



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: July 14, 2025 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Ave Lake City, FL 32055 Email:

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 1019 SE Putnam St Nature
of Complaint: Dilapidated/Unsafe structure _____

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

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

Date Received: July 14, 2025 Via: Person Case Number Assigned 25-00000162
Notes:

Officer M. Sova

Case Checklist: Case # 25-00000162, Address 1019 SE Putnam St

A. Case Information:

- Code Enforcement Complaint Form: X
- Case Data Sheet: X
- Property Appraiser Sheet: X
- Tax Bill Sheet: X
- Photos: X

B. Certified Mailing of Notice of Violation (Dated) 7/14/25

C. Returned Certified Mailing of Notice of Violation (Dated) 10/6/25 *no such notices*
(signed/unsigned) 10/17/25

D. Certified Mailing of 2nd NOV and NOH (Dated) _____

E. Notice of Public Hearing Posted on Property and City Hall (Dated) _____

F. Affidavit of Posting 12/15/25

G. Affidavit of Certified Mail of Hearing _____

H. Affidavit of Compliance/Non-Compliance _____

I. Re-Hearing Letter (Dated) _____

J. Certified Mail of Re-Hearing Letter (Dated) _____

K. Copies of Certified Mail Sent Out _____

Other documentation in file:

*NOV SER - 10/6/25 SINCE OTHER WAS RETURNED
10/14/25 # 11.18
10/25/25 # 11.18*

COLUMBIA COUNTY

Property Appraiser

Parcel 00-00-00-12965-000 <https://search.ccpafl.com/parcel/1296500000000000>

1019 SE PUTNAM ST

Owners

ALTAGRACIA MICHEL RAFAEL HERRERA
1410 S HOAGLAND BLVD, LOT 6
KISSIMMEE, FL 34741

Use: 0100: SINGLE FAMILY

Subdivision: E DIV

Legal Description

E DIV LOT 10 GIEBEIG'S ADDITION.

779-436, 958-2698, 966-432, WD 1062-869,
DC 1243-1462, CT 1292-1653, QC 1310-2026,
QC 1331-835, QC 1388-2307, WD 1393-1669,...



Tax Bill Detail

Payment Options

If Paid By 7/31/2025

Year	Due
2024	\$962.41
2023	\$962.10
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R12965-000

ALTAGRACIA MICHEL RAFAEL HERRERA

MAILING ADDRESS:
ALTAGRACIA MICHEL
RAFAEL HERRERA
1410 S HOAGLAND
BLVD, LOT 6
KISSIMMEE FL 34741

PROPERTY ADDRESS:
1019 PUTNAM
LAKE CITY 32025

This Bill: \$962.41
All Bills: \$1,924.51
Cart Amount: \$0.00

Bill 35971 -- Pay Now

Pay All Bills

 Print Bill / Receipt

✉ Register for E-Billing

Property Appraiser

Taxes & Fees All Unpaid Bills Assessments

Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2022	36514	2023-9923964	MICHAEL HERRERA AL	03/04/2024	\$786.36
2021	35766	2021-2102272	MARILYN ALTAGRACIA	02/14/2022	\$607.53
2020	3748	2020-2101707	MARILYN ALTAGRACIA	09/28/2021	\$717.28
2019	3746	2019-2708450	ALTAGRACIA R12965-000	08/27/2020	\$1,021.42
2018	3763	2018-3508118	FIRST CLASS TITLE	08/26/2019	\$1,548.47
2017	3772	2018-3508118	FIRST CLASS TITLE	08/26/2019	\$1,494.88
2016	3791	2018-2706309	AXIS REAL ESTATE HOLDINGS LLC	07/10/2019	\$1,447.29
2015	3796	2017-1800006	KINGDOM CONTRACT	10/23/2017	\$1,640.06
2014	3800	2014-9973962	OCWEN LOAN SERVICING, LLC	11/16/2014	\$1,315.40
2013	3804	2013-4101814	OCEWEN LOAN SERVICING	08/29/2014	\$1,532.24

2012	3800	2012-9973048	GMAC-(BRANDED)	11/23/2012	\$1,293.77
2011	3814	2011-9971974	GMAC-(BRANDED)	11/20/2011	\$1,258.82
2010	134671	2010-9973563	GMAC-(BRANDED)	11/27/2010	\$1,432.34
2009	134668	2009-9973286	GMAC-(BRANDED)	11/21/2009	\$1,510.91
2008	134428	2008-9973080	GMAC-HOMECOMINGS FINANCIAL	11/16/2008	\$1,541.12
2007	133750	2007-9972311	GMAC-HOMECOMINGS FINANCIAL	11/25/2007	\$1,477.60
2006	133114	2006-9971813	HOMECOMINGS FINANCIAL NETWORK	11/24/2006	\$1,450.00
2005	132434	2005-2100786	BRANNON BROWN ATTORNEY	11/30/2005	\$1,380.17
2004	131572	2004-1001393	COLUMBAI HOME IMPROVEMENT	03/18/2005	\$1,059.75
2003	131035	2003-1200095	COLUMBIA HOME IMPROVEMENT	02/27/2004	\$962.19
2002	130578	2002-1102263	TERRY MCDAVID	03/27/2003	\$885.30
2001	129946	2001-2200458	CITIFINANCIAL MORTGAGE	08/30/2002	\$229.91
2000	129328	2000-1005149	AYMOND JOSEPH D & PAULA C	03/30/2001	\$163.36
1999	128852	1999-1004180	AYMOND JOSEPH D & PAULA C	03/15/2000	\$146.98
1998	128421	1998-3005906	AYMOND JOSEPH D & PAULA C	03/30/1999	\$137.69
1997	127783	1997-1004198	AYMOND JOSEPH D & PAULA C	02/23/1998	\$123.16
1996	127053	1996-3006314	AYMOND JOSEPH D & PAULA C	03/04/1997	\$46.68
1995	126530	1995-3000398	AYMOND JOSEPH D & PAULA C	11/03/1995	\$31.76
1994	126281	1994-1003987	AYMOND JOSEPH D & PAULA C	01/05/1995	\$24.96
1993	125663	1993-2000173	AYMOND JOSEPH D & PAULA C	11/15/1993	\$19.20

