



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

Florida Statute 166.0415  
Effective July 01, 2021

## Code Enforcement Complaint Form

Date of complaint: May 15, 2024 Name (required) Marshall Sova  
Phone: 386-719-5746 Address: 205 N. Marion Ave Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint? Yes No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 742 NW Campbell Terr Lake City, FL 32055 Nature  
of Complaint: Dilapidated structure

How  
long has the complaint been going on? Unknown Do you know  
who the person(s) involved are? Yes No If yes, who? Christopher Thompson 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 15, 2024 Via: Person Case Number Assigned 24-00000036  
Notes: \_\_\_\_\_

Case Data Sheet for case # 24-00000036

Parcel# 11427-000

Address: 742 NW Campbell Terr

Owner: Christopher Thompson

Date of first inspection: 5/15/2024

1<sup>st</sup> Notice of Violation sent: 5/15/2024

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

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

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

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

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

Notice posted in City Hall:

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

Mailing Cost/Date: \$8.69 5/15/2024

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

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

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

  
\_\_\_\_\_

Marshall Sova CEO/ City of Lake City

## Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/16/2024

Parcel: &lt;&lt; 00-00-00-11427-000 (39898) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

## Owner &amp; Property Info

Result: 4 of 5

|              |   |              |          |
|--------------|---|--------------|----------|
| Owner        | THOMPSON CHRISTOPHER<br>P O BOX 223152<br>WEST PALM BEACH, FL 33422-3152  |              |          |
| Site         | 742 NW CAMPBELL TER, LAKE CITY  |              |          |
| Description* | NW DIV: BEG AT A PT 342 FT S OF NW COR LOT 77, RUN N 90 FT, E TO E LINE OF SAID LOT, S 90 FT, W TO POB, (BLOCK 77), 454-362, 768-2262, 771-950, PB 837-1366, 1042-262, WD 1069-1883, QC 1069-1885, QC 1197-49, WD 1202-124, |              |          |
| Area         | 0.286 AC  | S/T/R        | 30-3S-17 |
| Use Code**   | SINGLE FAMILY (0100)  | Tax District | 1        |

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

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

## Property &amp; Assessment Values

| 2023 Certified Values |  | 2024 Working Values |  |
|-----------------------|--|---------------------|--|
| Mkt Land              | \$4,999  | Mkt Land            | \$4,999  |
| Ag Land               | \$0  | Ag Land             | \$0  |
| Building              | \$26,818   | Building            | \$28,497   |
| XFOB                  | \$0  | XFOB                | \$0  |
| Just                  | \$31,817   | Just                | \$33,496   |
| Class                 | \$0  | Class               | \$0  |
| Appraised             | \$31,817   | Appraised           | \$33,496   |
| SOH Cap [?]           | \$2,104  | SOH Cap [?]         | \$812  |
| Assessed              | \$31,817   | Assessed            | \$33,496   |
| Exempt                | \$0  | Exempt              | \$0  |
| Total Taxable         | county:\$29,713 city:\$29,713<br>other:\$0 school:\$31,817 | Total Taxable       | county:\$32,684 city:\$32,684<br>other:\$0 school:\$33,496 |



## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 9/23/2010  | \$8,000    | 1202/0124 | WD   | I   | U                     | 12    |
| 6/22/2010  | \$88,400   | 1197/0049 | QC   | I   | U                     | 12    |
| 12/28/2005 | \$100      | 1069/1885 | QC   | I   | U                     | 01    |
| 12/28/2005 | \$165,000  | 1069/1883 | WD   | I   | Q                     |       |
| 3/31/2005  | \$100      | 1042/0262 | WD   | I   | U                     | 01    |
| 12/16/1992 | \$2,800    | 0768/2262 | WD   | I   | U                     | 12    |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1940     | 1104    | 1302      | \$28,497   |

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features &amp; Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE |      |          |       |       |      |

## Land Breakdown

| Code | Desc      | Units                    | Adjustments                    | Eff Rate | Land Value |
|------|-----------|--------------------------|--------------------------------|----------|------------|
| 0100 | SFR (MKT) | 12,497,000 SF (0.286 AC) | 1.0000/1.0000 1.0000/8000000 / | \$0 /SF  | \$4,999    |

Search Result: 4 of 5

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

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 5/16/2024 and may not reflect the data currently on file at our office.



