



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: November 14, 2024 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Ave Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: Parcel #05818-001 Bascom Norris Dr & Center Ave Nature
of Complaint: Overgrowth

How long has the complaint been going on? Unknown Do you know who the person(s) involved are? Yes No If yes, who? Lake City Properties IV 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?

Prior Code Cases: 23-00000062 Overgrowth, 23-00000097, 23-00000098

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

Date Received: November 14, 2024 Via: Person Case Number Assigned 24-00000075

Notes:

Case Data Sheet for case # 24-00000075

Parcel# 05818-001

Address: Bascom Norris & Center Ave

Owner: Lake City Properties IV

Date of first inspection: 11/14/2024

1st Notice of Violation sent: 11/15/2024

2nd inspection date:

2nd Notice of Violation sent: _____

Date of Public Notice placed on property: 11/15/24

Notice of Mag. Hearing sent: 11/15/24

Notice on City of Lake City website on: 11/15/24

Notice posted in City Hall: 11/15/24

Mailing Cost/Date: \$9.64 11/15/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 11/14/2024

Parcel: << 29-3S-17-05818-001 (25870) >>

Owner & Property Info

Owner	LAKE CITY PROPERTIES IV 66 W FLAGLER ST 12TH FLOOR MIAMI, FL 33130		
Site			
Description	BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15.21 FT, W 398.76 FT TO POB LYING W OF NE RICHARDSON TER & A STRIP OF LAND TO THE C/L OF PALM ST DESC IN QC ...more>>		
Area	1.27 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1
<small>*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.</small>			

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$5,969	Mkt Land	\$5,969
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$5,969	Just	\$5,969
Class	\$0	Class	\$0
Appraised	\$5,969	Appraised	\$5,969
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$5,969	Assessed	\$5,969
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969	Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/19/2023	\$100	1483 / 470	WD	V	U	11
7/16/2019	\$100	1389 / 2713	QC	V	U	11
3/3/2017	\$5,000	1332 / 1896	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.270 AC	1.0000/1.0000 1.0000/ /	\$4,700 /AC	\$5,969

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

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 11/14/2024 and may not reflect the data currently on file at our office.



Columbia County Property Appraiser

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

PARCEL: 29-3S-17-05818-001 (25870) | VACANT (0000) | 1.27 AC

BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15

LAKE CITY PROPERTIES IV

Owner: 66 W FLAGLER ST
12TH FLOOR
MIAMI, FL 33130

Site: 1/19/2023 \$100 V (U)
Sales 7/16/2019 \$100 V (U)
Info 3/3/2017 \$5,000 V (Q)

2025 Working Values

Mkt Lnd	\$5,969	Appraised	\$5,969
Ag Lnd	\$0	Assessed	\$5,969
Bldg	\$0	Exempt	\$0
XFOB	\$0	Total	county:\$5,969
Just	\$5,969	Taxable	city:\$5,969
			other:\$0
			school:\$5,969

NOTES:

Columbia County, FL



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000075

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: **Lake City Properties IV**

Address: **Parcel #05818-001 (Bascom Norris & Center Ave.) Lake City, FL 32055**

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
 Date: 11/14/2024
 Complaint ___ CE Personnel Observation X
 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 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.
IPMC 302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [12 INCHES] . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.



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 205 North Marion Avenue
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Violation Code	Corrective Action
301.3 Vacant structures and land.	Please mow/underbrush property to prevent a blighting issue in the community. There are 3 prior code violations concerning this property, therefore you will need to attend a Special Magistrate hearing on January 2, 2025.
IPMC 302.4 Weeds.	Please mow/underbrush property to prevent a blighting issue in the community. There are 3 prior code violations concerning this property, therefore you will need to attend a Special Magistrate hearing on January 2, 2025.

