



Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	03/05/2024 01:26:13 PM
On March 5, 2024 I posted a public notice signage on the property advising of the notice of hearing and affidavit of notice by posting. Photos were taken and placed into the case file.		
Investigation	Marshall Sova	03/05/2024 09:48:21 AM
On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.		
Investigation	Marshall Sova	02/06/2024 01:44:10 PM
On February 6, 2024 I met with Clifford Selbe at City hall. Mr. Selbe is a heir to Loise Selbe's will. Mr. Selbe gave me a copy of the will and Mrs. Selbes death certificate which is attached to the case file.		
Mr. Selbe stated that he would like the City to demo the property and he would pay the city back for the demo cost.		
Clifford Selbe 3754 286th Terrace Branford, FL 32008 (478)390-4591		
Investigation	Marshall Sova	02/01/2024 09:37:19 AM
On January 30, 2024 a Special Magistrate hearing was heard on this case. A continuance was issued on this case due to the property listed in probate. I learned that there was a will and I will be meeting with Clifford Selbe on Feb. 6, 2024 to work out what we are going to do with the property.		
Investigation	Marshall Sova	01/17/2024 09:55:54 AM
On January 17, 2024 the certified green card was returned to me as delivered.		
Investigation	Marshall Sova	01/10/2024 08:48:26 AM
On January 10, 2024 I received a quote from Cross Environmental Services for demolition services for the property located at 954 SW Spring Lane. The price for that demolition service is \$6,100.00 this includes demolition, disposal services and rodent control.		
Re-Inspection	Marshall Sova	01/09/2024 09:51:52 AM
On January 9, 2024 I re-inspected the property and there is no change.		
On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.		
Investigation	Marshall Sova	10/23/2023 12:10:07 PM
On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.		
Investigation	Marshall Sova	10/18/2023 09:17:58 AM
On October 17, 2023 the certified green card was returned to me as delivered. It was signed for by Debra Lee Selbe.		
Initial Inspection	Marshall Sova	10/13/2023 12:56:27 PM



# Notes Listing

Case Notes - IPMC - 2023-00000079

Date Descending

Run on 03/05/2024 01:30:26 PM

Subject Author Last Changed Date/Time

On October 12, 2023 I inspected the property located at 954 SW Spring Lane which is abandoned. The structure burnt several weeks ago and is about to collapse in parts of the structure. This structure is unsafe to the public and is causing a attractive nuisance to the neighborhood. I am requesting a demolition of this property.

A NOV was prepared and will be mailed certified to the owner with a compliance date of October 27, 2023. The property was also posted as no occupancy allowed.



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

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

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

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

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

The house burnt several months ago

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

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

Notes:

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

Parcel# 12545-000

Address: 954 SW Spring Lane

Owner: Lois L. Selbe

Date of first inspection: 10/12/2023

1<sup>st</sup> Notice of Violation sent: 10/12/23

2<sup>nd</sup> inspection date: 11/28/23

2<sup>nd</sup> Notice of Violation sent: 11/28/23

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

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

Notice in Lake City Reporter on: \_\_\_\_\_

Notice posted in City Hall: 11/28/23

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

Mailing Cost/Date: 8.53 10/12/23

Mailing Cost/Date: 8.53 11/28/23

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

Total Mailing Cost: \$17.06

Marshall Sova

Marshall Sova CEO/ City of Lake City



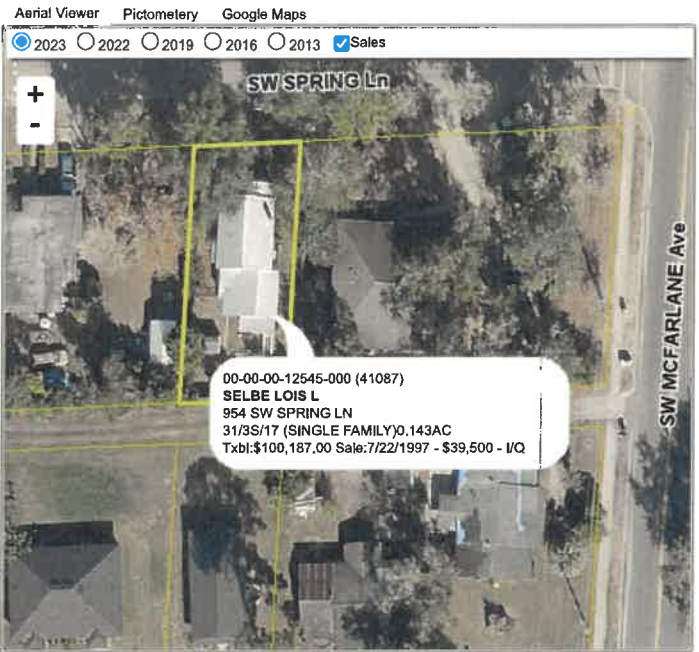
**Columbia County Property Appraiser**  
Jeff Hampton