**Columbia County Property Appraiser**

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

**PARCEL: 00-00-00-11427-000 (39898)** | SINGLE FAMILY (0100) | 0.286 AC  
NW DIV: BEG AT A PT 342 FT S OF NW COR LOT 77, RUN N 90 FT, E TO E LINE OF SAID LOT, S 90 FT, W TO POB.  
(BLOCK 77), 454-362, 768-2262, 771-950, PB 83

| THOMPSON CHRISTOPHER |                                | 2024 Working Values |          |                 |          |
|----------------------|--------------------------------|---------------------|----------|-----------------|----------|
| Owner:               | P O BOX 223152                 | Mkt Lnd             | \$4,999  | Appraised       | \$33,496 |
|                      | WEST PALM BEACH, FL 33422-3152 | Ag Lnd              | \$0      | Assessed        | \$33,496 |
|                      |                                | Bldg                | \$28,497 | Exempt          | \$0      |
| Site:                | 742 NW CAMPBELL TER, LAKE      | XFOB                | \$0      | county:\$32,684 |          |
|                      | CITY                           |                     |          | city:\$32,684   |          |
| Sales Info           | 9/23/2010                      | \$8,000             | I (U)    | other:\$0       |          |
|                      | 6/22/2010                      | \$88,400            | I (U)    | school:\$33,496 |          |
|                      | 12/28/2005                     | \$100               | I (U)    |                 |          |
|                      |                                | Just                | \$33,496 | Total Taxable   |          |

**NOTES:**

Columbia County, FL



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GrizzlyLogic.com



**Kyle Keen**

Ad Valorem Taxes and Non-Ad Valorem Assessments

**Columbia County Tax Collector**

REAL ESTATE 2023 30943

| Account Number | Payor | Exemptions | Taxable Value | Millage Code |
|----------------|-------|------------|---------------|--------------|
| R11427-000     |       | See Below  | See Below     | 001          |

THOMPSON CHRISTOPHER  
P O BOX 223152  
WEST PALM BEACH FL 33422-3152

00-00-00 0100/0100.29 Acres NW DIV:  
BEG AT A PT 342 FT S OF NW COR LOT  
77, RUN N 90 FT, E TO E LINE OF  
SAID LOT, S 90 FT, W TO POB. (BLOCK  
77). 454-362, 768-2262, 771-950, PB  
837-1366, 1042-262, WD 1069-1883,  
QC 1069-1885, QC 1197-49, WD 1202-  
124,

| Ad Valorem Taxes              |        |                |                    |               |              |
|-------------------------------|--------|----------------|--------------------|---------------|--------------|
| Taxing Authority              | Rate   | Assessed Value | Exemption Amount   | Taxable Value | Taxes Levied |
| CITY OF LAKE CITY             | 4.9000 | 29,713         |                    | \$29,713      | \$145.59     |
| BOARD OF COUNTY COMMISSIONERS | 7.8150 | 29,713         |                    | \$29,713      | \$232.21     |
| COLUMBIA COUNTY SCHOOL BOARD  |        |                |                    |               |              |
| DISCRETIONARY                 | 0.7480 | 31,817         |                    | \$31,817      | \$23.79      |
| LOCAL                         | 3.2170 | 31,817         |                    | \$31,817      | \$102.36     |
| CAPITAL OUTLAY                | 1.5000 | 31,817         |                    | \$31,817      | \$47.73      |
| SUWANNEE RIVER WATER MGT DIST | 0.3113 | 29,713         |                    | \$29,713      | \$9.25       |
| LAKE SHORE HOSPITAL AUTHORITY | 0.0001 | 29,713         |                    | \$29,713      | \$0.00       |
| <b>Total Millage</b>          |        | 18.4914        | <b>Total Taxes</b> |               | \$560.93     |

| Non-Ad Valorem Assessments |                      |          |
|----------------------------|----------------------|----------|
| Code                       | Levying Authority    | Amount   |
| XLCF                       | CITY FIRE ASSESSMENT | \$311.26 |
| <b>Total Assessments</b>   |                      | \$311.26 |

| Taxes & Assessments |           |           |           |           |
|---------------------|-----------|-----------|-----------|-----------|
| IF PAID BY          | 3/31/2024 | 4/30/2024 | 5/20/2024 | 5/31/2024 |
| PLEASE PAY          | \$872.19  | \$898.36  | \$935.61  | \$935.61  |