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 for Jan. 2, 2025** _____



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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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: Lake City Properties IV Relationship owner: _____

On date: November 15, 2024 time being: 9:40 am _____

Personal Service _____

Posted on property and at City Hall _____

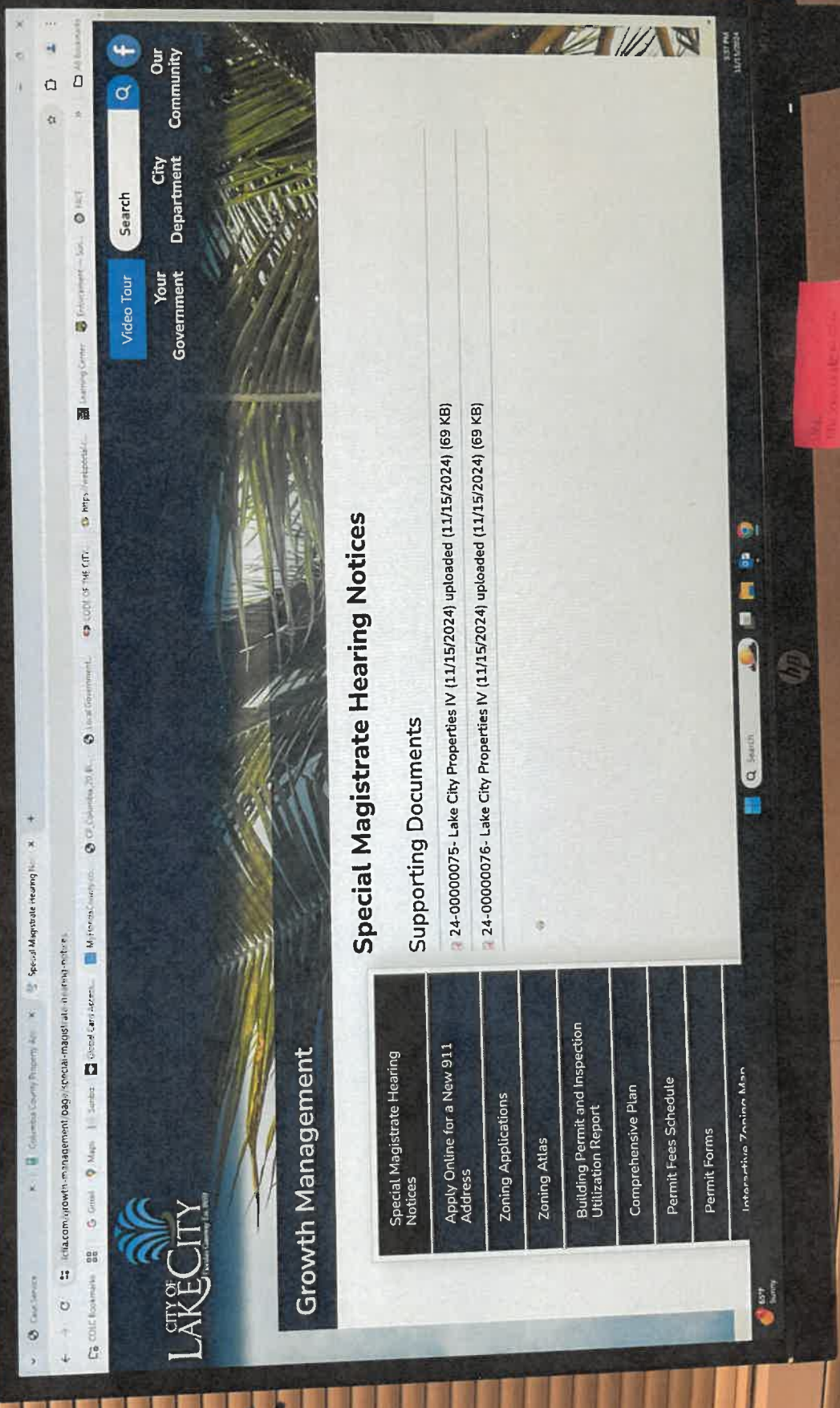
Certified Mail, Return Receipt requested First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

11/15/24



Growth Management

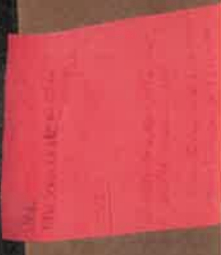
- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms

Special Magistrate Hearing Notices

Supporting Documents

- 24-00000075- Lake City Properties IV (11/15/2024) uploaded (11/15/2024) (69 KB)
- 24-00000076- Lake City Properties IV (11/15/2024) uploaded (11/15/2024) (69 KB)

Interactive Zoning Map



**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 2, 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

11/15/24

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

CITY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, Beverly
Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

MARSHALL SQU

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

On the 15th day of November 2024, I personally observed the attached violations and
notified the owner of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING
AT THE FOLLOWING ADDRESS: Parcel #05818-001 AND 205 N Marion Ave. Lake City, FL.