**2024 Working Values**  
updated: 10/5/2023

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

Owner & Property Info		Result: 80 of 188	
Owner	SELBE LOIS L 954 SW SPRING LN LAKE CITY, FL 32025		
Site	954 SW SPRING LN, LAKE CITY		
Description*	W DIV: LOT 4 BLOCK 5 MCFARLANE PARK S/D. 644-254-259, 647-279, 678-450, 834-2388, 843-1171, 843-1172, WD 1020-2588 QC 1135-787		
Area	0.143 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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



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

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/22/1997	\$39,500	0843/1172	WD	I	Q	
2/11/1997	\$0	0834/2388	WD	I	U	03
4/4/1995	\$0	0808/2146	WD	I	U	09
7/23/1993	\$25,000	0777/1338	WD	I	Q	
3/16/1988	\$18,500	0647/0279	WD	I	Q	

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

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

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

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



Subject	Author	Last Changed Date/Time
Investigation On November 28, 2023 a Notice of Hearing was prepared and mailed certified to the property owner. A 2nd NOV was mailed out also.	Marshall Sova	11/28/2023 10:07:49 AM
Investigation On December 20, 2023 a Special Magistrate will hear this case and is scheduled for 5:30 pm.	Marshall Sova	11/27/2023 03:56:03 PM
Investigation On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.	Marshall Sova	10/23/2023 12:10:07 PM
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**LAST WILL AND TESTAMENT**

**OF**

**LOIS L. SELBE**

I, LOIS L. SELBE, a resident of COLUMBIA County, Florida, and a citizen of the United States, declare this to be my Last Will and Testament, revoking all other wills and codicils previously made by me. My social security number is 233-32-5049.

**ARTICLE I**  
**Debts and Funeral Expenses**

I direct that all of my just, unsecured debts and funeral expenses be paid as soon after my death as reasonably may be convenient, and I authorize my personal representatives to settle any claim against my estate in their absolute discretion.

**ARTICLE II**  
**Expenses of Administration**

I direct that all expenses of administering my estate (including expenses payable with respect to assets not passing under this will) be paid out of my residuary estate. All expenses of packing, storing, and shipping my tangible personal property shall be paid as expenses of administration.

**ARTICLE III**  
**Tangible Personal Property**

I give and devise certain items of my tangible personal property to the persons named in the last dated writing signed by me and in existence at the time of my death. If no separate writing is found and properly identified by my personal representatives within zero (thirty) days after the qualification of my personal representatives, it shall be presumed that there is no such writing, and any subsequently discovered writing shall be ignored. I give and devise one-half (1/2) of the remainder of my tangible personal property (or all of my tangible personal property in the event there is no such writing in existence at my death) to my grandson, CLIFFORD EUGENE SELBE, per stirpes and one-half (1/2) to STEVEN LOPEZ, non per stirpes.

  
\_\_\_\_\_  
LOIS L. SELBE, Testatrix

ARTICLE IV  
Residuary Estate

I give and devise all of the rest, residue, and remainder of my estate, real, personal, and mixed, wherever situated, in equal shares to my grandson, CLIFFORD EUGENE SELBE, per stirpes, and STEVEN LOPEZ, non per stirpes.

ARTICLE V  
Disabled Beneficiaries

Whenever any property of my estate is required to be paid to a minor, a person under legal disability, or a person not adjudicated incapacitated but who, by reason of illness or mental or physical disability, is unable, in the opinion of my personal representatives, to properly administer the property, payment may be made

- a. directly to the beneficiary;
- b. to the legally appointed guardian of the person or guardian of the property of the beneficiary;
- c. to some near relative of the beneficiary, to be applied for the benefit of the beneficiary;
- d. directly for the benefit of the beneficiary; or
- e. to a custodian for a minor beneficiary under the Florida Uniform Transfers to Minors Act.