1992	125044	1992- 2000248	BRANNEN KATHERINE S	11/16/1992	\$19.20
1991	124753	1991- 3010478	BRANNEN KATHERINE S	11/08/1991	\$19.20
1990	24643	1990- 3000880	BRANNEN KATHERINE S	11/16/1990	\$19.20
1989	2409800.0004	1989- 2000540	BRANNEN KATHERINE S	11/07/1989	\$19.20



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NOTICE OF VIOLATION

CODE ENFORCEMENT – SPECIAL MAGISTRATE

CASE # 25-00000162 NOH

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

Name: **Altagracia Michel Rafael Herrera**

Address: **1019 SE Putnam Street Lake City, FL 32025**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: **07/14/2025**

Complaint CE Personnel Observation
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 108.1.1 Unsafe structures.	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.
108.1.5 Dangerous structure or premises.	For the purpose of this code, any structure or <i>premises</i> that has any or all of the conditions or defects described as follows shall be considered to be dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the <i>approved</i> building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, <i>deterioration</i> , <i>neglect</i> , abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become <i>detached</i> or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so <i>anchored</i> , attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, <i>deterioration</i> , decay, faulty construction, the removal or movement of some portion of the



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	<p>ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p> <p>6. The building or structure, or any portion thereof, is clearly unsafe for its use and <i>occupancy</i>.</p> <p>7. The building or structure is <i>neglected</i>, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p> <p>8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the <i>approved</i> building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.</p> <p>9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, <i>ventilation</i>, mechanical or plumbing system, or otherwise, is determined by the <i>code official</i> to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p> <p>10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the <i>code official</i> to be a threat to life or health.</p> <p>11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive <i>nuisance</i> or <i>hazard</i> to the public.</p>
301.3 Vacant structures and land.	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
IPMC 108.1.1 Unsafe structures.	Structure is unsafe and causing a blighting issue in the community. It is the City's recommendation that this structure needs demolition and is unsafe to occupy. You will need to contact the City of Lake City so we can discuss this issue. A Special Magistrate hearing can be scheduled where liens can be



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	placed on the property and the Magistrate can give a order to demo the property.
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WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: **Attend Special Magistrate hearing scheduled January 8, 2026 @ 5:30 pm**



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Warning

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

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

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

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

Name: Altagracia Michel Rafael Herrera Relationship owner: Owner

On date: December 1, 2025 time being: 2:52 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



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CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000162 *NoH*

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Name: Altagracia Michel Rafael Herrera
Address: 1019 SE Putnam Street Lake City, FL 32025

INITIAL INSPECTION **INITIAL INSPECTION PROMPTED BY:**

Date: 07/14/2025 Complaint _____ CE Personnel Observation _____
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
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IPMC 108.1.1 Unsafe structures.	<p>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.</p>
108.1.5 Dangerous structure or premises.	<p>For the purpose of this code, any structure or <i>premises</i> that has any or all of the conditions or defects described as follows shall be considered to be dangerous:</p> <ol style="list-style-type: none"> <li data-bbox="543 1330 1385 1429">1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the <i>approved</i> building or fire code of the jurisdiction as related to the requirements for existing buildings. <li data-bbox="543 1429 1385 1514">2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. <li data-bbox="543 1514 1385 1613">3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, <i>deterioration</i>, <i>neglect</i>, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become <i>detached</i> or dislodged. <li data-bbox="543 1613 1385 1712">4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so <i>anchored</i>, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. <li data-bbox="543 1712 1385 1514">5. The building or structure, or part of the building or structure, because of dilapidation, <i>deterioration</i>, decay, faulty construction, the removal or movement of some portion of the



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	<p>ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p> <p>6. The building or structure, or any portion thereof, is clearly unsafe for its use and <i>occupancy</i>.</p> <p>7. The building or structure is <i>neglected</i>, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p> <p>8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the <i>approved</i> building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.</p> <p>9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, <i>ventilation</i>, mechanical or plumbing system, or otherwise, is determined by the <i>code official</i> to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p> <p>10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the <i>code official</i> to be a threat to life or health.</p> <p>11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.</p>
301.3 Vacant structures and land.	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
IPMC 108.1.1 Unsafe structures.	Structure is unsafe and causing a blighting issue in the community. It is the City's recommendation that this structure needs demolition and is unsafe to occupy. You will need to contact the City of Lake City so we can discuss this issue. A Special Magistrate hearing can be scheduled where liens can be



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	placed on the property and the Magistrate can give a order to demo the property.
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WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: **Attend Special Magistrate hearing scheduled December 4, 2025**