# Kyle Keen, Tax Collector

*Proudly Serving The People of Columbia County*

Site Provided  
aumentumte

## Tax Record

print    

Account Number  
1 of 1

Last Update: 5/15/2024 9:54:09 AM ET

### Details

Tax Record  
Legal Desc.  
Tax Payment

### Payment History

» Print View

Print Tax Bill **NEW!**  
Change of Address

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

| Account Number | Tax Type    | Tax Year |
|----------------|-------------|----------|
| R11427-000     | REAL ESTATE | 2023     |

### Payment History

| Year        | Folio      | Date Paid            | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|----------------------|--------------|---------------|-------------|
| <b>2022</b> | 35346      | 5/9/2024             | 2502941.0001 | \$760.93      | \$909.20    |
|             | Owner Name | THOMPSON CHRISTOPHER |              |               |             |
|             | Paid By    | CHRISTOPHER THOMPSON |              |               |             |

| Year        | Folio      | Date Paid            | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|----------------------|--------------|---------------|-------------|
| <b>2021</b> | 36754      | 1/28/2022            | 2501406.0002 | \$717.79      | \$703.43    |
|             | Owner Name | THOMPSON CHRISTOPHER |              |               |             |
|             | Paid By    | ELIZABETH OWENS      |              |               |             |

| Year        | Folio      | Date Paid            | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|----------------------|--------------|---------------|-------------|
| <b>2020</b> | 2491       | 12/8/2020            | 9921974.0001 | \$693.88      | \$673.06    |
|             | Owner Name | THOMPSON CHRISTOPHER |              |               |             |
|             | Paid By    | CHRIS THOMPSON       |              |               |             |

| Year        | Folio      | Date Paid            | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|----------------------|--------------|---------------|-------------|
| <b>2019</b> | 2490       | 3/26/2021            | 2704367.0001 | \$741.26      | \$885.12    |
|             | Owner Name | THOMPSON CHRISTOPHER |              |               |             |
|             | Paid By    | CHRISTOPHER THOMPSON |              |               |             |

| Year        | Folio      | Date Paid            | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|----------------------|--------------|---------------|-------------|
| <b>2018</b> | 2504       | 12/8/2020            | 9921977.0001 | \$696.60      | \$924.60    |
|             | Owner Name | THOMPSON CHRISTOPHER |              |               |             |
|             | Paid By    | LAVITA THOMPSON      |              |               |             |

| Year        | Folio      | Date Paid            | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|----------------------|--------------|---------------|-------------|
| <b>2017</b> | 2513       | 2/12/2020            | 9922198.0001 | \$683.44      | \$1,027.27  |
|             | Owner Name | THOMPSON CHRISTOPHER |              |               |             |
|             | Paid By    | CHRIS THOMPSON       |              |               |             |

| Year        | Folio      | Date Paid            | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|----------------------|--------------|---------------|-------------|
| <b>2016</b> | 2529       | 4/26/2019            | 9923489.0001 | \$662.83      | \$880.17    |
|             | Owner Name | THOMPSON CHRISTOPHER |              |               |             |
|             | Paid By    | CHRISTOPHER THOMPS   |              |               |             |

| Year | Folio | Date Paid  | Receipt      | Amount Billed | Amount Paid |
|------|-------|------------|--------------|---------------|-------------|
|      | 2520  | 11/14/2016 | 0020122.0001 | \$720.05      | \$962.05    |

### Site Functions

#### Tax Search

Local Business Tax  
Contact Us  
County Login  
Home



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**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000036 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: **Christopher Thompson**

Address: **742 NW Campbell Terr. Lake City, FL 32055**

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: **05/15/2024**

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

Violation Code

Violation Description

|  |   |
|--|---|
| <b>IPMC 108.1.1 Unsafe structures.</b>                   | An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.   |
| <b>IPMC 108.1.3 Structure unfit for human occupancy.</b> | A structure is unfit for human <i>occupancy</i> whenever the <i>code official</i> finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks <i>ventilation</i> , illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the <i>occupants</i> of the structure or to the public. |
| <b>IPMC 301.3 Vacant structures and land.</b>            | Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.   |
|  |   |
|  |   |



