

Meeting Date
<b>May 2, 2022</b>

# *City of Lake City Report to Council*

AGENDA	
Section	
Item No.	

**SUBJECT: Parcel #  
11512-006 (862 NW  
Georgia Avenue  
DEPT. / OFFICE:**

**Lien Forgiveness Request**

**GROWTH MANAGEMENT**

<b>Originator: Magnolia TC 3 REO, LLC-previous owner</b>	<b>Current owner- Aaron Compton</b>
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City Manager	Department Director	Date
Paul Dyal	Steve Brown	4/25/22

**Council Action Options:**

1. **Forgive all fees associated with code enforcement**
2. **File a lawsuit against current owner and previous owner to collect fees**
3. **File a foreclosure suit on owner and assume city ownership of property**
4. **Forgive accumulated code enforcement fines on property but have owner pay code enforcement administrative fees expended**
5. **Forgive accumulated code enforcement fines on property but have owner pay code enforcement administrative fees expended and require property owner to submit plans and obtain permits for construction within twelve months of this council action date**

**Summary, Explanation & Background:**

**June 24, 2014- Code Officer Bev Wisman, cited the property in violation of Vacant Structures and Land IPMC Sec. 301.3, Sanitation IPMC Sec. 302.1 and Public Nuisance IPMC Sec. 22-191 owner was given a Notice of Violation and was given until July 16, 2014 to comply.**

**June 24, 2014, 2014- A Notice of Hearing was mailed to the Respondent**

**August 13, 2014- Property was re-inspected with no change**

**August 14, 2014- Special Magistrate hearing occurred, parcel was found to be in violation of city code. Respondent had 30 days to bring violations into compliance or a \$50.00 a day fine would start to occur. Respondent was also ordered to pay mailing costs of \$6.90.**

**Property violation became cured 2,773 days later; Fine cost is \$415,950.00.**

**Total fine is \$415,956.90**

**Alternatives: See above action items**

**Source of Funds:**

Code Enforcement Administrative Expenditures

**Financial Impact:**

1. Property may or may not be improved.
2. \$415,956.90 collected in fines and property may or may not be improved.
3. City owns property and sales property.
4. Re-imbusement of CE Administrative expenditures and property may or may not be improved.
5. Re-imbusement of CE Administrative Expenditures and property improved or fines and liens reinstated.

**Exhibits Attached:**

Magistrate Orders, Tax Parcel and Receipts for Code Enforcement Expenditures.

414,156.90



# City of Lake City

205 N. MARION AVE.  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case No. 14-52400968 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 2<sup>nd</sup> day of September 2014.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

*Audrey E. Sikes*  
\_\_\_\_\_  
AUDREY E. SIKES, MMC  
City Clerk

- Mayor-Council Member  
STEPHEN M. WITT
- Vice-Mayor-Council Member  
EUGENE JEFFERSON
- Council Members  
MELINDA MOSES  
ZACK PAULK  
GEORGE WARD
- City Attorney  
HERBERT F. DARBY
- City Manager  
WENDELL JOHNSON
- City Clerk  
AUDREY E. SIKES

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 14-52400968

PETITIONER,

v.

MAGNOLIA TC 3 REO, LLC,

RESPONDENT.

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AMENDED ORDER

THIS CAUSE came before the Special Magistrate on August 14, 2014, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondent, makes the following findings of fact and conclusions of law and thereupon ORDERS as follows:

**Findings of Fact**

1. Respondent, MAGNOLIA TC 3 REO, LLC, is the owner of residential real property located at 862 NW Georgia Avenue in Lake City, Florida, and more particularly described in Exhibit A.
2. City of Lake City Code Inspector Beverly Wisman inspected Respondent's property on June 16, 2014, and observed the following conditions:  

Trash and debris littering the yard from unpermitted demolition of a mobile home structure on the subject property.
3. On June 24, 2014 Petitioner sent a Notice of Violation to Respondent describing the alleged violations and providing Respondent until July 16<sup>th</sup> to correct them.