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- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
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- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (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: Altagracia Michel Rafael Herrera Relationship owner: Owner

On date: October 29, 2025 time being: 1:00 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested X First class mailing X

Refused to sign _____, drop service _____

Marshall Sova

Print Name of Code Inspector


Signature of Code Inspector



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INITIAL INSPECTION PROMPTED BY:

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	<p>ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p> <p>6. The building or structure, or any portion thereof, is clearly unsafe for its use and <i>occupancy</i>.</p> <p>7. The building or structure is <i>neglected</i>, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p> <p>8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the <i>approved</i> building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.</p> <p>9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, <i>ventilation</i>, mechanical or plumbing system, or otherwise, is determined by the <i>code official</i> to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p> <p>10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the <i>code official</i> to be a threat to life or health.</p> <p>11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.</p>
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	placed on the property and the Magistrate can give a order to demo the property.
108.1.5 Dangerous structure or premises.	Structure is unsafe and causing a blighting issue in the community. It is the City's recommendation that this structure needs demolition and is unsafe to occupy. You will need to contact the City of Lake City so we can discuss this issue. A Special Magistrate hearing can be scheduled where liens can be placed on the property and the Magistrate can give a order to demo the property.
301.3 Vacant structures and land.	Structure is unsafe and causing a blighting issue in the community. It is the City's recommendation that this structure needs demolition and is unsafe to occupy. You will need to contact the City of Lake City so we can discuss this issue. A Special Magistrate hearing can be scheduled where liens can be placed on the property and the Magistrate can give a order to demo the property.

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

Due date: **November 6, 2025**



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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: Altagracia Michel Rafael Herrera Relationship owner: Owner

On date: October 6, 2025 time being: 1:00 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested X First class mailing X _____

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

Returned No Such Address

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000162

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: **Altagracia Michel Rafael Herrera**

Address: **1019 SE Putnam Street Lake City, FL 32025**

INITIAL INSPECTION PROMPTED BY:

INITIAL INSPECTION

Complaint _____ CE Personnel Observation _____

Date: **07/14/2025**

Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 108.1.1 Unsafe structures.	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.
108.1.5 Dangerous structure or premises.	For the purpose of this code, any structure or <i>premises</i> that has any or all of the conditions or defects described as follows shall be considered to be dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the <i>approved</i> building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, <i>deterioration</i> , <i>neglect</i> , abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become <i>detached</i> or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so <i>anchored</i> , attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, <i>deterioration</i> , decay, faulty construction, the removal or movement of some portion of the



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

	<p>ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p> <p>6. The building or structure, or any portion thereof, is clearly unsafe for its use and <i>occupancy</i>.</p> <p>7. The building or structure is <i>neglected</i>, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p> <p>8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the <i>approved</i> building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.</p> <p>9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, <i>ventilation</i>, mechanical or plumbing system, or otherwise, is determined by the <i>code official</i> to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p> <p>10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the <i>code official</i> to be a threat to life or health.</p> <p>11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.</p>
301.3 Vacant structures and land.	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
IPMC 108.1.1 Unsafe structures.	Structure is unsafe and causing a blighting issue in the community. It is the City's recommendation that this structure needs demolition and is unsafe to occupy. You will need to contact the City of Lake City so we can discuss this issue. A Special Magistrate hearing can be scheduled where liens can be



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

	placed on the property and the Magistrate can give a order to demo the property.
108.1.5 Dangerous structure or premises.	Structure is unsafe and causing a blighting issue in the community. It is the City's recommendation that this structure needs demolition and is unsafe to occupy. You will need to contact the City of Lake City so we can discuss this issue. A Special Magistrate hearing can be scheduled where liens can be placed on the property and the Magistrate can give a order to demo the property.
301.3 Vacant structures and land.	Structure is unsafe and causing a blighting issue in the community. It is the City's recommendation that this structure needs demolition and is unsafe to occupy. You will need to contact the City of Lake City so we can discuss this issue. A Special Magistrate hearing can be scheduled where liens can be placed on the property and the Magistrate can give a order to demo the property.

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

Due date: **August 14, 2025**



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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: Altagracia Michel Rafael Herrera Relationship owner: Owner

On date: July 14, 2025 time being: 9:00 am _____

Personal Service _____

Posted on property and at City Hall

Certified Mail, Return Receipt requested X First class mailing X

Refused to sign , drop service

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector



December 1, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on January 8, 2026 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US
1 386 347 5053 US
1 507 473 4847 US
1 564 217 2000 US
1 669 444 9171 US
1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815



Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

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

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, January 8, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd 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**

AFFIDAVIT OF NOTICE BY POSTING

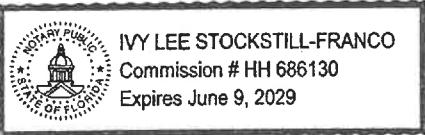
STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 29th day of DECEMBER 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

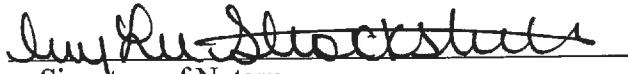
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 29th day of DECEMBER 2025, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 1019 SE Putnam Street AND 205 N Marion Ave, Lake City, FL. 32055.


Marshall Sova -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this
29th day of DECEMBER 2025, by Marshall
Sova who is personally known to me.


Signature of Notary

Ivy Stockstill _____
Print or Type Name

My Commission expires: _____

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 29th day of DECEMBER 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 29th day of DECEMBER 2025, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 1019 SE Putnam Street AND 205 N Marion Ave, Lake City, FL. 32055.