SPECIAL MAGISTRATE

Lake City
Marion Ave
Florida 32055

NOTICE OF HEARING

Case No.: 24-00000075
Respondent: Lake City Properties IV

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 2nd day of
January, 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: Lake City Properties IV Relationship: Owner
On (date): November 15, 2024 time being: 9:48 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Print Name of Code Inspector: _____ Signature of Code Inspector: *[Signature]*

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient: _____ Date: _____

11/15/24

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

CITY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, Beverly Jones, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

MARSHALL SOVA

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

On the 15th day of November 2024, I personally observed the attached violations and hereby give notice of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: Parcel #05818-001 AND 205 N Marion Ave. Lake City, FL.

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

NOTICE OF HEARING

Case No.: 24-0000075
Respondent: Lake City Properties IV

NOTICE OF HEARING

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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.

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

Name: Lake City Properties IV Relationship: Owner
On date: November 15, 2024 time being: 9:48 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Print Name of Code Inspector: _____ Signature of Code Inspector: *Marshall Sovo*

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient: _____ Date: _____

11/15/24

PUBLIC NOTICE

NOTICE TO THE PUBLIC

THE STATE OF MISSISSIPPI
DEPARTMENT OF REVENUE
TWO BIENVEAUX BOULEVARD
MONROE, LOUISIANA 70132
(504) 281-2035

FOR YOUR INFORMATION, THE DEPARTMENT OF REVENUE HAS RECEIVED A NOTICE FROM THE REVENUE SERVICE OF THE UNITED STATES OF AMERICA CONCERNING YOUR TAX RETURN FOR THE YEAR 2015. THE NOTICE STATES THAT THERE WAS A DISCREPANCY IN THE REPORTING OF YOUR GROSS INCOME FOR THE YEAR 2015.

IF YOU HAVE FILED A RETURN FOR THE YEAR 2015, YOU SHOULD CONTACT THE REVENUE SERVICE OF THE UNITED STATES OF AMERICA AT THE ADDRESS LISTED ABOVE TO DETERMINE THE REASON FOR THE DISCREPANCY AND TO CORRECT YOUR RETURN.

IF YOU HAVE NOT FILED A RETURN FOR THE YEAR 2015, YOU SHOULD CONTACT THE REVENUE SERVICE OF THE UNITED STATES OF AMERICA AT THE ADDRESS LISTED ABOVE TO FILE YOUR RETURN AND TO CORRECT YOUR GROSS INCOME FOR THE YEAR 2015.

FOR MORE INFORMATION, CONTACT THE DEPARTMENT OF REVENUE AT THE ADDRESS LISTED ABOVE OR CALL (504) 281-2035.

STATE OF MISSISSIPPI

FOR YOUR INFORMATION, THE DEPARTMENT OF REVENUE HAS RECEIVED A NOTICE FROM THE REVENUE SERVICE OF THE UNITED STATES OF AMERICA CONCERNING YOUR TAX RETURN FOR THE YEAR 2015. THE NOTICE STATES THAT THERE WAS A DISCREPANCY IN THE REPORTING OF YOUR GROSS INCOME FOR THE YEAR 2015.

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FOR MORE INFORMATION, CONTACT THE DEPARTMENT OF REVENUE AT THE ADDRESS LISTED ABOVE OR CALL (504) 281-2035.

John P. Hood
Commissioner of Revenue

PUBLIC NOTICE

NOTICE TO CONTRACTORS

THE CITY OF MEMPHIS, TENNESSEE, is seeking proposals for the construction of a new 100,000 sq. ft. addition to the existing City of Memphis Administration Center located at 1000 Poplar Avenue, Memphis, Tennessee. The project is estimated to cost \$10,000,000.00. The estimated construction start date is 08/01/2011 and the estimated completion date is 02/28/2012. The City of Memphis is a member of the Tennessee Valley Authority (TVA) and is subject to the TVA's policies and procedures. The City of Memphis is a member of the Tennessee Valley Authority (TVA) and is subject to the TVA's policies and procedures. The City of Memphis is a member of the Tennessee Valley Authority (TVA) and is subject to the TVA's policies and procedures.