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

| Violation Code   | Corrective Action   |
|--|---|
| <b>IPMC 108.1.1<br/>Unsafe structures.</b>                   | The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property. |
| <b>IPMC 108.1.3<br/>Structure unfit for human occupancy.</b> | The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property. |
| <b>IPMC 301.3<br/>Vacant structures and land.</b>            | The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property. |
|  | A Special Magistrate hearing has been scheduled for June 5, 2025 @5:30 pm. The Special Magistrate can assess fines and give an order to demolish the structure. You are required to attend this hearing in person or through Zoom.  |
|  |   |
|  |   |

**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 June 5, 2025**\_\_\_\_\_





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

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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: Christopher Thompson Relationship owner: \_\_\_\_\_

On date: May 1, 2025 time being: 9:00 am \_\_\_\_\_

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

Posted on property X and at City Hall X

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

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

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector



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Date: **05/15/2024**

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

| Violation Code   | Violation Description   |
|--|---|
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| <b>IPMC 108.1.3 Structure unfit for human occupancy.</b> | A structure is unfit for human <i>occupancy</i> whenever the <i>code official</i> finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks <i>ventilation</i> , illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the <i>occupants</i> of the structure or to the public. |
| <b>IPMC 301.3 Vacant structures and land.</b>            | Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.   |
|  |   |
|  |   |



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|--|---|
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| <b>IPMC 108.1.3</b><br><b>Structure unfit for human occupancy.</b> | The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property. |
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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: **May 30, 2024**\_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
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Lake City, Florida 32055  
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[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: Christopher Thompson Relationship owner: \_\_\_\_\_

On date: May 15, 2024 time being: 10:14 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





Video Tour Search  
Your Government City Department Our Community

## Growth Management

Special Magistrate Hearing Notices

Apply Online for a New 911 Address

Zoning Applications

Zoning Atlas

Building Permit and Inspection Utilization Report

Comprehensive Plan

Virtual Building Inspections

Permit Forms

Interactive Zoning Map

## Special Magistrate Hearing Notices

### Supporting Documents

- 24-00000036- Christopher Thompson (5/1/2025) uploaded 5/1/2025 (69 KB)
- 24-00000051- Mae Lois Graham Zeighler (05/01/2025) uploaded 05/01/2025 (66 KB)
- 24-00000052- Guy N. Williams (05/01/2025) uploaded 05/01/2025 (68 KB)
- 25-00000029- Rufus Wilson/Rufus Wilson Jr. c/o Carlos Wilson (05/01/2025) uploaded 05/01/2025 (69 KB)
- 25-00000030- Carlos Wilson (05/01/2025) uploaded (05/01/2025) (68 KB)
- 25-00000031- Henry Wilson/ Gussie Wilson c/o Carlos Wilson (05/01/2025) uploaded (05/01/2025) (68 KB)

1001 MARION AVE.  
LAKE CITY, FL 32055

EMAIL:  
CITYCLERK@LCFLA.COM

PHONE: (386) 719-5756

FAX: (386) 752-4896

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

THIS SERVES AS PUBLIC NOTICE For Special Magistrate will hold  
a hearing on Thursday, June 5, 2025 at 5:30 PM

Hearing Location: City Council Chambers located on the 2nd Floor of  
City Hall at 200 North Marion Avenue, Lake City, FL 32055

