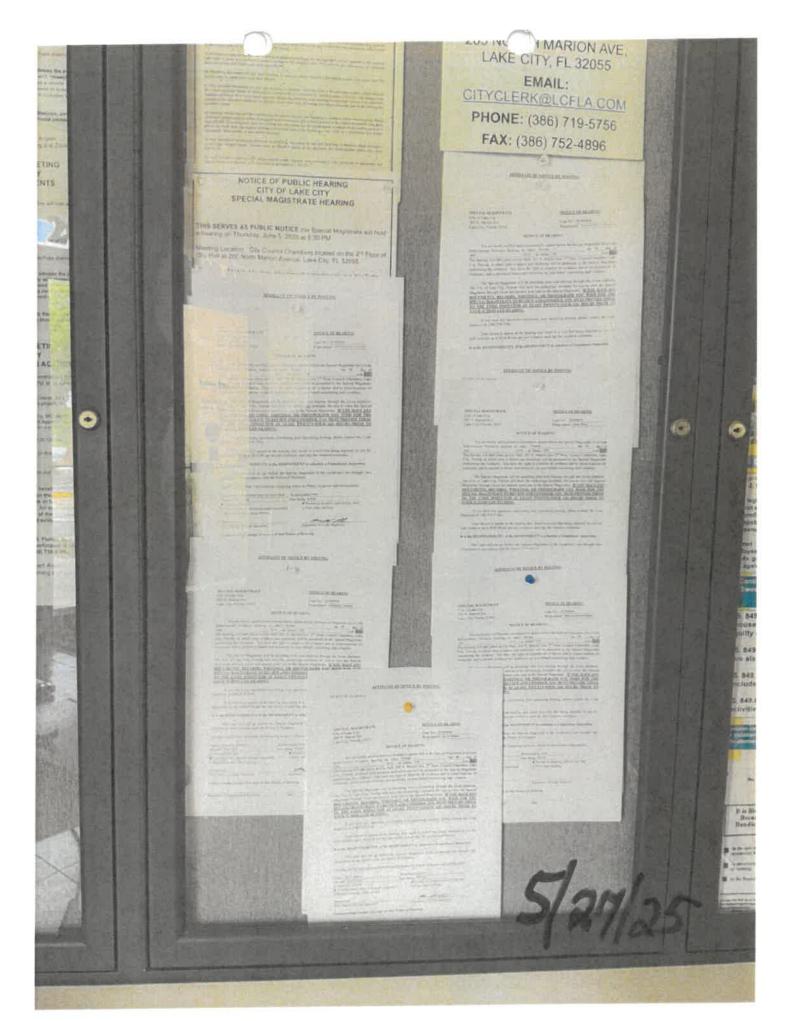
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- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
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- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
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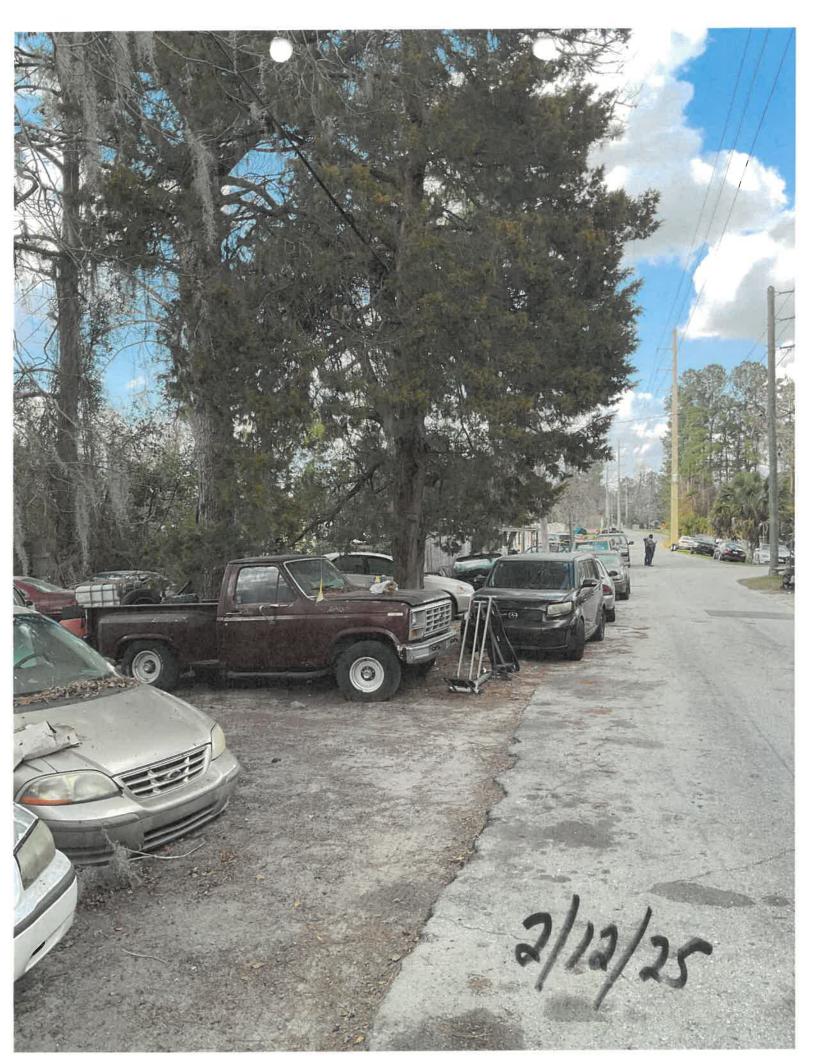
I hereby certify that I delivered the foregoing notice to (Nam	e of person and relationship):
Name: Henry Wilson/Gussie Wilson c/o Carlos Wilson	Relationship owner:
On date: February 13, 2025 time being: 9:30 am	
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requestedX_First class m	ailing
Refused to sign, drop service	
	may sh
Marshall Sova	10000 00 10
Print Name of Code Inspector	Signature of Code Inspector