ARTICLE VI  
Simultaneous Death Clause

Notwithstanding anything to the contrary contained herein or in any statute, if any beneficiary and I die under any circumstances in which there is insufficient evidence concerning who died first, or insufficient evidence to prove that we died otherwise than simultaneously, or if any beneficiary survives me but dies within ninety (90) days of my death, all of my property passing under this will shall be disposed of as if the beneficiary had predeceased me.

  
\_\_\_\_\_  
LOIS L. SELBE, Testatrix



ARTICLE VII  
Assets Passing Outside This Will

I hereby confirm that all properties - real, personal, and mixed - including bank accounts, held in my name and that of any person as joint tenants with rights of survivorship, are intended to pass by operation of law and not under this will. It also is my intent that assets with a named beneficiary pass to the named beneficiary by operation of law and be affected by this will only to the extent my estate or any trust hereunder is named as beneficiary or the asset would pass to my estate or any trust hereunder because of the provisions of any agreement controlling the disposition of the asset.

ARTICLE VIII  
Appointment and Powers of Personal Representatives

I appoint CLIFFORD EUGENE SELBE as personal representative of my estate, and I direct that no bond for the faithful performance of his duties as personal representative be required of him. In addition to all powers granted to my personal representative by law, I authorize my personal representative, if and whenever in his discretion he deems it advisable, for any purpose whatsoever, to make and enter into contracts; to sell the whole or any part of my real or personal property without court approval, at public or private sale; and to execute and deliver all deeds and instruments of transfer necessary or proper to pass the title thereto. My personal representative shall have the right to make distribution of my estate non-pro rata among the beneficiaries. If CLIFFORD EUGENE SELBE shall fail or cease to serve as my personal representative for any reason, I appoint STEVEN LOPEZ as successor personal representative, to serve without bond and with all the powers, discretions, and immunities granted above to my personal representative.

ARTICLE IX  
Arbitration of Disputes

All disputes arising under this will, other than disputes of the validity of all or a part of the will, between or among the beneficiaries and a fiduciary under the will, or any combination of such persons or entities, shall be submitted to binding arbitration.

  
\_\_\_\_\_  
LOIS L. SELBE, Testatrix

ARTICLE X  
Miscellaneous

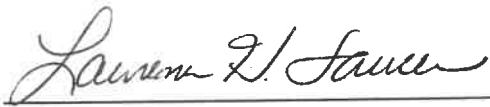
The headings used herein are intended solely for use as reference and are not intended to be a part of this will.


When necessary or appropriate to the meaning in this will, the singular and plural shall be interchangeable, and words of any gender shall include all genders.

I sign and publish this as my Last Will and Testament, the same consisting of five pages, each page of which bears my initials or my signature, all in the presence of two individuals witnessing and attesting the same at my request in the State of Florida, on January 30, 2008.

  
\_\_\_\_\_  
LOIS L. SELBE  
Testatrix

The foregoing was published, declared, and signed by LOIS L. SELBE, in our presence, as and to be her Last Will and Testament and we, at her request, in her presence, and in the presence of each other, hereby subscribe as attesting witnesses.


  
\_\_\_\_\_  
Lawrence H. Saucer  
905 SW Baya Drive  
Lake City, Florida 32025  
Witness

  
\_\_\_\_\_  
Lloyd E. Peterson, Jr.  
905 SW Baya Drive  
Lake City, Florida 32025  
Witness


STATE OF FLORIDA  
COUNTY OF COLUMBIA

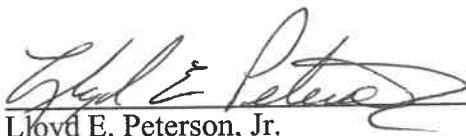
I, LOIS L. SELBE, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as my will.

  
\_\_\_\_\_  
LOIS L. SELBE  
Testatrix

  
\_\_\_\_\_  
LOIS L. SELBE, Testatrix


We, Lawrence H. Saucer and Lloyd E. Peterson, Jr., have been sworn by the officer signing below, and declare to that officer on our oaths that the testatrix declared the instrument to be the testatrix's will and signed it in our presence and that we each signed the instrument as a witness in the presence of the testatrix and of each other.

