

Dear Mayor Noah Walker and Esteemed Members of the City Council,

I hope this letter finds you well. My name is Daniel Ochs, and I am writing to respectfully request your assistance in addressing a substantial code violation lien attached to the property located at 301 NW Jefferson Street, Lake City, FL 32055. This lien, totaling \$66,750.00, has created a significant obstacle to revitalizing this property and restoring it as a valuable part of our community.

To provide context, the lien originated under case #21-00000097 and was ordered by Special Magistrate Stephanie Marchman on September 14, 2021, due to non-compliance within the allotted 60-day period. The \$50.00 daily fine accrued over time, culminating in the current amount. The current owner purchased the property as a tax deed on March 14, 2023, unaware of the full extent of the pre-existing violations. This code violation has now made it nearly impossible to move forward with much-needed renovations and improvements.

My goal is to purchase this property for \$31,000 and invest in remodeling it to create a safe, beautiful, and functional home for someone who can become a contributing member of our community. The \$31,000 purchase price represents essentially a breakeven point for the current owner, who is unable to finish the project due to health issues. There is minimal margin to absorb additional expenses for this house, as it still requires major renovations to be livable and usable.

Unfortunately, the magnitude of the lien far exceeds the value of the property, rendering the project financially unfeasible without intervention. Unless this lien can be significantly reduced—ideally to zero—this property will likely remain in its current state for years to come, further diminishing its potential and prolonging its negative impact on the neighborhood. By removing or significantly reducing this lien, you would enable us to take immediate action to transform this property into a livable home. This transformation would improve the property's aesthetics, enhance local property values, and add a viable home to Lake City's housing stock. Moreover, this would eliminate an ongoing blight and demonstrate the city's commitment to fostering progress and renewal in our community.

I am confident that with your support, we can turn this property into a positive asset for Lake City. I kindly ask for your consideration in reducing or removing this code violation in its entirety to allow this renovation project to move forward. I would be happy to provide further details or attend a meeting virtually to discuss this matter.

Thank you for your time and attention to this important issue. I am grateful for your leadership and dedication to improving Lake City for all its residents. Please feel free to contact me directly at 305-315-6843 if you have any questions or need additional information.

Sincerely,

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