CONTRACT DOCUMENTS

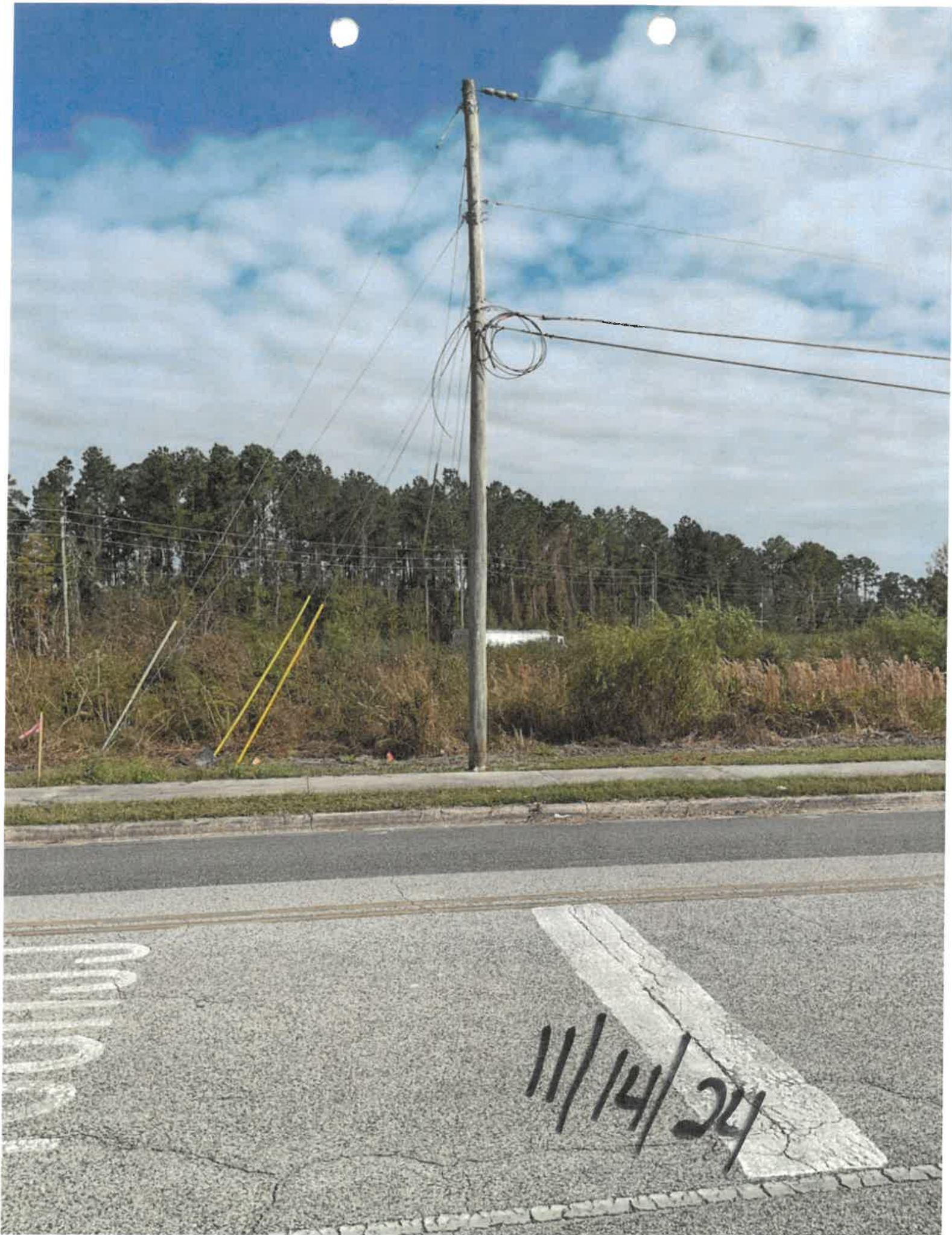
Interested parties should obtain the contract documents from the City of Memphis, 1000 Poplar Avenue, Memphis, Tennessee 38103. The contract documents are available for review during the following hours: Monday through Friday, 9:00 a.m. to 4:00 p.m. The contract documents are available for review during the following hours: Monday through Friday, 9:00 a.m. to 4:00 p.m. The contract documents are available for review during the following hours: Monday through Friday, 9:00 a.m. to 4:00 p.m.