  
\_\_\_\_\_  
Lawrence H. Saucer  
905 SW Baya Drive  
Lake City, Florida 32025  
Witness

  
\_\_\_\_\_  
Lloyd E. Peterson, Jr.  
905 SW Baya Drive  
Lake City, Florida 32025  
Witness

Acknowledged and subscribed before me by the testatrix, LOIS L. SELBE, who is personally known to me or who has produced Florida Driver's License as identification, and sworn to and subscribed before me by the witnesses, Lawrence H. Saucer who is personally known to me or who has produced \_\_\_\_\_ as identification and Lloyd E. Peterson, Jr. who is personally known to me or who has produced \_\_\_\_\_ as identification, and subscribed by me in the presence of the testatrix and the subscribing witnesses, all on January 30, 2008.



  
\_\_\_\_\_  
Notary Public - State of Florida  
**Cynthia Terrio**

  
\_\_\_\_\_  
LOIS L. SELBE, Testatrix

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

**NOTICE OF HEARING**

Case No.: 23-0000079  
Respondent: Lois Selbe C/o Clifford Selbe

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m.

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

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

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

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

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

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

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

Name Lois Selbe c/o Clifford Selbe Relationship Owner  
On date February 6, 2024 time being 10:01 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 [Signature]  
Print Name of Code Inspector Signature of Code Inspector

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

[Signature] 2/6/24  
Signature of Respondent/Recipient Date

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

## BUREAU of VITAL STATISTICS

## CERTIFICATION OF DEATH

STATE FILE NUMBER: 2014116727

DATE ISSUED: DECEMBER 20, 2023

## DECEDENT INFORMATION

DATE FILED: AUGUST 21, 2014

NAME: LOIS LOUISE SELBE

DATE OF DEATH: AUGUST 17, 2014

SEX: FEMALE

AGE: 089 YEARS

DATE OF BIRTH: MARCH 17, 1925

SSN: \*\*\*-\*\*-5049

BIRTHPLACE: KANAWHA COUNTY, WEST VIRGINIA, UNITED STATES

PLACE WHERE DEATH OCCURRED: HOSPICE

FACILITY NAME OR STREET ADDRESS: SUWANNEE VALLEY HAVEN HOSPICE

LOCATION OF DEATH: LAKE CITY, COLUMBIA COUNTY, 32055

RESIDENCE: 954 SW SPRING LANE, LAKE CITY, FLORIDA 32025, UNITED STATES

COUNTY: COLUMBIA

OCCUPATION, INDUSTRY: SALES CLERK, RETAIL

EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

## SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: WIDOWED

SURVIVING SPOUSE NAME: NONE

FATHER'S NAME: ALVA HARRISON

MOTHER'S NAME: GENEVA KELLER

## INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: LARRY LEE SELBE

RELATIONSHIP TO DECEDENT: SON

INFORMANT'S ADDRESS: 954 SW SPRING LANE, LAKE CITY, FLORIDA 32025, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: SAMUEL MARKHAM, F060870

FUNERAL FACILITY: DEES-PARRISH FAMILY FUNERAL HOME INC F039886

458 SOUTH MARION AVE, LAKE CITY, FLORIDA 32025

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: FOREST LAWN MEMORIAL GARDENS  
LAKE CITY, FLORIDA

## CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

TIME OF DEATH (24 HOUR): 1230

CERTIFIER'S NAME: DOUGLAS ARTHUR ROGERS

CERTIFIER'S LICENSE NUMBER: OS8096

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

DATE CERTIFIED: AUGUST 20, 2014

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.



, STATE REGISTRAR

REQ: 2025998177

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

## WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT, WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED





January 9<sup>th</sup>, 2024

Marshall Sova  
City of Lake City  
205 N. Marion Ave.  
Lake City, FL 32055  
Email: [SovaM@lcfla.com](mailto:SovaM@lcfla.com)

RE: CES Proposal No: P24-0024

Patti Residence  
954 SW Spring Lane  
Lake City, FL 32055

Marshall Sova,

Cross Environmental Services, Inc. (CES) is pleased to submit our proposal for the demolition and disposal of the 1,400sqft wood frame house and provide rodent control at the above referenced project.

Total Price.....\$6,100.00

We appreciate the opportunity to provide you with this proposal and we look forward to working with you in the near future. If you find this proposal acceptable, please sign and scan ([tbiston@crossenv.com](mailto:tbiston@crossenv.com)) to our office.

Sincerely,

A handwritten signature in black ink that reads "Travis Biston".