**MAGISTRATE JUDITH L. ALPHONSO**

**NOTICE OF PUBLIC HEARING**

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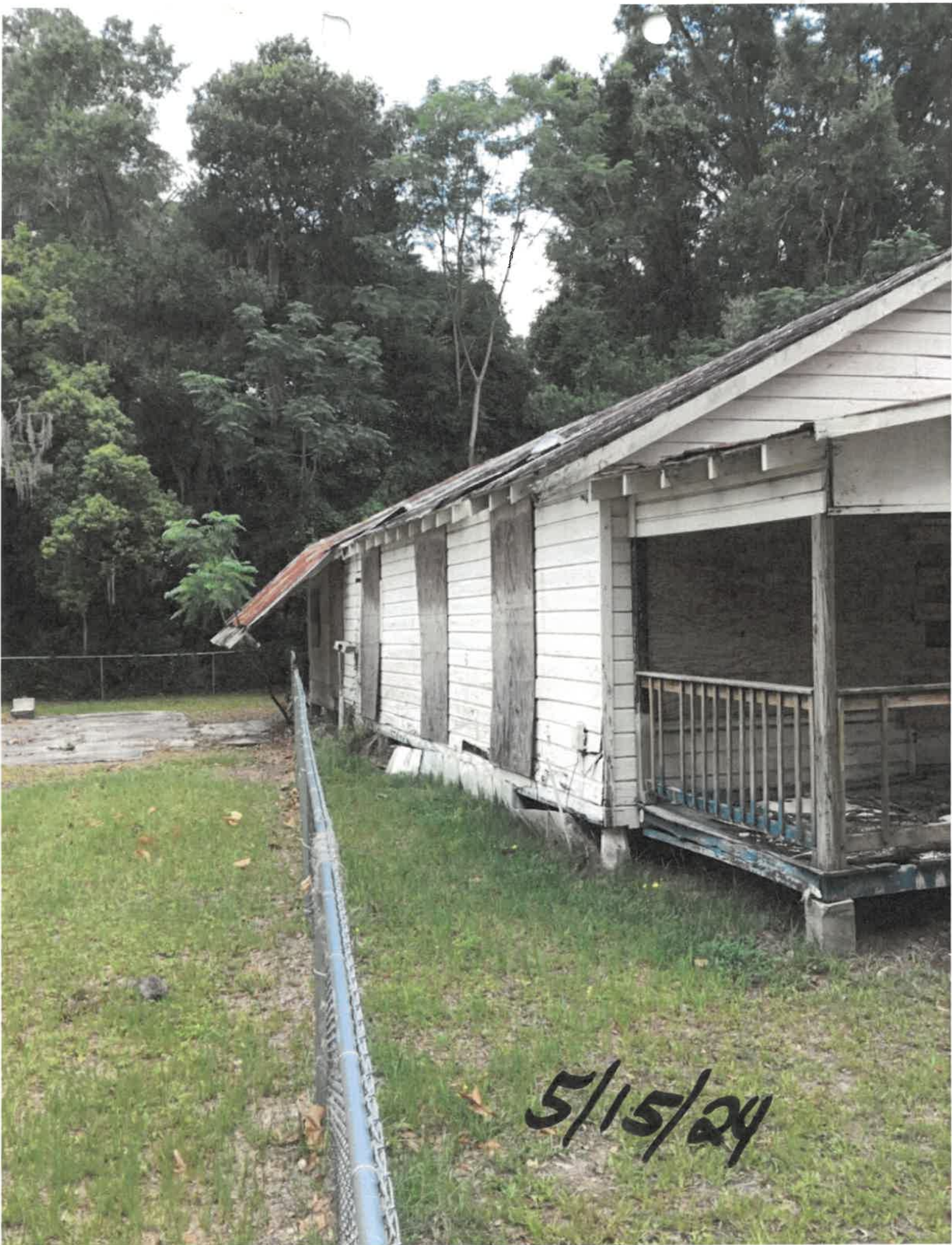
**NOTICE OF PUBLIC HEARING**