Marshall Sova -Code Enforcement Inspector

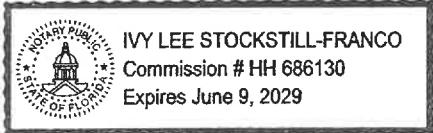
SWORN TO AND SUBSCRIBED before me this
29th ____ day of DECEMBER 2025, by Marshall
Sova who is personally known to me.



Signature of Notary

Ivy Stockstill _____
Print or Type Name

My Commission expires: _____



[SEAL]

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

NOTICE OF HEARING

Case No.: 25-00000162

Respondent: Altagracia Michel Rafael Herrera

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 4th day of December 2025, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion 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 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 Altagracia Michel Rafael Herrera

On date October 29, 2025

Personal Service

Certified Mail, Return Receipt requested

Refused to sign, drop service

Relationship Owner

time being 1:00 pm

Posted on property and at City Hall

First class mailing

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

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, December 4, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd 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**



October 29, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on December 4, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US
1 386 347 5053 US
1 507 473 4847 US
1 564 217 2000 US
1 669 444 9171 US
1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free
877 853 5247 US Toll-free
888 788 0099 US Toll-free
833 548 0276 US Toll-free

Meeting ID: 846 5954 1815



Marshall Sova

City of Lake City
Code Enforcement Officer
(386)719-5746
sovam@lcfla.com



12/25/25

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) 2025 at (time) 10:00 AM on (date) 2025.
The hearing will take place at City Hall, 205 N. Marion 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 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) 751-5746.

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

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

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

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

Name: Marshall Sova Relationship: Code Enforcement Inspector
On date December 1, 2025 at time 10:00 AM
① Personal Service
② Certified Mail, Return Receipt requested
③ Refused to sign, drop service

initials: ms Signature of Code Inspector: Joy Stockstill

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

Signature of Respondent/Inspected

Date

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

NOTICE OF HEARING

Case No. 2025-00001
Respondent: Inspected Name

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) 2025 at (time) 10:00 AM on (date) 2025.
The hearing will take place at City Hall, 205 N. Marion 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 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) 751-5746.

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

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

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

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

Name: Marshall Sova Relationship: Code Enforcement Inspector
On date December 1, 2025 at time 10:00 AM
① Personal Service
② Certified Mail, Return Receipt requested
③ Refused to sign, drop service

initials: ms Signature of Code Inspector: Joy Stockstill

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

Signature of Respondent/Inspected

Date

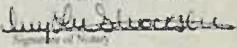
2. On the 29th day of DECEMBER 2025, I personally observed the attached violation(s) and signed the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 1015 SE Putnam Street AND 205 N Marion Ave, Lake City, FL 32055.

 MARSHALL SOVA-CODE ENFORCEMENT INSPECTOR
Commission #1000000
Date: June 1, 2025

[SEAL]

 Marshall Sova-Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
29th day of DECEMBER 2025, by Marshall
Sova who is personally known to me.

 Joy Stockstill
Print or Type Name

My Commission expires:

NOTICE OF VIOLATION BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 29th day of DECEMBER 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn or advised, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 29th day of DECEMBER 2025, I personally observed the attached violation(s) and signed the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 1015 SE Putnam Street AND 205 N Marion Ave, Lake City, FL 32055.

 MARSHALL SOVA-CODE ENFORCEMENT INSPECTOR
Commission #1000000
Date: June 1, 2025

SWORN TO AND SUBSCRIBED before me this
29th day of DECEMBER 2025, by Marshall
Sova who is personally known to me.

 Joy Stockstill
Print or Type Name

My Commission expires:

12/25/25

**CITY OF LAKE CITY
SPECIAL MAGISTRATE HEARING**

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, January 8, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

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

NOTICE OF HEARING

Case No. 20-00000
Witness and Testimony

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (date) the _____ day of _____, 2026, at (time) _____ AM/PM. The hearing will take place at City Hall, 205 N. Marion 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 evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be providing video coverage 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) 719-5768.

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

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

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

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

Name: _____ Relationship: _____
Or Date Delivered: _____ Time being: _____
 Personal Service Printed on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Retained to sign, drop service

Initials: _____ 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. 20-00000
Respondent: Marshall Sova

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (date) the _____ day of _____, 2026, at (time) _____ AM/PM. The hearing will take place at City Hall, 205 N. Marion 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 evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be providing video coverage 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) 719-5768.

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

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

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

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

Name: _____ Relationship: _____
Or Date Delivered: _____ Time being: _____
 Personal Service Printed on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Retained to sign, drop service

Initials: _____ 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. 20-00000
Respondent: Marshall Sova

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (date) the _____ day of _____, 2026, at (time) _____ AM/PM. The hearing will take place at City Hall, 205 N. Marion 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 evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be providing video coverage 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) 719-5768.

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

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

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

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

NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, the day of DECEMBER 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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

2. On the 29th day of DECEMBER 2025, I personally observed the attached violation(s) & copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 1237 SW Main Blvd AND 205 N Marion Ave, Lake City, FL 32055.

Marshall Sova - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
29th day of DECEMBER 2025, by Marshall
Sova, who is personally known to me.

Jessie B. Strohacker

Signature of Respondent

My Commission expires:

J. B. Strohacker

Signature of Inspector

Marshall Sova - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this

29th day of DECEMBER 2025, by Marshall

Strohacker, who is personally known to me.