Travis E. Biston

Project manager

ACCEPTANCE OF PROPOSAL – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

---

Date of Acceptance

---

Signature

Lake City 24-0024





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

<b>IPMC 108.1.1</b> <b>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 301.3</b> <b>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.

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

Due date: **Notice of hearing set** \_\_\_\_\_





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

**Warning**

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

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

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

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

Name: Lois L. Selbe Relationship owner: \_\_\_\_\_

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

Personal Service

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

Refused to sign , drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 23-00000079**

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

Name: **Lois L. Selbe**  
 Address: **954 SW Spring Lane Lake City, FL 32055**

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

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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 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.

Violation Code Corrective Action



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

<b>IPMC 108.1.1</b> <b>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 301.3</b> <b>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.

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

Due date: **October 27, 2023** \_\_\_\_\_



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

**Warning**

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

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

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

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

Name: Lois L. Selbe Relationship owner: \_\_\_\_\_

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


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

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

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

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

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

# PUBLIC NOTICE

## AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, 8th day of March 2024, personally appeared, Marshall Seavey, Code Enforcement Officer, who, after being first duly sworn in oath, deposes and says:

1. I, as a Code Enforcement Inspector for the City of Lake City, Florida
2. On the 8th day of March 2024, 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: 914 SW Spring Lane and at 205 N. Marina Ave, Lake City, FL 32055.

*Marshall Seavey*  
Marshall Seavey, Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
8th day of March 2024, at Lake City, Florida, by  
the undersigned, who is personally known to me

*John Marie Jones*  
Signature of Notary

John Marie Jones

Notary Public

My Commission expires: September 23, 2024



**SPECIAL MAGISTRATE**  
Lake City  
205 N. Marina Ave  
Lake City, Florida 32055

## NOTICE OF HEARING

Case No. \_\_\_\_\_  
Respondent: \_\_\_\_\_

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (date) \_\_\_\_\_ at \_\_\_\_\_ o'clock (AM or PM) \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_, 205 N. Marina Ave., 2nd Floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidentiary materials in the possession, custody, and control of the City of Lake City, Florida, 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 right to subpoena you to appear at the Special Magistrate's hearing and present your case. **IF YOU HAVE ANY QUESTIONS, RECORDS, WRITINGS, OR PHOTOGRAPHS YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW, PLEASE CONTACT THE SPECIAL MAGISTRATE AT LEAST 72 HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Enforcement Inspector at (888)716-3746.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation up to \$200 per day per violation each day the violation continues.

**IT IS THE RESPONSIBILITY OF THE RESPONDENT TO SUBMIT A COMPLAINT INSPECTION**

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

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

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Date: \_\_\_\_\_  
City: \_\_\_\_\_  
Signature of Code Inspector: \_\_\_\_\_

Print Name of Code Inspector: \_\_\_\_\_  
I acknowledge receipt of a copy of this Notice of Hearing. \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature of Respondent: \_\_\_\_\_

POSTING OF PROUDCAT



# 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
- Permit Fees Schedule
- Permit Forms
- Interactive Zoning Map

## Special Magistrate Hearing Notices

### Supporting Documents

- 23-00000035 - Industry Lodge No. 8 F&M (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000079 - Lois Selbe C/o Clifford Selbe (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000103 - Mashala N Akeira Combs (3/19/2024) uploaded (2/16/2024) (132 KB)
- 24-00000010 - Judy Tomlinson Tew (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000012 - Martha Morper (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000013 - Katie Mae Avinger Malaw (3/19/2024) uploaded (2/16/2024) (121 KB)

Your Government Department Community

Video Tour

Search



1/30/24



















954





# Lake City Fire Department

## INCIDENT

Incident Number <b>23-0001666</b>	Incident Date <b>09/20/2023</b>	NFIRS Number <b>0001583</b>	Incident Type <b>(111) - Building fire</b>	
FDID <b>29012</b>	Station <b>Lake City Fire Station 1</b>	Shift <b>B Shift</b>	District <b>LCFD 1</b>	
Initial Dispatch Code _____				
Alarms <b>1</b>	Working Fire? _____	COVID-19 was a factor _____	Critical Incident _____	Critical Incident Team _____
Temporary Resident Involvement _____				
Hazardous Materials Released _____				
Action Taken 1 <b>(73) - Provide manpower</b>				
Action Taken 2 <b>(21) - Search</b>				
Action Taken 3 <b>(11) - Extinguishment by fire service personnel</b>				