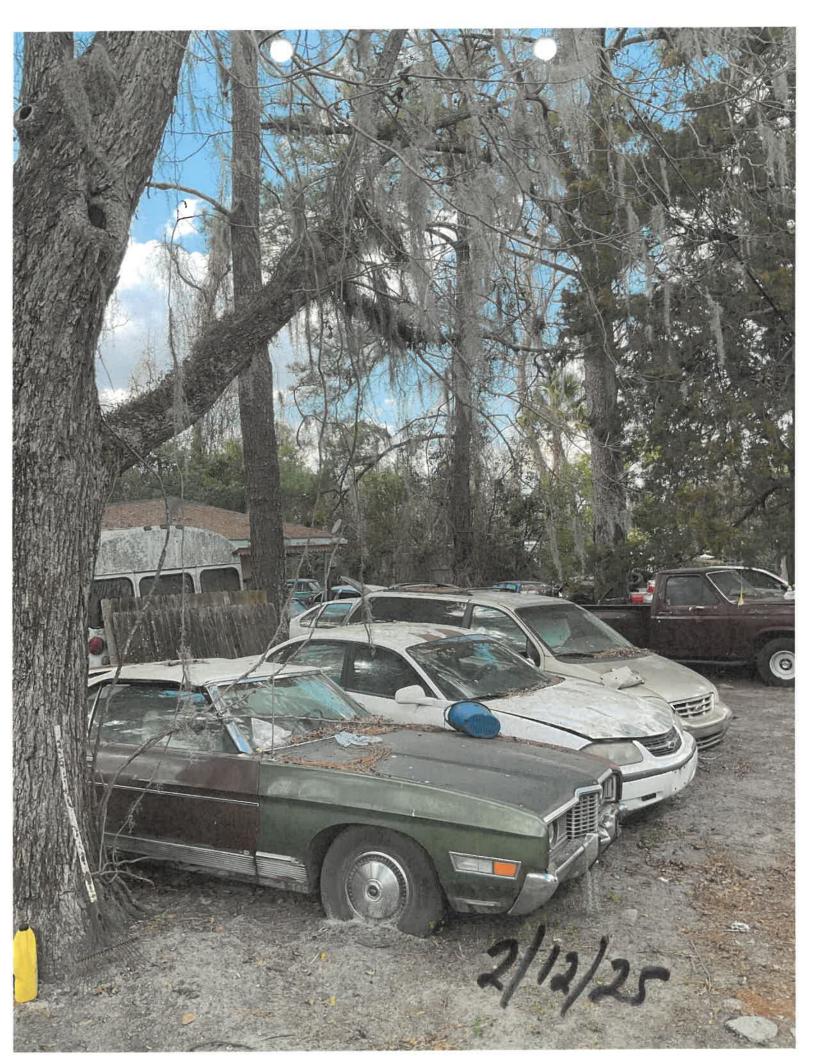


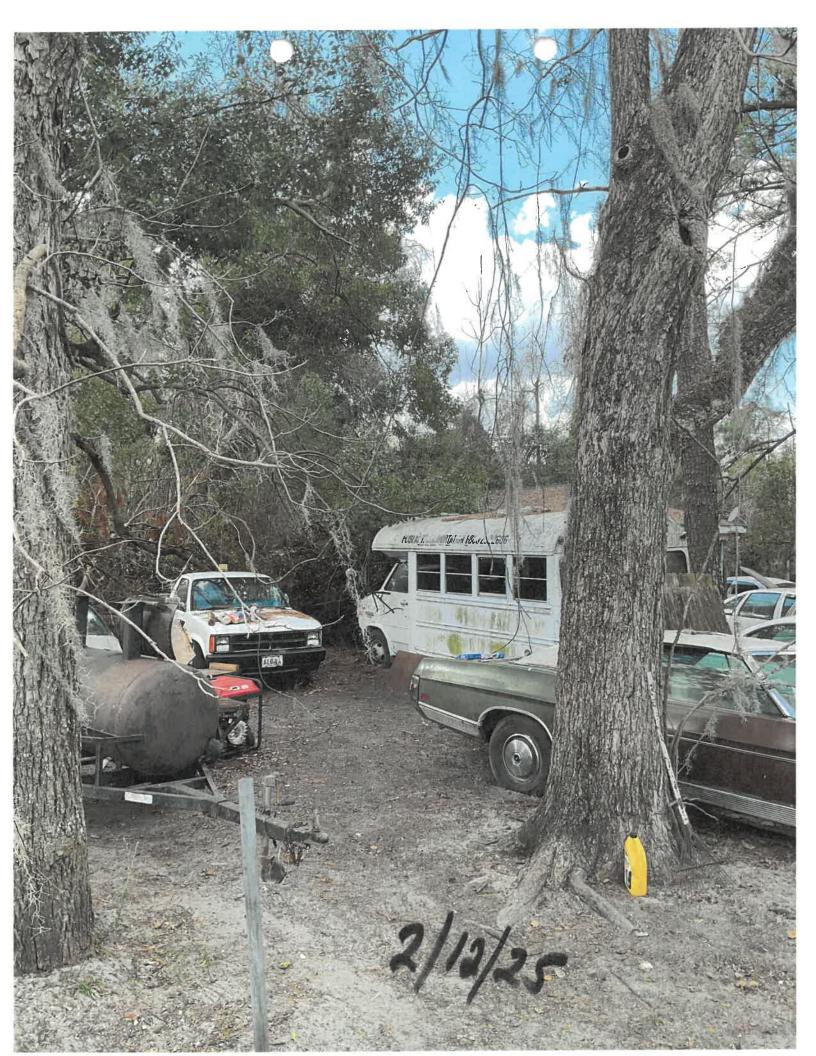






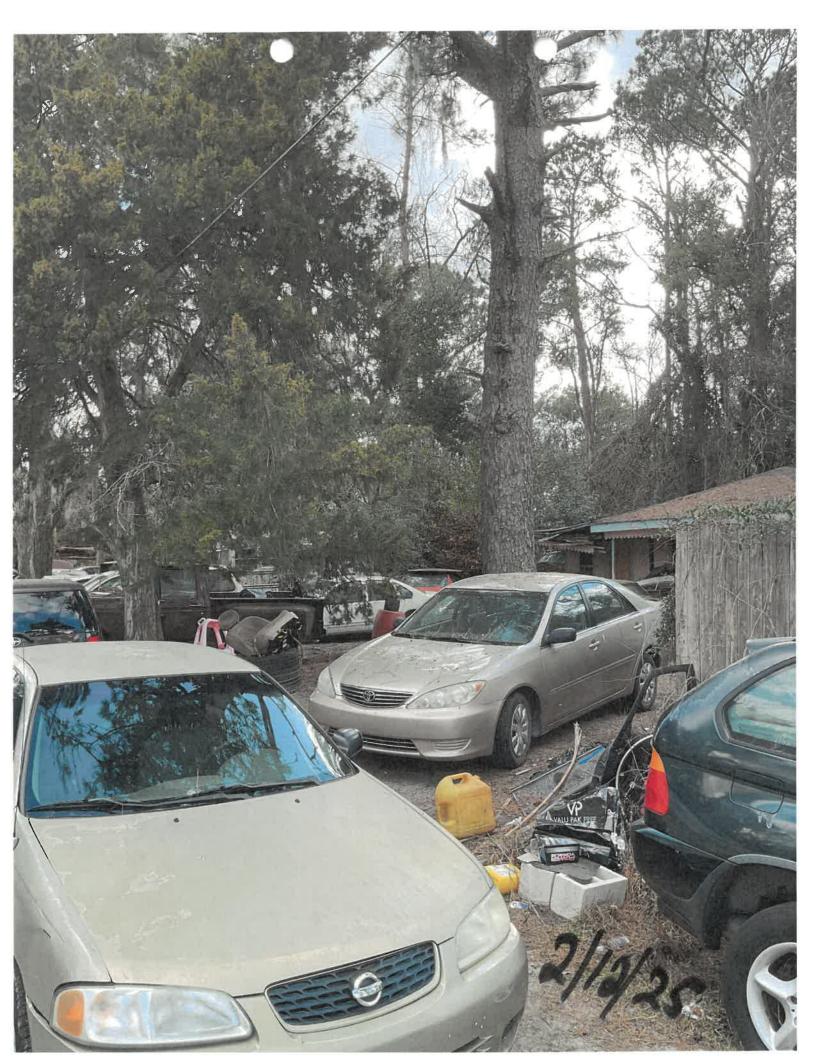