Jessie B. Strohacker

Signature of Respondent

My Commission expires:

12/25/25

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

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, January 8, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

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

NOTICE OF HEARING
Case No.: 25-00000
Witness: John Doe

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) January the 08 day of 2026 at (time) 5:30 PM AM PM.
The hearing will take place at City Hall, 205 N. Marion 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 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 THEM 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 a violation up to \$250.00 per day per violation each day the violation continues.

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

This case will not go before the Special Magistrate if the violations 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: John Doe Relationship: Friend
On date: January 2, 2026 Time: 10:00 AM
 Personal Service Postal Service Certified Mail, Return Receipt required
 Refused to sign, drop service

Method: Handed to John Doe Signature of Code Inspector: John Doe
Print Name of Code Inspector: John Doe

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

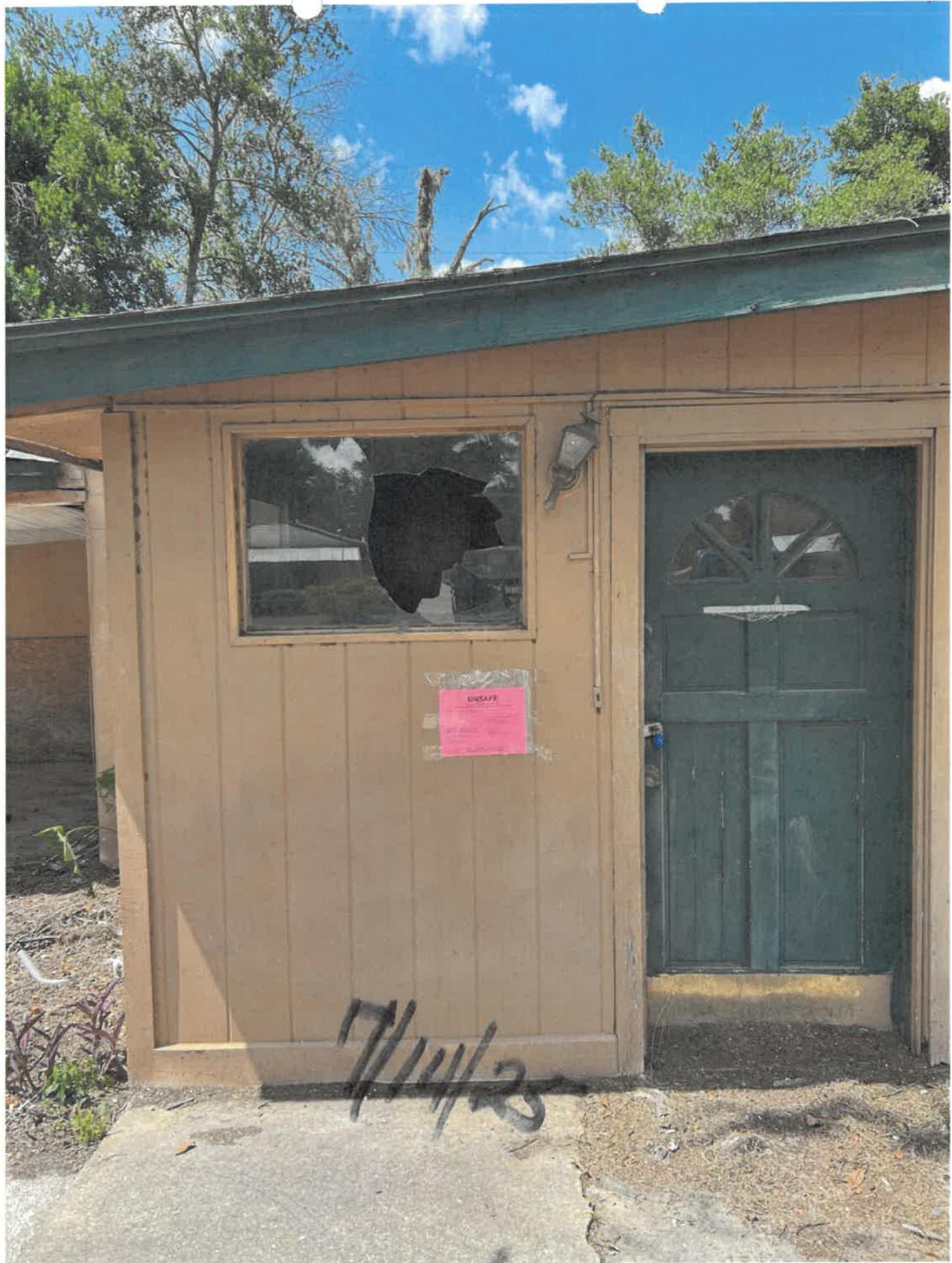
Signature of Respondent/Recipient: John Doe Date: January 2, 2026