## AID

Aid Given/Received <b>(2) - Automatic aid received</b>	
Aided Agency _____	Their Incident Number _____
Aiding Agencies <b>CCFR</b>	

## LOCATION

Location Type <b>(1) - Street address</b>			
Address <b>954 Southwest SPRING Lane, LAKE CITY, Florida, 32025</b>			
Cross Street, USNG, or Directions _____	Latitude <b>0.00000000</b>	Longitude <b>0.00000000</b>	Census Tract _____
Detector Alerted Occupant _____			
Property Use <b>(419) - 1 or 2 family dwelling</b>	Mixed Use _____		



**TIMES**

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

**COUNTS**

Counts Include Aid Received?

No

**Suppression:**

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

**EMS:**

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

**Other:**

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

**LOSS**

**Property:**

Estimated Property Losses  
75000

Estimated Property Value  
\_\_\_\_\_

**Content:**

Estimated Content Losses  
25000

Estimated Content Value  
\_\_\_\_\_

**AUTHORIZATION**

**Report Writer:**

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

**Officer in Charge:**

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

**Quality Control:**

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

**INCIDENT NARRATIVE**

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

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

 **INCIDENT NARRATIVE**

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

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

Created By: THOMAS, AUSTIN

 **Unit Reports**

**E1**

Use <b>(1) - Suppression</b>	Responding From	Priority
---------------------------------	-----------------	----------

Response Delays

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

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

Actions Taken:

Personnel  
**AUSTIN THOMAS, KYLE RODRIGUEZ**

**E2**

Use <b>(1) - Suppression</b>	Responding From	Priority
---------------------------------	-----------------	----------

Response Delays

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

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

Actions Taken:

Personnel  
**GREG SUND, CHRISTOPHER BETHEA**

**L1**

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

Response Delays \_\_\_\_\_

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

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

Actions Taken: \_\_\_\_\_

Personnel  
**GRAMBY CROFT, JAMES LUPARDUS**

**LC1**

Use (0) - Other Responding From \_\_\_\_\_ Priority \_\_\_\_\_

Response Delays \_\_\_\_\_

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

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

Actions Taken: \_\_\_\_\_

Personnel  
**JOSHUA WEHINGER**

 **Fire Module**

**i SITE INFO**

Alarms \_\_\_\_\_ Acres Burned \_\_\_\_\_ Resident Units In Bldg 1 Buildings Involved \_\_\_\_\_

Hydrant Identifier \_\_\_\_\_ Estimated Water Usage \_\_\_\_\_

**🔥 IGNITION**

Area of Origin  
(UU) - Undetermined

Heat Source  
(UU) - Undetermined

Item First Ignited \_\_\_\_\_ Fire Confined to Item? \_\_\_\_\_

(UU) - Undetermined

**IGNITION**

Type of Material First Ignited

---

Cause of Ignition  
**(2) - Unintentional**

---

Factors Contributing to Ignition 1  
**(UU) - Undetermined**

---

Human Factors Contributing to Ignition  
**(1) - Asleep**

---

Est. Age of Person Involved      Gender of Person Involved

---

**EQUIPMENT**

Equipment Involved in Ignition

---

Equipment Power Source Equipment Portability

---

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

**STRUCTURE**

Structure Type  
**(1) - Enclosed building**

---

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

---

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

---

Fire Spread  
**(5) - Beyond building of origin**

---

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

**Number of Stories with Damage**

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

**PROTECTIVE SYSTEMS**

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

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

Effectiveness (/Failure Reason)

---

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

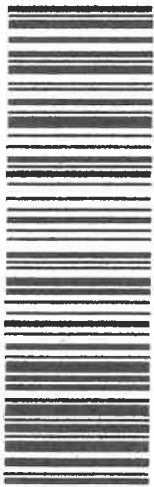
 **PROTECTIVE SYSTEMS**

System Operation

# of Sprinklers

Reason for System Failure

79



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

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$ .13
Total Postage and Fees	\$ 8.53

Sent to	LOIS SAGE
Street and Apt. No., or PO Box No.	105 ROSE CIRCLE CEN
City, State, ZIP+4®	LAKE CITY FL 32025

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

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

1/9/24

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LOIS SEAGE Cpl LARRY FELIX  
 109 ROSE GROVE GLEN  
 LAKE CITY, FL 32025