4. The June 24<sup>th</sup> Notice of Violation was delivered to Respondent's mailing address via certified U.S. mail on June 26, 2014.
5. A Notice of Hearing for August 14, 2014, was delivered to Respondent along with the Notice of Violation.
6. City of Lake City Code Inspector Beverly Wisman re-inspected Respondent's property on or about August 13, 2014 and observed the following conditions:

The trash and debris from the unpermitted demolition work was piled along the curb fronting the subject property.

7. No trash pickup services are active for the subject property.

#### **Conclusions of Law**

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
4. Respondent completed the demolition of the mobile home without a permit and cleaned up the subject property, however, Respondent failed to remove and properly dispose of the trash and debris resulting from demolition of the mobile home on the property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.

6. Respondent's property located at 862 NW Georgia Avenue in Lake City, Florida is in violation of Section 22-191, Lake City, Florida Code of Ordinances, which concerns public nuisances.

**Order**


1. Respondent shall take the actions necessary to correct the violation found on the subject property within 30 days of the date of this Order.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 30<sup>th</sup> day, a daily fine of one-hundred and fifty dollars and zero cents (\$150.00) will begin to accrue on the 31<sup>st</sup> day in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondent is ordered to pay Petitioner's enforcement costs in the amount of six dollars and ninety cents (\$6.90) within ten days of receipt of this order. In the event, such costs are not timely paid by Respondent, \$6.90 may be added to the amount of any lien placed on the subject property by Petitioner pursuant to above paragraph no. 2.

DONE AND ORDERED in this 26<sup>th</sup> day of August 2014.

  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Beverly Wisman, City of Lake City, Florida via electronic mail to [wismanb@lcfla.com](mailto:wismanb@lcfla.com) and to Respondent, Magnolia TC 3 REO, LLC via certified mail to 558 W. New England Avenue, Suite 250, Winter Park, Florida 32789 this 26<sup>th</sup> day of August 2014.

  
Jennifer B. Springfield

Cc via e-mail: Wendell Johnson  
Robert Hathcox  
Herbert F. Darby



# City of Lake City

205 N. MARION AVE.  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031  
FAX: (386) 752-4896

STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Amended Order for - Case Number 14-52400968 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 2<sup>nd</sup> day of September 2014.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

  
\_\_\_\_\_  
AUDREY E. SIKES, MMC  
City Clerk

Mayor-Council Member  
STEPHEN M. WITT

Vice-Mayor-Council Member  
EUGENE JEFFERSON

Council Members  
MELINDA MOSES  
ZACK PAULK  
GEORGE WARD

City Attorney  
HERBERT F. DARBY

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

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ORDER

THIS CAUSE came before the Special Magistrate on August 14, 2014, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondent, makes the following findings of fact and conclusions of law and thereupon ORDERS as follows:

**Findings of Fact**

1. Respondent, MAGNOLIA TC 3 REO, LLC, is the owner of residential real property located at 862 NW Georgia Avenue in Lake City, Florida, and more particularly described in Exhibit A.
2. City of Lake City Code Inspector Beverly Wisman inspected Respondent's property on June 16, 2014, and observed the following conditions:  

Trash and debris littering the yard from unpermitted demolition of a mobile home structure on the subject property.
3. On June 24, 2014 Petitioner sent a Notice of Violation to Respondent describing the alleged violations and providing Respondent until July 16<sup>th</sup> to correct them.

4. The June 24<sup>th</sup> Notice of Violation was delivered to Respondent's mailing address via certified U.S. mail on June 26, 2014.
5. A Notice of Hearing for August 14, 2014, was delivered to Respondent along with the Notice of Violation.
6. City of Lake City Code Inspector Beverly Wisman re-inspected Respondent's property on or about August 13, 2014 and observed the following conditions:  

The trash and debris from the unpermitted demolition work was piled along the curb fronting the subject property.
7. No trash pickup services are active for the subject property.