PUBLIC NOTICE
[Small text columns]

11/15/04









11/14/21



ADOPT-A-STREET
KEEP YOUR CITY
BEAUTIFUL
CITY OF
LAKE CITY

THE FAMILY
OF
LINDA IVERY

11/14/24



11/14/24





11/14/21

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, Beverly Jones, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

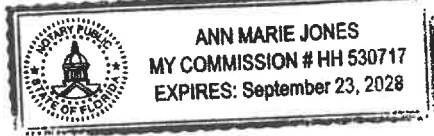
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 15th day of November 2024, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: Parcel #05818-001 AND 205 N Marion Ave, Lake City, FL. 32055.

Marshall Sova

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
__15th__ day of November 2024, by Marshall Sova
who is personally known to me.

[SEAL]



Ann Marie Jones

Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: *September 23, 2028*

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000075
Respondent: Lake City Properties IV

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 2nd day of January, 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.**

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Name Lake City Properties IV Relationship Owner
On date November 15, 2024 time being 9:48 am
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 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

**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 2, 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



November 15, 2024

To whom it may concern:

The Special Magistrate Hearing will be held on January 2, 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

75

1V
12TH FLOOR



9589 0710 5270 1815 1109 98
9589 0710 5270 1815 1109 98

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.85</u>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>4.10</u>	
<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 \$ <u>.79</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Lake City Properties 1V</u>	
Street and Apt. No. or PO Box No. <u>127th Floor</u>	
City, State, ZIP+4® <u>Miami FL 33131</u>	

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

11/15/24

75

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:

Lake City Paperies IV
66 W. Florida St. 12th Floor
Miami, FL 33130



9590 9402 8577 3244 7284 10

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1109 98

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 No
If YES, enter delivery address below:

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

Domestic Return Receipt

12/5/11

Certified Mail
 * A receipt (the person who signs for the mailpiece)
 * A unique number for tracking
 * A record of delivery or attempted delivery
 * A record of return to sender if delivery is refused
 * A record of return to sender if delivery is refused for a specified period
 * Important Reminders
 * Do not purchase Certified Mail for a restricted delivery service.
 * Certified Mail coverage is not available for international mail.
 * Certified Mail service is not available for mailpieces that are:
 * Fragile, hazardous, or perishable
 * Insecurely packaged
 * Insecurely sealed
 * Insecurely wrapped
 * Insecurely packed
 * Insecurely sealed



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **06/14/2022**

Case Status **InActive**

Case Number **2022-00000032**

Name
Reported By **Marshall Sova**
Business Name

Location
Parcel Number **05818000**
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Resolution Date **02/16/2023**

Central Name

Improvement
DEFAULT - BULLARD AUDREY S TRUSTEE

Days Open **247**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Service Address
850 NE PATTERSON AVE LAKE CITY, FL 32055

Cited Party Name
Utility Customer
Animal

Inspector **Marshall R Sova**

Master Location
Utility Account
Location Text
Cross Streets
SR100 @ Center

Phone Number **(386) 719-5746**

Mailing Address
Business Address

Alternate Phone
Email Address
sovam@lcfra.com

Parcel Owner
Address
Cited Party Address
D & B TIMBER & LAND TRUST LAKE CITY, FL 32056

User Defined Fields

Activities

Name	Value
Certified Mail Number	7022 0410 0000 6201 6470
Date	Notes/Activity
02/16/2023	Re- Inspection
10/18/2022	Investigation
10/10/2022	Investigation
08/11/2022	Investigation
07/13/2022	Re- Inspection
06/14/2022	Initial Inspection
06/14/2022	INITIAL INSPECTION, 2023-00000053 Passed