9590 9402 8577 3244 7285 57

2. Article Number (transfer from service label)

9589 0710 5270 0668 3684 40

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee

C. Date of Delivery

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

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

Domestic Return Receipt

**Certified Mail**

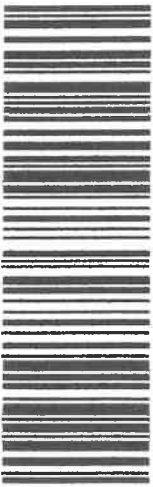
- A receipt (has portion of signature) that is retained for a specified period.
- Important Return Address: You may purchase Certified Mail™, First-Class Mail™, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is international mail insurance coverage is available with Certified Mail service of Certified Mail service. Insurance coverage is certain. From mail.
- For an address on the order form on the following services: at delivery (including before receipt services). You can request a PS Form 3800, Return Receipt (PS Form 3800).

7/5/24

79

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

10/12/23



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

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

75

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .63
Total Postage and Fees	\$ 8.53

Postmark  
Here

Sent To	LOIS SCAR
Street and Apt. No. or PO Box No.	952 SW SPRING LN
City, State, ZIP+4®	LAKE CITY FL 32055

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



10/12/23

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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



9590 9402 8295 3094 5732 14

2. Article Number (Transfer from service label)

9589 0720 5270 0699 1232 92

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

**COMPLETE THIS SECTION ON DELIVERY**

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

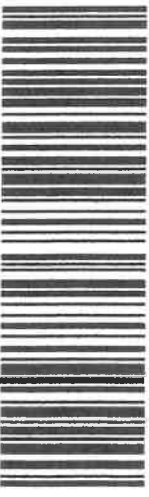
3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted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

Domestic Return Receipt

**Certified Mail**

- A receipt (one portion is retained by the sender) that is valid for a specified period.
- Electronic verification of delivery.
- A record of delivery (one portion is retained by the sender).
- Important Reminders:
  - You may purchase Certified Mail® service.
  - First-Class Mail® First-Class Mail® service or Priority Mail® service.
  - Certified Mail service is international mail.
  - Insurance coverage is available for Certified Mail sent with Certified Mail service.
  - Return receipt service is available for Certified Mail service.
  - For an additional fee, a return receipt on the mailpiece may be requested.
  - Return receipt service of delivery (including electronic version, if available) may be requested.

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



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

*Ln. 2055*

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	\$ <i>4.35</i>
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <i>3.55</i>
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ <i>1.23</i>
<b>Total Postage and Fees</b>	\$ <i>8.53</i>

Postmark  
Here

Sent to *Louis L. Seave*

Street and Apt. No., or PO Box No. *954 SW Seaside Ln.*

City, State ZIP+4® *Lake City FL 32055*

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

*11/28/23*

*nbu  
NBH*

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

LOIS L. SELBE  
 954 SW SPANGLIN  
 LAKE CITY, FL 32055



9590 9402 8295 3094 8397 61

2. Article Number (transfer from service label)

9589 0710 5270 0699 1583 48

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

**COMPLETE THIS SECTION ON DELIVERY**

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

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

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

Domestic Return Receipt

8/22/23

**Certified Mail**

- A receipt (one portion for you, one for the carrier)
- Electronic verification of delivery
- A record of delivery (with signature) that is retained for a specified period.
- Important Resendments: You may purchase Certified Mail™, First-Class Mail™, Registered Mail™, or Priority Mail™ service with Certified Mail service to insure coverage with insurance coverage with certain Priority Mail items.
- For an additional fee, an endorsement on the return receipt service.
- You can request a return receipt (including electronic version, PS Form 3800, January 2019).

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 23-00000079  
Respondent: Lois Selbe

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m. p.m.  
The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Lois Selbe Relationship Owner  
On date February 12, 2024 time being 12:16 pm  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sovo  
Print Name of Code Inspector

  
Signature of Code Inspector

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

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

\_\_\_\_\_  
Date

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 23-0000079  
Respondent: Lois Selbe C/o Clifford Selbe

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m.