**Conclusions of Law**

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
4. Respondent obtained a demolition permit and cleaned up the subject property.  

However, Respondent failed to remove and properly dispose of the trash and debris resulting from demolition of the mobile home on the property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.

6. Respondent's property located at 862 NW Georgia Avenue in Lake City, Florida is in violation of Section 22-191, Lake City, Florida Code of Ordinances, which concerns public nuisances.

**Order**

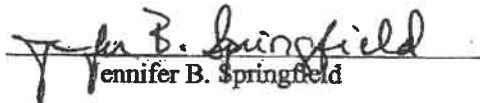
1. Respondent shall take the actions necessary to correct the violation found on the subject property within 30 days of the date of this Order.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 30<sup>th</sup> day, a daily fine of one-hundred and fifty dollars and zero cents (\$150.00) will begin to accrue on the 31<sup>st</sup> day in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondent is ordered to pay Petitioner's enforcement costs in the amount of six dollars and ninety cents (\$6.90) within ten days of receipt of this order. In the event, such costs are not timely paid by Respondent, \$6.90 may be added to the amount of any lien placed on the subject property by Petitioner pursuant to above paragraph no. 2.

DONE AND ORDERED in this 21<sup>st</sup> day of August 2014.

  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Beverly Wisman, City of Lake City, Florida via electronic mail to [wismanb@lcfia.com](mailto:wismanb@lcfia.com) and to Respondent, Magnolia TC 3 REO, LLC via certified mail to 558 W. New England Avenue, Suite 250, Winter Park, Florida 32789 this 21<sup>st</sup> day of August 2014.

  
Jennifer B. Springfield

Cc via e-mail: Wendell Johnson  
Robert Hathcox  
Herbert F. Darby

**CODE ENFORCEMENT BOARD or  
SPECIAL MAGISTRATE**

City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055  
(386) 719-5750

**NOTICE OF VIOLATION**

**Case # 14-52400968**

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 June 23, 2014 the following violation(s) of the Codes of Lake City were violated at the property located at 862 NW GEORGIA AVE Parcel ID# 00-00-00 11512-006 :

**Violation Detail**

00010 VACANT STRUCTURES & LAND IPMC SEC. 301.3  
Date Est: June 16, 2014 Location: Qty: 001

**Violation Text**

June 16, 2014 11:00:08 AM lakebah.  
mobile home demo permit was applied for and never picked up. trash and debris from structure, littered over yard.

**Violation Description**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

**Violation Corrective Action**

All trash and debris shall be removed from property and properly disposed of.

**Violation Detail**

00020 SANITATION IPMC SEC. 302.1  
Date Est: June 16, 2014 Location: Qty: 001

**Violation Text**

June 16, 2014 11:00:15 AM lakebah.  
mobile home demo permit was applied for and never picked up. trash and debris from structure, littered over yard.

**Violation Description**

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall

keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

#### Violation Corrective Action

All trash and debris shall be removed from property and properly disposed of.

#### Violation Detail

00030 PUBLIC NUISANCE SEC. 22-191

Date Est: June 16, 2014 Location: Qty: 001

#### Violation Text

June 16, 2014 11:00:23 AM lakebah.

remove all debris and dispose of accordingly. No active trash services at location.

June 24, 2014 9:27:31 AM lakebah.

LOT IS AN ATTRACTIVE NUISANCE AS MOBILE HOME STRUCTURE IS NOT SECURE, PUBLIC NUISANCE AS CONSTRUCTION DEBRIS LITTERS LOT.

#### Violation Description

Public nuisances are defined in the Definitions section of Division I herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the Minimum Standards Codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the City Growth Management Director or his Designee or the Code Enforcement Board are authorized to order the property owner or City agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein.

Nuisance or Public Nuisance. Any one or combination of the following:

(A) Any public nuisance known at common law or in equity jurisprudence or as provided by the Statutes of the State of Florida or ordinances of the City of Lake City.