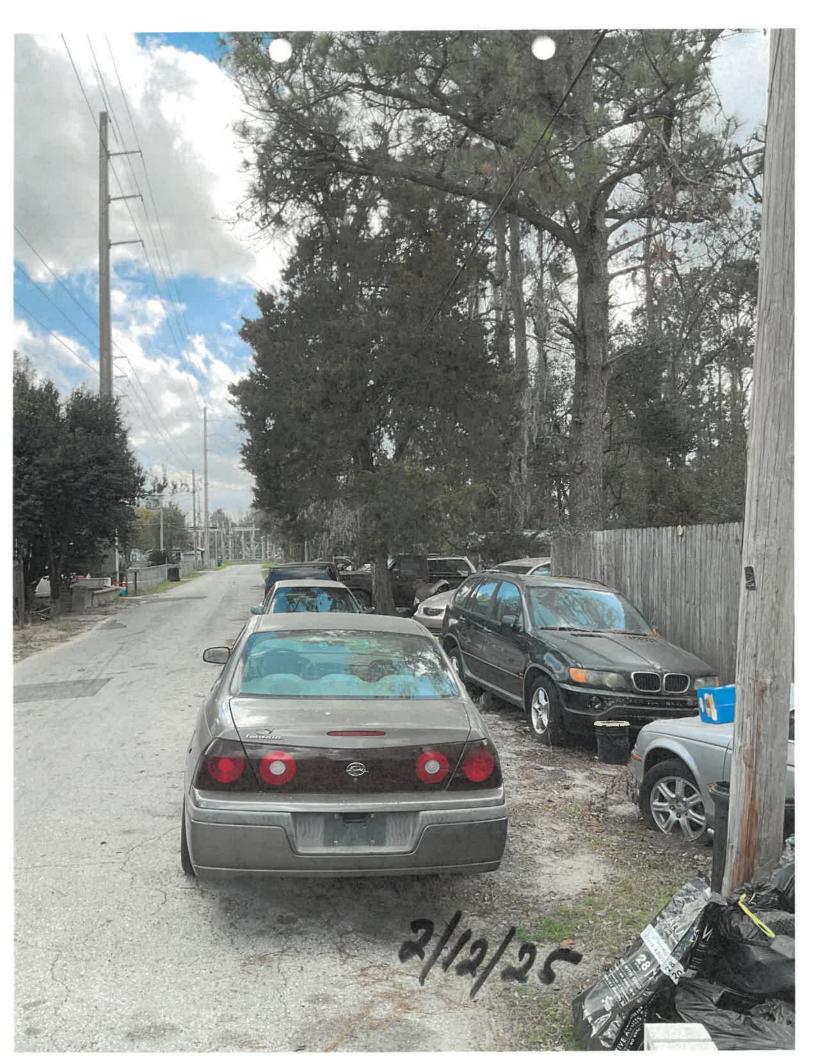


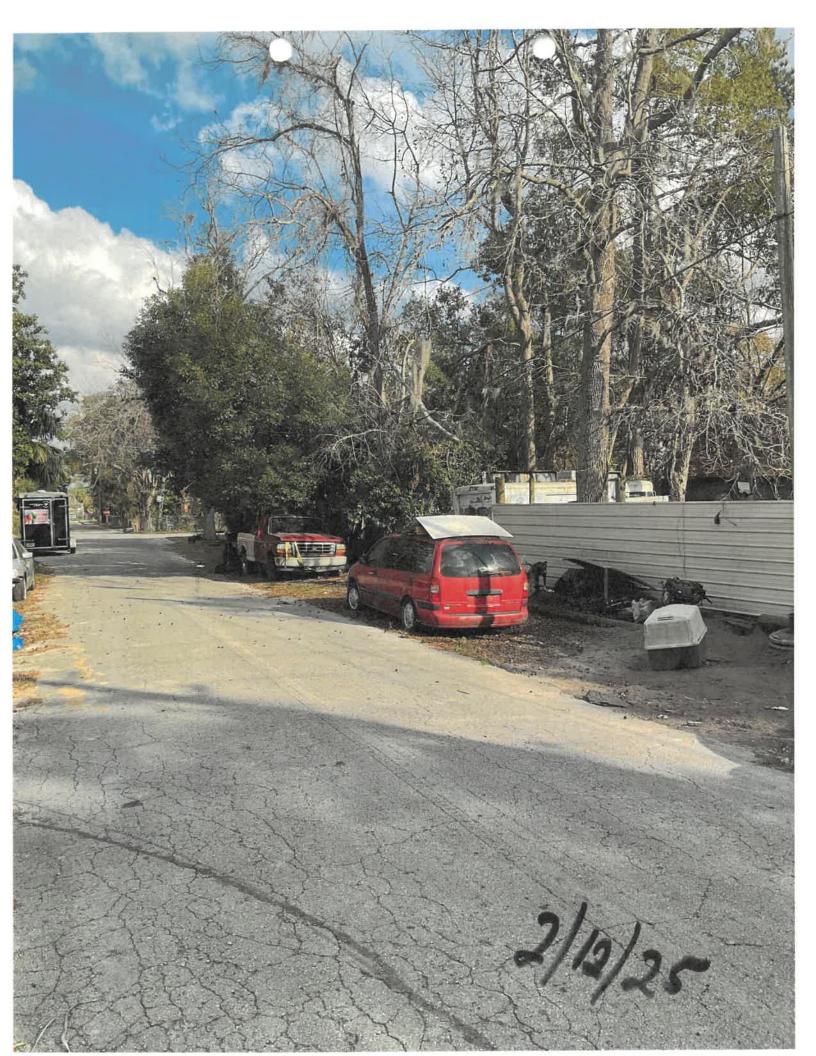


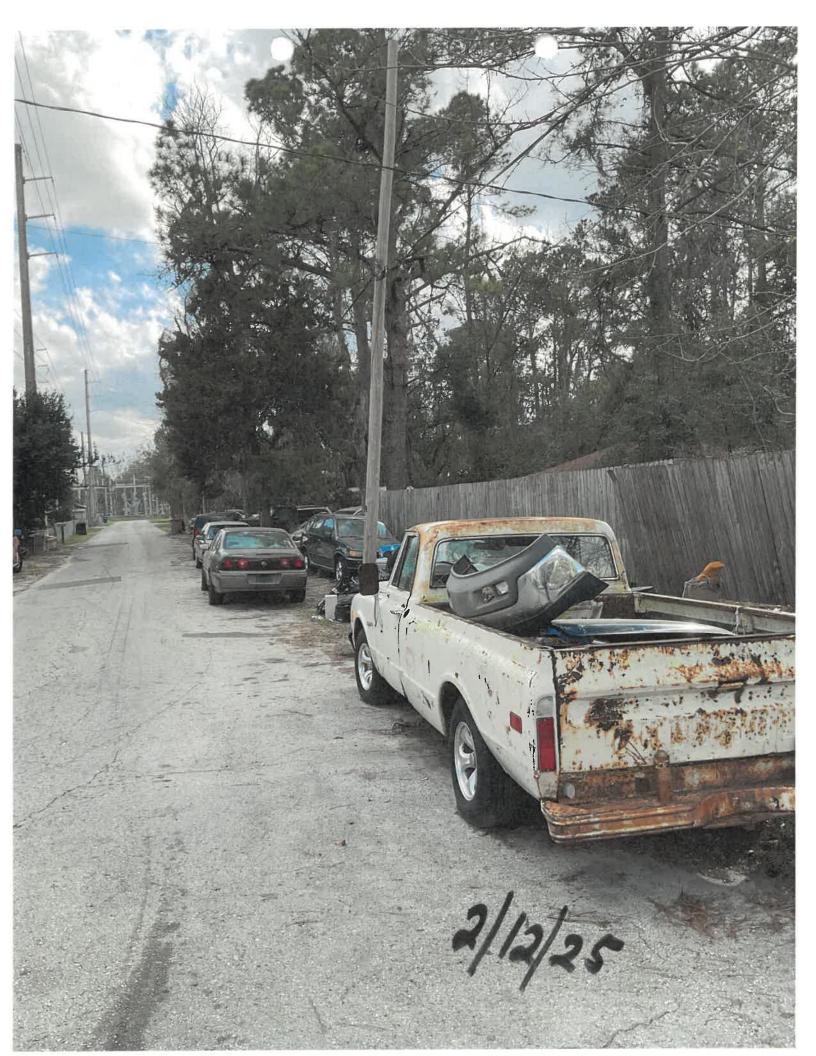












#### **SPECIAL MAGISTRATE**

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

### **NOTICE OF HEARING**

 $Case\ No.:\ \underline{\ \ ^{25\text{-}00000031}}{Respondent:\ \ ^{\text{Henry Wilson/Gussie Wilson/ Clo Carlos Wilson}}$ 