AFFIDAVIT OF NOTICE BY PUBLISHING

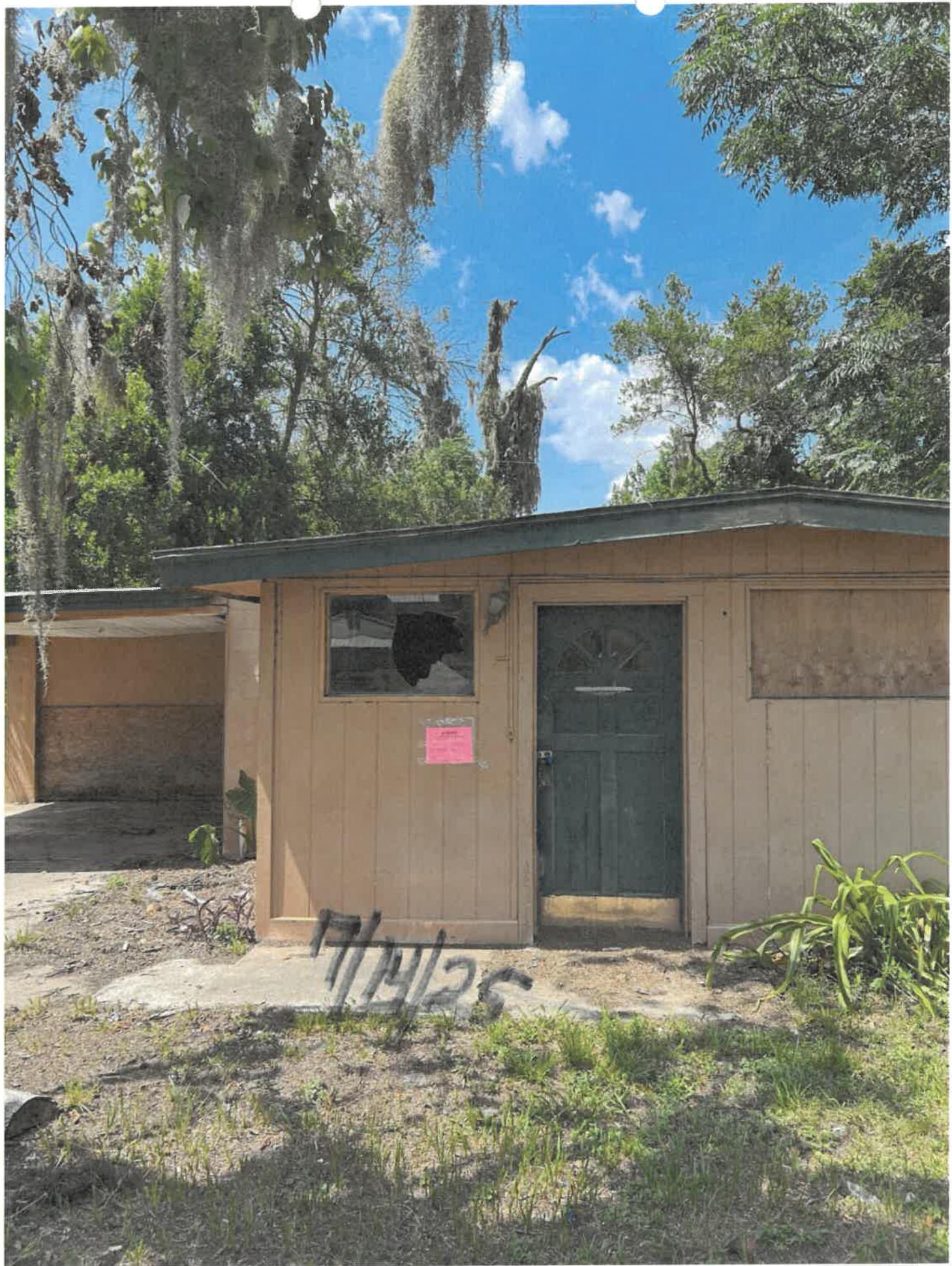
SPECIAL MAGISTRATE

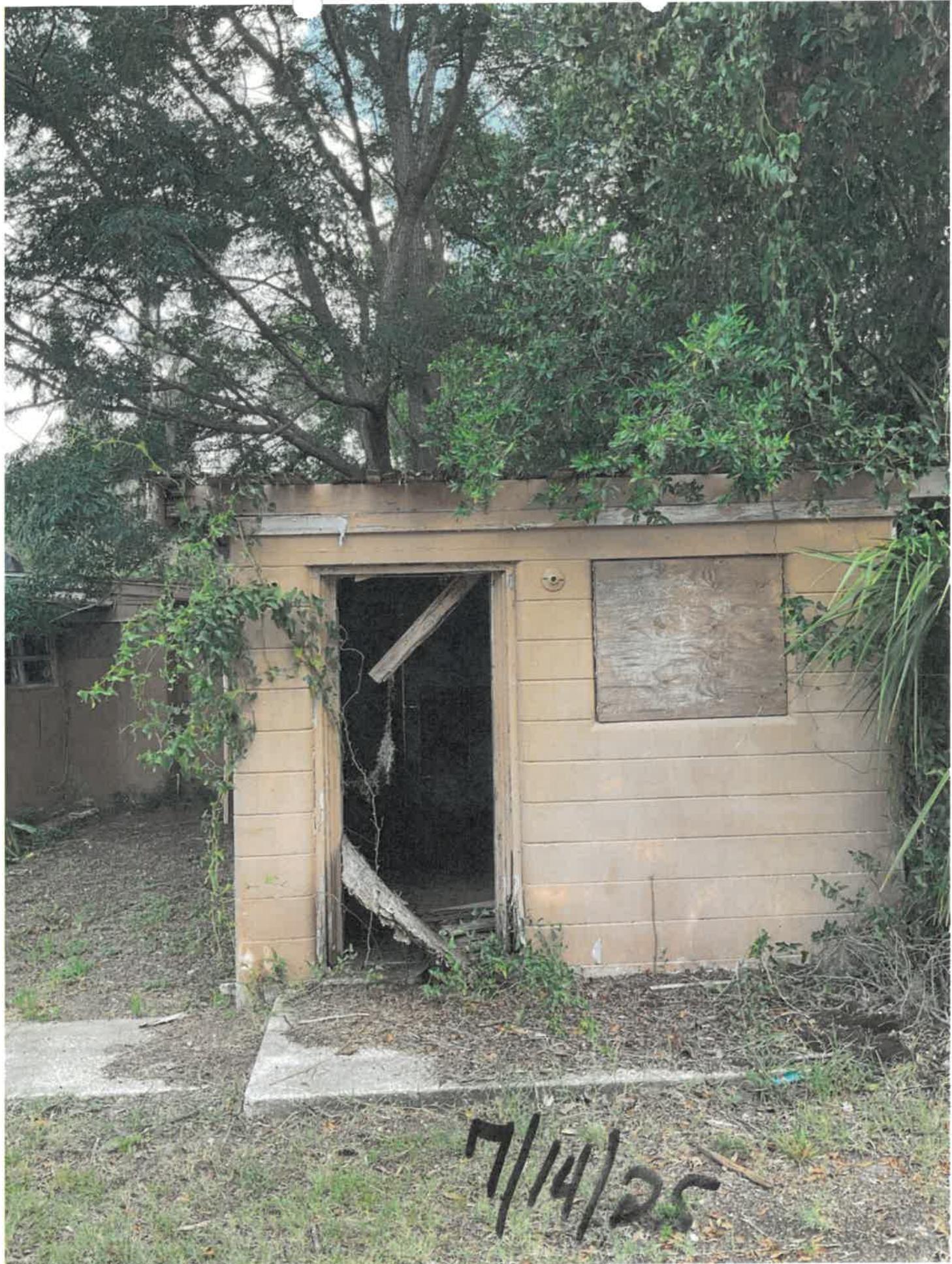
NOTICE OF HEARING

12/26/25