(B) Any attractive nuisance which may prove detrimental to the health or safety of children and others whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, abandoned or discarded ice boxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or airtight units,

abandoned motor vehicles and any structurally unsound fences or structures; lumber, trash, fences, debris, or vegetation such as poison ivy, oak or sumac, which may prove a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable and when by reason of abandonment or neglect they contain unsound walls, roofing, or flooring, unsafe wiring, fire hazards, or other unsafe conditions as further defined herein. Unsafe conditions may include such neglect of security that opportunities for criminal activity persist to the danger and detriment of the neighborhood.

(C) Physical or unsanitary conditions or conditions so lacking illumination or ventilation as to be potentially dangerous to human life or detrimental to health of persons on or near the premises where the condition exists. This includes, but is not limited to conditions for mold growth, environmental pollution, or conditions that create harborage for insects or vermin.

(D) Major or minor violations of this Code which cumulatively impact upon premises to the point whereby conditions can potentially endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passers-by.

(E) Whatever renders air, food, or drink unwholesome or detrimental to the health of human beings.

(F) Fire hazards.

#### Violation Corrective Action

Demolition permit must be obtained thru the Growth management department of Lake City, complete demo of structure is required, as well as all trash and debris must be removed from the property. Demo permit is enclosed.

**WARNING:** This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before \_\_JULY 16, 2014\_\_ or within \_\_\_ calendar days from receipt of this notice.

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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

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

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

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

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

Name MAGNOLIA ADVISORS, LLC Relationship REGISTERED AGENT FOR MAGNOLIA TC 3 REO, LLC

On date 6/24/14 time being _____	Personal Service
Posted on property and at City Hall	Certified Mail, Return Receipt requested
First class mailing	70132250000201541425
Refused to sign, drop service	

WISMAN, BEVERLY

Print Name of Code Inspector

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

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

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

\_\_\_\_\_  
Date





City of Lake City
Building Department



INSPECTION REPORT

Permit # NO Permit
Date 10-16-14

Tenant or Owner's Name Joe Freeman Proposed Use

Address 862 NW Georgia Phone

General Contractor Location

Flood Zone BFE Received Flood Certificate Yes No

Table with columns: BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, POOL, ZONING. Rows include Footings, Blocking, Slab, Framing, Sheathing, Roff, Ext. Walls, Firewall, Insulation, Chimney, Rough-In, T.S., P.S., M.H., Final, Reconnect, MOBILE HOME, Set up, Skirting, Other, C.O., FINAL, Shell Deck, Grounding, Final, Complaint Violation, CEB.

NO Permit Applied for = Demo
Stop All Work Until
Permit is issued + paid for.

Inspection Line: 386-719-5750
Office: 386-719-5754
Fax: 386-785-5426

Beverly Wilson

**CODE ENFORCEMENT BOARD or  
SPECIAL MAGISTRATE**

City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055  
(386) 719-5750

**NOTICE OF VIOLATION**

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Nuisance or Public Nuisance. Any one or combination of the following:

(A) Any public nuisance known at common law or in equity jurisprudence or as provided by the Statutes of the State of Florida or ordinances of the City of Lake City.

(B) Any attractive nuisance which may prove detrimental to the health or safety of children and others whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, abandoned or discarded ice boxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or airtight units,

abandoned motor vehicles and any structurally unsound fences or structures; lumber, trash, fences, debris, or vegetation such as poison ivy, oak or sumac, which may prove a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable and when by reason of abandonment or neglect they contain unsound walls, roofing, or flooring, unsafe wiring, fire hazards, or other unsafe conditions as further defined herein. Unsafe conditions may include such neglect of security that opportunities for criminal activity persist to the danger and detriment of the neighborhood.