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

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

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

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

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

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

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

Name Lois Selbe c/o Clifford Selbe Relationship Owner  
On date February 6, 2024 time being 10:01 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

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

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

\_\_\_\_\_  
Date

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 8th day of March 2024, personally appeared, Marshall Sova Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

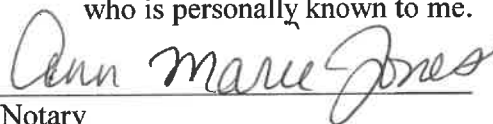
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. On the 8h day of March 2024, 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: 954 SW Spring Lane and at 205 N Marion Ave, Lake City, FL. 32055



\_\_\_\_\_  
Marshall Sova -Code Enforcement Inspector

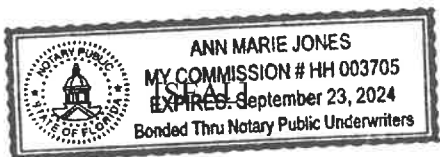
SWORN TO AND SUBSCRIBED before me this  
\_\_8th\_\_ day of March 2024, by Marshall Sova  
who is personally known to me.



\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2024



## Sova, Marshall

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**From:** Pelham, Shasta  
**Sent:** Thursday, January 18, 2024 4:54 PM  
**To:** DEMO  
**Subject:** Demo - 954 SW Spring Ln

Good Afternoon,

Growth Management received a demo request for 954 SW Spring Ln. The following Demo work orders have been issued. A completed copy of the work orders will be sent to Growth Management as they are received.

Number	Type	Priority	Request Date	Scheduled Date	Complete Date
2024-00000521	Demo Gas		01/18/2024	01/11/2024	Open
2024-00000520	Demo Sewer		01/18/2024	01/18/2024	Open
2024-00000519	Demo Water		01/18/2024	01/18/2024	Open

Shasta M. Pelham  
Utility Service Coordinator  
173 NW Hillsboro St.  
Lake City, FL 32055  
[pelhams@lcfla.com](mailto:pelhams@lcfla.com)  
Phone: (386) 719-5786



*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

**SPECIAL MAGISTRATE**

City of Lake City  
205 N. Marion Ave  
Lake City, Florida 320

**NOTICE OF HEARING**

\_\_\_\_\_  
Larry Selbe

You are hereby  
Enforcement Violation  
January

The hearing will take place in  
City, Florida, at which  
concerning the violation  
witnesses, and to present

for a Code  
\_\_\_\_ day of  
\_\_\_\_ a.m./p.m.  
\_\_\_\_, Lake  
Magistrate  
examine all  
on.

The Special Magistrate  
The City of Lake City  
Magistrate through Zoom  
**DOCUMENTS, RECORDS**  
**SPECIAL MAGISTRATE**  
**TO THE CODE INSPECTOR**  
**YOUR SCHEDULED**

platform.  
The Special  
**PLEASE ANY**  
**OR THE**  
**BEFORE THESE**  
**FOR TO**

If you have any questions,  
Inspector at (386)719-5

the Code

Your failure to appear for  
said violation up to \$250

on you for

**It is the RESPONSIBILITY**

action.

This case will require  
compliance in accordance with

ought into

I hereby certify that I deliver

);

Name Lois L. Selbe c/o Larry  
On date January 5, 2024

- Personal Service
- Certified Mail, Return Receipt
- Refused to sign, drop and return to sender

Marshall Sova  
Print Name of Code Inspector

**I acknowledge receipt of**

\_\_\_\_\_  
Signature of Respondent

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, on the front if space permits.  
Article Addressed to: \_\_\_\_\_

A. Signature <u>Lois Selbe</u>	C. Date <u>1/14</u>
B. Received by (Printed Name) <u>Larry Selbe</u>	
D. Is delivery address different from item 1? If YES, enter delivery address below:	

*City of Lake City*  
*Business Tax*  
205 NORTH MARION AVE.  
LAKE CITY, FLORIDA 32055-3918





January 5, 2024

To whom it may concern:

The Special Magistrate hearing will be held on January 30, 2024 at 5:30 pm in the City Council Chambers 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 through Zoom and present your case to the Special Magistrate.

Marshall Sova

City of Lake City

Code Enforcement Officer

## Sova, Marshall

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

### Ticket 13581: Zoom Hearing

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

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

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

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

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

Meeting ID: 846 5954 1815

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One tap mobile  
+13052241968,,84659541815# US  
+13017158592,,84659541815# US (Washington DC)

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Dial by your location

- +1 305 224 1968 US
- +1 301 715 8592 US (Washington DC)
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- 833 548 0282 US Toll-free
- 877 853 5247 US Toll-free
- 888 788 0099 US Toll-free
- 833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

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

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

Meeting Location: City Council Chambers located on the 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