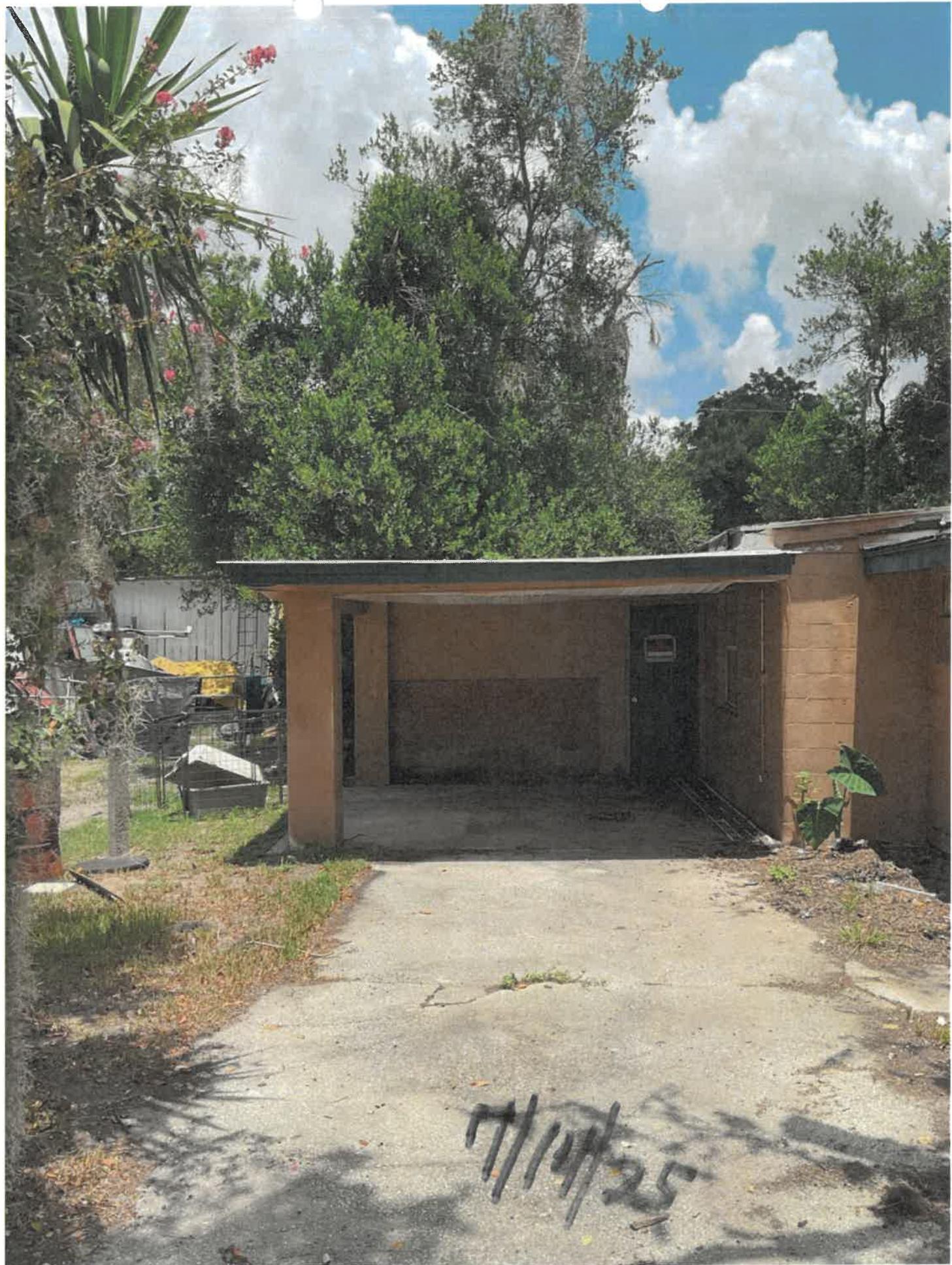
















SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ALTACRISTINA MICHAELE RAYNE HARRIS
38 ACTERA CT.
KISSIMMEE, FL 34758