Notes Listing

Case Notes - IPMC - 2022-00000032

Date Descending
Run on 12/17/2024 03:09:08 PM

Subject	Author	Last Changed Date/Time
Re- Inspection On February 16, 2023 I re-inspected the property and the owner has complied with the clean up. Case is closed	Marshall Sova	02/16/2023 09:49:58 AM
Investigation On October 14, 2022 the certified letter was signed for on October 14, 2022. I received the green card on October 18, 2022.	Marshall Sova	10/18/2022 03:26:25 PM
Investigation On October 10, 2022 I re-inspected the property and there has been no change. I have left Mr. Pelletier several messages to call me to no avail. On this same date I prepared a Notice of Hearing and this will be sent to Mr. Pelletier by certified mail notifying him of the hearing scheduled on November 8, 2022.	Marshall Sova	10/10/2022 02:46:34 PM
Investigation On August 11, 2022 I spoke to the owner Javier Pelletier advising he needed an extension on cleaning the lot up. Mr. Pelletier was given a compliance date of September 30, 2022.	Marshall Sova	08/11/2022 12:56:28 PM
Re- Inspection On July 13, 2022 I re-inspected the property and there was no change. The first NOV has not been delivered as of this date. I located a new address for the owner and another NOV was sent to 318 NW Indian Ridge Ln. on July 14, 2022.	Marshall Sova	07/13/2022 02:18:32 PM
Initial Inspection On June 14, 2022 I noticed the lot at the intersection of SR 100 @ Center Avenue was overgrown. A Notice of Violation was prepared and mailed to the owner Martha Pelletier on June 15, 2022. Compliance date June 29, 2022.	Marshall Sova	06/14/2022 01:16:28 PM



Case Datasheet

CaseType **IPMC - International Prop Maint Code**

Case Date **08/14/2023**

Case Status **Inactive**

Case Number **2023-00000062**

Name
Reported By **Glenel Bowden**

Location
Parcel Number **05818000**
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Resolution Date **09/11/2023**

Business Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Days Open **28**

Central Name

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Case Description **Overgrowth**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Master Location **SR 100 @ Center Vacant lot**

Cited Party Name

Utility Account

Utility/ Customer

Location Text

Animal

Cross Streets

Inspector

Mailing Address

Phone Number

Business Address

Alternate Phone

Parcel Owner **D & B TIMBER & LAND TRUST**

Email Address

Address

Comments

Cited Party Address

Activities	Date	Type	User	Notes/Activity
	09/12/2023	Notes	Marshall Sovo	Re-Inspection
	08/14/2023	Notes	Marshall Sovo	Initial Inspection
	08/14/2023	Inspections	Marshall Sovo	INITIAL INSPECTION, 2023-00000214 Passed



Case Datasheet

CaseType -

Case Date

Case Status InActive

Case Number
Resolution Date
Days Open
Case Description

Name

Reported By

Business Name

Central Name

Parcel Owner Name

Cited Party Name

Utility Customer

Animal

Inspector

Phone Number

Alternate Phone

Email Address

Location

Parcel Number

Parcel Address

Improvement

Service Address

Master Location

Utility Account

Location Text

Cross Streets

Mailing Address

Business Address

Parcel Owner

Address

Cited Party Address

Resolution Date

Status

Related Cases

Case Type	Case Number	Case Date	Resolution Date	Status
International Prop Maint Code	2018-00000407	10/22/2018 3:59:32 PM		
International Prop Maint Code	2020-00000091	6/8/2020 12:00:00 AM	10/26/2020 12:00:00 AM	COMPLETED



Notes Listing

Case Notes - IPMC - 2023-00000062

Date Descending

Run on 12/17/2024 03:09:33 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On September 11, 2023 I re-inspected the property and the owner has complied.	Marshall Sova	09/12/2023 09:11:27 AM
Initial Inspection On August 14, 2023 I received a phone call from Glenel Bowden in reference to a overgrown lot. The lot in question is located at the intersection of SR 10 & Center Avenue. I inspected the property and photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner with a compliance date of September 14, 2023.	Marshall Sova	08/14/2023 02:07:18 PM



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **12/11/2023**

Case Status **Inactive**

Case Number **2023-00000097**

Name
Reported By **Marshall Sovo**

Location
Parcel Number **05818000**

Resolution Date **01/23/2024**

Business Name

Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Days Open **43**

Central Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Case Description **Overgrowth, debris left from lot clearing**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Cited Party Name