#### NOTICE OF HEARING

Tou are necessy notified and commanded to a	ppear before the Special Magistrate for a Code
Enforcement Violation hearing on (day) Thursda	the 5th day of
June , $20^{25}$ , at (time	e) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. M.	arion Ave, 2 <sup>nd</sup> floor, Council Chambers, Lake
City, Florida, at which time evidence and testimon	y will be presented to the Special Magistrate
concerning the violation. You have the right to ex	camine all evidence and to cross-examine all
witnesses, and to present evidence and testimony or	your behalf concerning said violation.
The Special Magistrate will be presiding or	ver your hearing through the Zoom platform.
The City of Lake City, Florida will have the technology	nology available for you to view the Special
Magistrate through Zoom and present your case to	the Special Magistrate. <b>IF YOU HAVE ANY</b>
DOCUMENTS, RECORDS, WRITINGS, OR	PHOTOGRAPH YOU WISH FOR THE
SPECIAL MAGISTRATE TO REVIEW AND CO	ONSIDER, YOU MUST PROVIDE THESE
TO THE CODE INSPECTOR AT LEAST TV	WENTY-FOUR (24) HOURS PRIOR TO
YOUR SCHEDULED HEARING.	
	upcoming hearing, please contact the Code
Inspector at (386)719-5746.	
77 - 6 11 - 4 - 4 - 1 - 4 - 1 - 4 - 4 - 4 - 4	
	esult in a civil fine being imposed on you for
said violation up to \$250.00 per day/per violation ea	ach day the violation continues.
It is the RESPONSIBILITY of the RESPONDEN	IT to schodule a Compliancy inspection
	11 to senedule a Compitancy inspection.
This case will not go before the Special M	fagistrate if the violation(s) are brought into
This case will not go before the Special M compliance in accordance with the Notice of Violati	Magistrate if the violation(s) are brought into
compliance in accordance with the Notice of Violati	Magistrate if the violation(s) are brought into ion.
	Magistrate if the violation(s) are brought into ion.
I hereby certify that I delivered the foregoing notice	Magistrate if the violation(s) are brought into ion.  to (Name of person and relationship):
I hereby certify that I delivered the foregoing notice  Name Henry Wilson/Gussie Wilson c/o Carlos Wilson Relation	Magistrate if the violation(s) are brought into ion.  to (Name of person and relationship):  onship Owner
I hereby certify that I delivered the foregoing notice  Name Henry Wilson/Gussie Wilson c/o Carlos Wilson Relation On date May 1, 2025 time be	Magistrate if the violation(s) are brought into ion.  to (Name of person and relationship):  onship Owner ing 8:34 am
I hereby certify that I delivered the foregoing notice  Name Henry Wilson/Gussie Wilson c/o Carlos Wilson  On date May 1, 2025  Personal Service  Relation	Magistrate if the violation(s) are brought into ion.  to (Name of person and relationship):  onship Owner ing 8:34 am  Posted on property and at City Hall
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#### AFFIDAVIT OF NOTICE BY POSTING

#### STATE OF FLORIDA

#### COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of MAY 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 27th day of MAY 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 820 NE Jackson Avenue AND 205 N Marion Ave, Lake City, FL. 32055.

# 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, June 5, 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

#### **SPECIAL MAGISTRATE**

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

#### **NOTICE OF HEARING**

Case No.: 25-00000031
Respondent: Henry Wilson/Gussle Wilson/ C/o Carlos Wilson

#### 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 5th day of June , 20 25, at (time) 5:30 a.m. p.m.
June , 20 25 , 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. <b>IF YOU HAVE ANY</b>
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.
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THE DESCRIPTION OF A DESCRIPTION As school of Compliance inspection
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
This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.
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This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.  I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  Name Henry Wilson/Gussie Wilson c/o Carlos Wilson Relationship Owner On date May 1, 2025 Relationship 8:34 am
This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.  I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  Name Henry Wilson/Gussie Wilson c/o Carlos Wilson Relationship Owner On date May 1, 2025 time being 8:34 am  Personal Service Posted on property and at City Hall
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This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.  I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  Name Henry Wilson/Gussie Wilson c/o Carlos Wilson Relationship Owner On date May 1, 2025 time being 8:34 am  Personal Service Posted on property and at City Hall Certified Mail, Return Receipt requested Refused to sign, drop service
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This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.  I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  Name Henry Wilson/Gussie Wilson c/o Carlos Wilson Relationship Owner  On date May 1, 2025  Personal Service Certified Mail, Return Receipt requested Refused to sign, drop service  Marshall Sova  Print Name of Code Inspector  I acknowledge receipt of a copy of this Notice of Hearing
This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.  I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  Name Henry Wilson/Gussie Wilson c/o Carlos Wilson Relationship Owner On date May 1, 2025 time being 8:34 am  Personal Service Posted on property and at City Hall Certified Mail, Return Receipt requested Refused to sign, drop service  Marshall Sova Print Name of Code Inspector  Signature of Code Inspector



May 1, 2025

#### To whom it may concern:

The Special Magistrate Hearing will be held on June 5, 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

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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

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

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