9590 9402 9016 4122 8426 87

2. Service*Transfer from service label*

9589 0710 5270 2886 2513 82

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?**

If YES, enter delivery address below: Yes No

3. Service Type

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

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

Domestic Return Receipt

ROMANEO 12/11/25

City of Lake City

Code Enforcement

205 N. Marion Ave.
Lake City, Florida 32055



Mar 12 12/1/25

City of Lake City

Code Enforcement

205 N. Marion Ave.

Lake City, Florida 32055

Attn: Anna Miller Lake Huron
38 Altona Ct.
Kissimmee, FL 34741

Marco 12/1/25

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Attican Native American
38 Letters C.
kisimme, FL 34758



9590 9402 9016 4122 8426 87

2. Article Number (Transfer from service label)
9589 0710 5270 2886 2513 82
(over \$500)

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

Certified Mail

- A receipt (this portion)
- A unique identifier for
- Electronic verification
- delivery.
- A record of delivery (a
- signature) that is retained for a specified period.

Important Reminders

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail International, or Priority Mail® services.
- Certified Mail service is available for International mail.
- Insurance coverage is available with Certified Mail service. Insurance coverage is available for certain Priority Mail items.
- For an additional fee, you may request endorsement on the receipt for the following services:
 - Return receipt service
 - Proof of delivery (including electronic version). You can request a hard copy or electronic version. Fill out the reverse side of this card. Complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to the back of this card.

PS Form 3800, January 2000

3. Service Type

- Priority Mail Express®
- Registered Mail™
- Adult Signature Restricted Delivery
- Certified Mail®
- Registered Mail Restricted Delivery
- Certified Mail Restricted Delivery
- Collect on Delivery
- On Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- Signature Confirmation
- Restricted Delivery

Domestic Return Receipt

Marco 12/1/25

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

Antonia Monte Farne Herrera
38 Alton G.
Kissimmee, FL 34741

Marco 10/29/25

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



9589 0710 5270 2886 2513 20
9589 0710 5270 2886 2513 20

W/AA

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

For delivery information, visit our website at www.usps.com.

Certified Mail Fee \$5.30	
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$5.30
<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 \$.74	
Total Postage and Fees \$ 6.04	
Sent To <i>Reagan Shaw, Lake City, Florida</i>	
Street/Box No., or P.O. Box No. <i>18 NIMM C</i>	
City, State, ZIP+4 <i>Lake City, FL 32258</i>	

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

10/12/25

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DETAGRACIA MICHÈ LATICE HEREDIA
38 ATERA G.
KISSIMMEE, FL 34758



9590 9402 9016 4122 8428 47

2 Article Number (Transfer from service label)

9589 0710 5270 2886 2512 21

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

Rosa Herna 16/02 Agent
 Addressee

B. Received by (Printed Name)

Rosa **C. Date of Delivery**
10/17

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery

Mail
Mail Restricted Delivery
(ID)

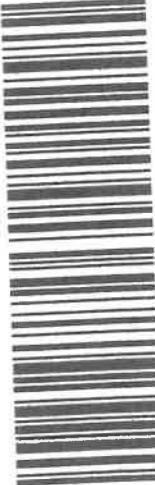
PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

Monica Maria Lina Hanea
38 Altona G.
Kissimmee, FL 34758

Marco 10/6/25



9589 0710 5270 2886 2512 21
9589 0710 5270 2886 2512 21

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add if applicable)

Return Receipt (hardcopy) \$ 4.00
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ 6.74

Total Postage and Fees

\$ 10.44

Sent To

Neanca

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

38 Nitro G.

City, State, ZIP+4

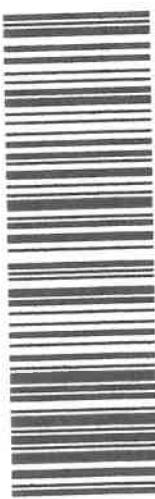
KLIMMEE FL 34958

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

See Reverse for Instructions

Marcia 10/6/25

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



9589 0710 5270 2886 2510 16
9589 0710 5270 2886 2510 16

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

For delivery information, visit our website at www.usps.com.

Certified Mail Fee
\$ 4.00

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

Return Receipt (hardcopy) **\$ 1.00**
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$.69

Total Postage and Fees

\$ 4.69

Send to:

Street and Apt. No. or PO Box No.

410 S Magazine Blvd, lot 6

City/State, ZIP+4

Lakeland, FL 33801

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

See Reverse for Instructions

MAILCO 7/14/25

LOT 1016/25

NO SIGNATURES

162
Hawxa
lot 6

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

Attacaria Mobile Home Haven
1410 S. Hacienda Blvd. Lot 6
Kissimmee, FL 34741

MAILED 7/14/25