(C) Physical or unsanitary conditions or conditions so lacking illumination or ventilation as to be potentially dangerous to human life or detrimental to health of persons on or near the premises where the condition exists. This includes, but is not limited to conditions for mold growth, environmental pollution, or conditions that create harborage for insects or vermin.

(D) Major or minor violations of this Code which cumulatively impact upon premises to the point whereby conditions can potentially endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passers-by.

(E) Whatever renders air, food, or drink unwholesome or detrimental to the health of human beings.

(F) Fire hazards.

#### Violation Corrective Action

Demolition permit must be obtained thru the Growth management department of Lake City, complete demo of structure is required, as well as all trash and debris must be removed from the property. Demo permit is enclosed.

**WARNING:** This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before   JULY 16, 2014   or within        calendar days from receipt of this notice.

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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

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

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

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

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

Name MAGNOLIA ADVISORS, LLC Relationship REGISTERED AGENT FOR MAGNOLIA TC 3 REO, LLC

On date 6/24/14 time being \_\_\_\_\_ Personal Service  
Posted on property and at City Hall Certified Mail, Return Receipt requested  
First class mailing 70132250000201541425  
Refused to sign, drop service

WISMAN, BEVERLY

Print Name of Code Inspector



Signature of Code Inspector

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

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

\_\_\_\_\_  
Date

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 14-52400968

Respondent MAGNOLIA TC 3 REO, LLC

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday, August 14, 2014, at (time) 5:30 PM. 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(s) up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection\*\***


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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  
Name MAGNOLIA ADVISORS, LLC Relationship REGISTERED AGENT FOR MAGNOLIA TC 3 REO, LLC

On date 6/24/14 time being \_\_\_\_\_  
Posted on property and at City Hall  
First class mailing  
Refused to sign, drop service

Personal Service  
Certified Mail, Return Receipt requested  
70132250000201541425

WISMAN, BEVERLY  
Print Name of Code Inspector

  
Signature of Code Inspector

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

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

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

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Limited Liability Company

MAGNOLIA TC 3 REO, LLC

### Filing Information

**Document Number** L13000057584  
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### Principal Address

558 W. New England Ave.  
Ste.250  
Winter Park, FL 32789

Changed: 01/10/2014

### Mailing Address

558 W. New England Ave.  
Ste.250  
Winter Park, FL 32789

Changed: 01/10/2014

### Registered Agent Name & Address

MAGNOLIA ADVISORS, LLC  
558 W. New England Ave.  
Ste.250  
Winter Park, FL 32789

Address Changed: 01/10/2014

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

MAGNOLIA TC3, LLC  
558 W. New England Ave.  
Ste.250  
Winter Park, FL 32789

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2014	01/10/2014

**Document Images**

[01/10/2014 -- ANNUAL REPORT](#)

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State of Florida, Department of State



**CODE ENFORCEMENT BOARD**

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

**NOTICE OF HEARING**

Case # 14-52400968

Respondent Katrina Baker for Joe Freeman

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 10<sup>th</sup> day of July, 2014, at (time) 5:30 PM. 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.

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

Name Joe Freeman c/o Katrina Baker Relationship owner

On date 6/16/14 time being \_\_\_\_\_  Personal Service  
 Posted on property and at City Hall  Certified Mail, Return Receipt requested

First class mailing  
 Refused to sign, drop service

Beverly Wisman  
Print Name of Code Inspector

Beverly Wisman  
Signature of Code Inspector

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

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

**CODE ENFORCEMENT BOARD**

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

**NOTICE OF HEARING**

Case # 14-33900968

Respondent Katrina Baker for Joe Freeman

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Wednesday the 10th day of July, 2014, at (time) 5:30pm. 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.