5/27/25







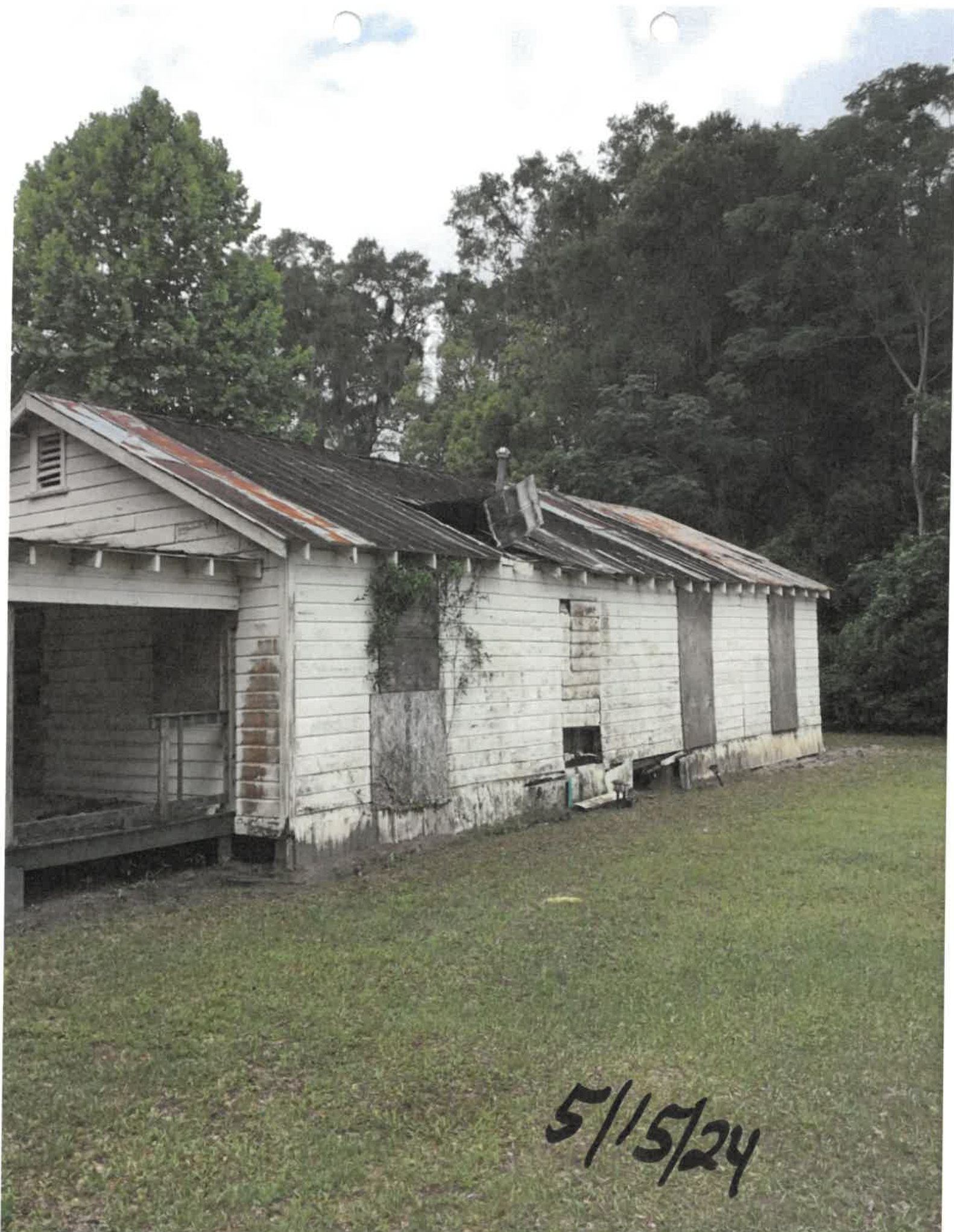


5/15/24













5/15/24

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-00000036  
Respondent: Christopher Thompson

**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, 2025, at (time) 5:30 a.m./p.m.

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

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

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

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

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

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

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

|  |   |
|--|---|
| Name <u>Christopher Thompson</u>   | Relationship <u>Owner</u>   |
| On date <u>May 1, 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 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



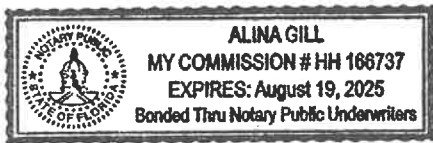
**AFFIDAVIT OF NOTICE BY POSTING**

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: 742 NW Campbell Terrace AND 205 N Marion Ave, Lake City, FL. 32055.



[SEAL]

Marshall Sova  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
\_\_27th\_\_ day of MAY 2025, by Marshall Sova  
who is personally known to me.

Alina Gill  
Signature of Notary

\_\_Alina Gill\_\_  
Print or Type Name

My Commission expires: August 19, 2025

**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**

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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>Christopher Thompson</u>   | Relationship <u>Owner</u>   |
| On date <u>May 1, 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 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



May 1, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on May 1, 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)





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

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

**• T - 386-719-5746 • [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)**

## 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:

CHRISTOPHER THOMPSON  
1200 S. MAIN ST. #200  
BELLEGLADE, FL 33430



9590 9402 9016 4122 8443 08

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

9589 0710 5270 2886 2507 29

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

- ☒ Agent  
☐ Addressee

## B. Received by (Printed Name)

V. Lett

## C. Date of Delivery

5/2/25

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

## 3. Service Type

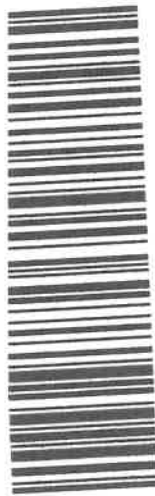
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                             | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery         | <input type="checkbox"/> Registered Mail™                           |
| <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"/> Registered Mail Restricted Delivery (\$500) |   |