Master Location **Bascom Norris @ Center Avenue**

Utility Customer

Utility Account

Animal

Location Text

Inspector

Cross Streets

Phone Number

Mailing Address

Alternate Phone

Business Address

Email Address

Parcel Owner Address

Comments

Cited Party Address

Name	Value
Certified Mail Number	9589 0710 5270 0699 1584 47
Date	Notes/Activity
02/01/2024	Re-Inspection
01/17/2024	Investigation
01/09/2024	Re-Inspection
12/19/2023	Investigation
12/11/2023	Initial Inspection
12/11/2023	INITIAL INSPECTION, 2024-00000138 Passed

User Defined Fields

Activities



Notes Listing

Case Notes - IPMC - 2023-00000097

Date Descending

Run on 12/17/2024 03:09:59 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On January 23, 2024 I re-inspected the property and the owner has complied.	Marshall Sova	02/01/2024 10:00:38 AM
Investigation On January 17, 2024 the certified green card was returned to me as delivered.	Marshall Sova	01/17/2024 09:59:29 AM
Re-Inspection 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.	Marshall Sova	01/09/2024 08:56:38 AM
Investigation On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.	Marshall Sova	12/19/2023 03:41:12 PM
Initial Inspection On December 11, 2023 I observed the property at Parcel #05818-001 was overgrown and the property had not been cleaned up from a prior lot clearing. Photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner on Dec. 11, 2023 with a compliance date of Dec. 26, 2023.	Marshall Sova	12/11/2023 02:38:01 PM



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **12/11/2023**

Case Status **Inactive**

Case Number **2023-00000098**

Name
Reported By **Marshall Sovo**

Location
Parcel Number **05818000**
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Resolution Date **01/23/2024**

Business Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Days Open **43**

Central Name

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Case Description **Overgrowth, debris left from lot clearing**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Master Location

Cited Party Name
Utility Customer
Animal
Inspector **Marshall R Sovo**

Utility Account
Location Text
Cross Streets
Mailing Address
Business Address
Parcel Owner
Address **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**

Activities

Date	Type	User	Notes/Activity
02/01/2024	Notes	Marshall Sovo	Re-Inspection
01/17/2024	Notes	Marshall Sovo	Investigation
01/09/2024	Notes	Marshall Sovo	Re-Inspection
12/19/2023	Notes	Marshall Sovo	Investigation
12/11/2023	Notes	Marshall Sovo	Initial Inspection
12/11/2023	Inspections	Marshall Sovo	INITIAL INSPECTION, 2024-00000139 Passed



Notes Listing

Case Notes - IPMC - 2023-00000098

Date Descending

Run on 12/17/2024 03:16:34 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On January 23, 2024 I re-inspected the property and the owner has complied.	Marshall Sova	02/01/2024 10:06:17 AM
Investigation On January 17, 2024 the certified green card was returned to me as delivered.	Marshall Sova	01/17/2024 09:59:55 AM
Re-Inspection 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.	Marshall Sova	01/09/2024 08:57:16 AM
Investigation On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.	Marshall Sova	12/19/2023 03:41:40 PM
Initial Inspection On December 11, 2023 I observed the property located at 850 NE Patterson Avenue was overgrown and the property had not been cleaned up from a prior lot clearing. Photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner on Dec. 11, 2023 with a compliance date of Dec. 26, 2023.	Marshall Sova	12/11/2023 02:41:17 PM



Case Datasheet

CaseType **IPMC - International Prop Maint Code**

Case Date **11/14/2024**

Case Status **Active**

Case Number	Resolution Date	Days Open	Case Description
2024-00000075		33	Overgrowth