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

Name ecman clu Katrina Baker Relationship owner

- On date 11/4 time being \_\_\_\_\_  Personal Service
- Posted on property and at City Hall  Certified Mail, Return Receipt requested
- First class mailing
- Refused to sign, drop service

B. Wisman  
Print Name of Code Inspector

Beverly Wisman  
Signature of Code Inspector

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

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

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

**NOTICE OF VIOLATION**

Case # 14-5240696

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that  
(Name) Joe Freeman 910 Katrina Baker of  
(Mailing address) 842 NW Georgia Ave  
on/prior to the 14th day of June, 2014, at (time) 10:00 AM, at  
(Location) 842 NW Georgia Ave, at

committed the following violation of the Codes of Lake City: Chapter/Section/Ordinance No. \_\_\_\_\_  
Property ID# \_\_\_\_\_

Facts constituting violation: trash and debris litter lot from  
Structure demo. Demo permit was applied for  
BUT NOT PAID or PICKED UP

**WARNING:** This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before (date) 6/20/14 or within \_\_\_\_\_ days from receipt of this notice.

The following action(s) must be completed prior to said date to come into compliance \_\_\_\_\_  
All debris must be removed Demolition  
permit must be picked up & paid for  
Trash must be disposed of No active  
Pick up services

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  
Name Joe Freeman 910 Katrina Baker Relationship owner  
On date 6/16/14 time being \_\_\_\_\_  
 Posted on property and at City Hall  Personal Service  
 First class mailing  Certified Mail, Return Receipt requested  
 Refused to sign, drop service

BEVERLY WISMAN  
Print Name of Code Inspector

Beverly Wisman  
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

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

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 14-52400968

Respondent MAGNOLIA TC 3 REO, LLC

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday, August 14, 2014, at (time) 5:30 PM. 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(s) up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection\*\***

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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  
Name MAGNOLIA ADVISORS, LLC Relationship REGISTERED AGENT FOR MAGNOLIA TC 3 REO, LLC

On date 6/24/14 time being \_\_\_\_\_ Personal Service  
Posted on property and at City Hall Certified Mail, Return Receipt requested  
First class mailing 70132250000201541425  
Refused to sign, drop service

WISMAN, BEVERLY  
Print Name of Code Inspector

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

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

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

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



**CODE ENFORCEMENT BOARD**

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

**NOTICE OF VIOLATION**

Case # 14-52400968

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that

(Name) Joe Freeman c/o Katrina Baker of  
(Mailing address) 862 NW Georgia Ave  
on/prior to the 16th day of June, 2014, at (time) 10:00 AM, at  
(Location) 862 NW Georgia Ave

committed the following violation of the Codes of Lake City: Chapter/Section/Ordinance No. \_\_\_\_\_  
Property ID# \_\_\_\_\_

Facts constituting violation: trash and debris litter lot from  
Structure demo. Demo permit was applied for  
BUT NOT PAID or PICKED UP.

**WARNING:** This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before (date) 6/20/14 or within \_\_\_\_\_ days from receipt of this notice.

The following action(s) must be completed prior to said date to come into compliance \_\_\_\_\_  
All debris must be removed. Demolition  
permit must be picked up & paid for.  
Trash must be disposed of. No active  
Pick up services.

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

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

Name Joe Freeman c/o Katrina Baker Relationship owner

On date 6/16/14 time being \_\_\_\_\_  Personal Service

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

First class mailing

Refused to sign, drop service

BEVERLY WISMAN  
Print Name of Code Inspector

Beverly Wisman  
Signature of Code Inspector

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

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

[Back](#) [Contact Agent](#)

862 NW GEORGIA AVE

LAKE CITY, FL 32055

3 beds 2 baths 1,620 SF • #1159638

**PENDING (P)**

\$100,000



1 / 18



Overview

**Description**

Nice lot with double wide mobile home. 3 Bedrooms, 2 full baths. Extra large living area; open floor plan with dining area. Large island in kitchen, walk in pantry, laundry room. Large master bedroom with ensuite and huge walk-in closet. Great investment property. Priced to sell! AS-IS. MOTIVATED SELLERS

Features

Listing Information

**Sub-Type**

Mobile w/Land

HIDE

SAVE

SHARE