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

Domestic Return Receipt

RETURNED 5/7/25

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



9589 0710 5270 2886 2507 29  
9589 0710 5270 2886 2507 29

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

Extra Services & Fees (check box, add fee as 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

Total Postage and Fees

Postmark  
Here

Sent To

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

City, State, ZIP+4<sup>®</sup>

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

See Reverse for Instructions

Mailed 5/1/25



**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:

CHRISTOPHER THOMPSON  
1200 S. MAIN ST. # 200  
BELLEGLADE, FL 33430



9590 9402 9016 4122 8443 08

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2507 29

PS Form 3811, July 2020 PSN 7630-02-000-9053

**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
  - ☐ 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)
- A unique identifier for the mailpiece
- Electronic verification of delivery
- A record of delivery (signature) that is retained for a specified period

**Important Reminders**

- You may purchase First-Class Mail® or Priority Mail® services
- Certified Mail service is available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- For an additional fee, you can request a return receipt (including delivery) on the following services:
  - Return receipt service
  - Return receipt service with insurance coverage

PS Form 3800, January 2020

# USPS Tracking®

Remove X

Tracking Number:

**70210350000054161737**

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

## Latest Update

Your item was delivered to an individual at the address at 10:19 am on May 21, 2024 in BELLE GLADE, FL 33430.

Get More Out of USPS Tracking:

USPS Tracking Plus®

## Delivered

Delivered, Left with Individual

BELLE GLADE, FL 33430

May 21, 2024, 10:19 am

See All Tracking History

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text &amp; Email Updates

USPS Tracking Plus®

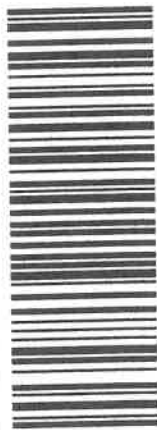
Product Information

See Less ^

Track Another Package

Enter tracking or barcode numbers

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



7021 0350 0000 5416 1737  
7021 0350 0000 5416 1737

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

\$ 4.40

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

- ☒ Return Receipt (hardcopy) 3.45  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$ .24

Total Postage and Fees

\$ 8.69

Sent To

CHRISTOPHER THOMPSON

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

1200 S. Marion St. #200

City, State, ZIP+4®

LAKE CITY FL 32055

Postmark  
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

5/15/24

COMPLETE THIS SECTION ON DELIVERY

- |  |  |
|--|--|
| A. Signature                           | <input type="checkbox"/> Agent<br><input type="checkbox"/> Addressee |
| B. Received by ( <i>Printed Name</i> ) |  |
| C. Date of Delivery                    |  |

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

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

2. Once the problem is identified, the next step is to define the objectives and goals of the project. This helps to clarify what needs to be achieved and provides a clear direction for the team.

3. The third step is to develop a plan or strategy to address the problem. This involves breaking down the problem into smaller, manageable tasks and determining the resources needed to complete them.

4. The fourth step is to implement the plan. This involves putting the strategy into action and monitoring progress to ensure that the project is on track.

5. The final step is to evaluate the results of the project. This involves assessing the outcomes against the objectives and goals and identifying any areas for improvement.

9590 9402 8680 3310 5141 93

2527 9T45 0000 0530 1202

## Domestic Return Receipt

**Certified Mail**

- A receipt (this portion contains a unique identifier for each item)
- Electronic verification of delivery
- A record of delivery (in the form of a signature) that is retained for a specified period.

**Important Reminders**

**First-Class Mail®**, First Class<sup>®</sup> or Priority Mail<sup>®</sup> service is insured coverage for international mail.

Insurance coverage is provided by Certified Mail service with Registered Mail<sup>®</sup> service and insurance coverage and certain Priority Mail<sup>®</sup> items for an additional fee, at endorsement on the following services:

- Return receipt service of delivery (including You can request a hard copy version of PS Form 3800 complete PS Form 3800 Receipt, attach PS Form 3800)

PS Form 3800, April 2018