Name	Reported By	Business Name	Central Name	Parcel Owner Name	Cited Party Name	Utility Customer	Animal	Inspector	Phone Number	Alternate Phone	Email Address	Comments	Location
Marshall Sovo	Marshall Sovo			BULLARD AUDREY S TRUSTEE				Marshall R Sovo	(386) 719-5746		sovam@lclta.com	Correct parcel #05818-001	Parcel Number 850 NE PATTERSON AVE LAKE CITY, FL 32055
													Improvement 850 NE PATTERSON AVE LAKE CITY, FL 32055
													Service Address 850 NE PATTERSON AVE LAKE CITY, FL 32055
													Master Location Bascom Norris @ Center Avenue
													Utility Account Bascom Norris @ Center Avenue
													Location Text Bascom Norris @ Center Avenue
													Cross Streets Bascom Norris @ Center Avenue
													Mailing Address Bascom Norris @ Center Avenue
													Business Address Bascom Norris @ Center Avenue
													Parcel Owner D & B TIMBER & LAND TRUST
													Address LAKE CITY, FL 32056
													Cited Party Address LAKE CITY, FL 32056

User Defined Fields	Name	Value
	Certified Mail Number	9589 0710 5270 1815 1109 98
	Date	Notes/Activity
	12/04/2024	Investigation
	11/25/2024	Investigation
	11/14/2024	Initial Inspection
	11/14/2024	INITIAL INSPECTION, Created 11/14/2024



Notes Listing

Case Notes - IPMC - 2024-00000075

Date Descending

Run on 12/17/2024 03:11:03 PM

Subject	Author	Last Changed Date/Time
Investigation On December 3, 2024 the certified green card was returned to me as delivered on 11/21/2024. I t was signed for by K. Cardenas.	Marshall Sova	12/04/2024 08:22:25 AM
Investigation On November 25, 2024 the certified green card was returned to me as delivered.	Marshall Sova	11/25/2024 03:00:20 PM
Initial Inspection On November 14, 2024 I noticed the property located at Bascom Norris & Center Ave overgrown. The parcel # 05818-001 has had three prior cases at this location. Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the property owner. A NOH was also prepared with a hearing date of Jan. 2. 2025. There have been three prior violations on this property for overgrowth: 23-00000062 23-00000097 23-00000098	Marshall Sova	11/15/2024 12:23:47 PM
On November 15, 2024 I posted the property with a NOH and a affidavit of notice of posting. I also posted the same at City Hall. The NOH was placed on the City website on this same date.		



Case Datasheet

CaseType IPMC - International Prop Maint Code

Case Date 11/14/2024

Case Status Active

Case Number	2024-00000076	Name	Reported By	Marshall Sovo	Location	Parcel Number	05818000
Resolution Date		Business Name	Central Name		Parcel Address	Parcel Address	850 NE PATTERSON AVE LAKE CITY, FL 32055
Days Open	33	Parcel Owner Name	BULLARD AUDREY S TRUSTEE	Improvement	Service Address	Service Address	850 NE PATTERSON AVE LAKE CITY, FL 32055
Case Description	Overgrowth	Cited Party Name	Utility Customer	Animal	Inspector	Inspector	Marshall R Sovo
		Phone Number	(386) 719-5746	Alternate Phone	Email Address	sovam@lcta.com	
		Comments	Correct parcel # 05818-002				

User Defined Fields

Activities

Name	Certified Mail Number	Type	User	Value
	12/04/2024	Notes	Marshall Sovo	Investigation
	11/25/2024	Notes	Marshall Sovo	Investigation
	11/14/2024	Notes	Marshall Sovo	Initial Inspection
	11/14/2024	Inspections	Marshall Sovo	INITIAL INSPECTION, Created 11/14/2024



Notes Listing

Case Notes - IPMC - 2024-00000076

Date Descending

Run on 12/17/2024 03:11:48 PM

Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	12/04/2024 08:22:53 AM
On December 3, 2024 the certified green card was returned to me as delivered on 11/21/2024. I t was signed for by K. Cardenas.		
Investigation	Marshall Sova	11/25/2024 03:01:34 PM
On November 25, 2024 the certified green card was returned to me as delivered.		
Initial Inspection	Marshall Sova	11/15/2024 12:23:11 PM
On November 14, 2024 I noticed the property located at Bascom Norris & Center Ave overgrown. The parcel # 05818-002 has had three prior cases at this location.		
Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the property owner. A NOH was also prepared with a hearing date of Jan. 2. 2025.		
There have been three prior violations on this property for overgrowth:		
23-00000062		
23-00000097		
23-00000098		
On November 15, 2024 I posted the property with a NOH and a affidavit of notice of posting. I also posted the same at City Hall. The NOH was placed on the City website on this same date.		