



Notes Listing

Case Notes - IPMC - 2023-00000079

Date Descending

Run on 01/09/2024 09:52:04 AM

Subject	Author	Last Changed Date/Time
Re-Inspection	Marshall Sova	01/09/2024 09:51:52 AM
<p>On January 9, 2024 I re-inspected the property and there is no change.</p> <p>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.</p>		
Investigation	Marshall Sova	10/23/2023 12:10:07 PM
<p>On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.</p>		
Investigation	Marshall Sova	10/18/2023 09:17:58 AM
<p>On October 17, 2023 the certified green card was returned to me as delivered. It was signed for by Debra Lee Selbe.</p>		
Initial Inspection	Marshall Sova	10/13/2023 12:56:27 PM
<p>On October 12, 2023 I inspected the property located at 954 SW Spring Lane which is abandoned. The structure burnt several weeks ago and is about to collapse in parts of the structure. This structure is unsafe to the public and is causing a attractive nuisance to the neighborhood. I am requesting a demolition of this property.</p> <p>A NOV was prepared and will be mailed certified to the owner with a compliance date of October 27, 2023. The property was also posted as no occupancy allowed.</p>		



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

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

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

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

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

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

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

Parcel# 12545-000

Address: 954 SW Spring Lane

Owner: Lois L. Selbe

Date of first inspection: 10/12/2023

1st Notice of Violation sent: 10/12/23

2nd inspection date: 11/28/23

2nd Notice of Violation sent: 11/28/23

Date of Public Noticed placed on property: _____

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

Notice in Lake City Reporter on: _____

Notice posted in City Hall: 11/28/23

Mailing Cost/Date: 8.53 10/12/23

Mailing Cost/Date: 8.53 11/28/23

Mailing Cost/Date: _____

Total Mailing Cost: \$17.06

Marshall Sova

Marshall Sova CEO/ City of Lake City



Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 10/5/2023

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 80 of 188

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

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



Property & Assessment Values

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/22/1997	\$39,500	0843/1172	WD	I	Q	
2/11/1997	\$0	0834/2388	WD	I	U	03
4/4/1995	\$0	0808/2146	WD	I	U	09
7/23/1993	\$25,000	0771/1338	WD	I	Q	
3/16/1988	\$18,500	0647/0279	WD	I	Q	

Building Characteristics

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

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

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

Search Result: 80 of 188



Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	11/28/2023 10:07:49 AM
On November 28, 2023 a Notice of Hearing was prepared and mailed certified to the property owner. A 2nd NOV was mailed out also.		
Investigation	Marshall Sova	11/27/2023 03:56:03 PM
On December 20, 2023 a Special Magistrate will hear this case and is scheduled for 5:30 pm.		
Investigation	Marshall Sova	10/23/2023 12:10:07 PM
On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.		
Investigation	Marshall Sova	10/18/2023 09:17:58 AM
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NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-0000079 2nd Violation

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

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

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Date: **10/12/2023** 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.
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.

Violation Code

Corrective Action



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

IPMC 108.1.1 Unsafe structures.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.
IPMC 301.3 Vacant structures and land.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.

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

Due date: **Notice of hearing set** _____



DEPARTMENT OF GROWTH MANAGEMENT
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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: Lois L. Selbe Relationship owner: _____

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

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Marshall Sovia
 Print Name of Code Inspector


 Signature of Code Inspector



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IPMC 301.3 Vacant structures and land.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.

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

Due date: **October 27, 2023** _____



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Telephone: (386) 719-5750
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I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: Lois L. Selbe Relationship owner: _____

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


Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovia
Print Name of Code Inspector


Signature of Code Inspector











PRIVATE
PROPERTY





954





Lake City Fire Department

INCIDENT

Incident Number **23-0001666** Incident Date **09/20/2023** NFIRS Number **0001583** Incident Type **(111) - Building fire**

FDID **29012** Station **Lake City Fire Station 1** Shift **B Shift** District **LCFD 1**

Initial Dispatch Code _____

Alarms **1** Working Fire? _____ COVID-19 was a factor _____ Critical Incident _____ Critical Incident Team _____

Temporary Resident Involvement _____

Hazardous Materials Released _____

Action Taken 1 **(73) - Provide manpower**

Action Taken 2 **(21) - Search**

Action Taken 3 **(11) - Extinguishment by fire service personnel**

AID

Aid Given/Received **(2) - Automatic aid received**

Aided Agency _____ Their Incident Number _____

Aiding Agencies **CCFR**

LOCATION

Location Type **(1) - Street address**

Address **954 Southwest SPRING Lane, LAKE CITY, Florida, 32025**

Cross Street, USNG, or Directions _____ Latitude **0.00000000** Longitude **0.00000000** Census Tract _____

Detector Alerted Occupant _____

Property Use **(419) - 1 or 2 family dwelling** Mixed Use _____

TIMES

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

COUNTS

Counts Include Aid Received?

No

Suppression:

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

EMS:

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

Other:

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

LOSS

Property:

Estimated Property Losses
75000

Estimated Property Value

Content:

Estimated Content Losses
25000

Estimated Content Value

AUTHORIZATION

Report Writer:

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

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

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

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

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

 **INCIDENT NARRATIVE**

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

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

Created By: THOMAS, AUSTIN

 **Unit Reports**

E1

Use (1) - Suppression	Responding From	Priority
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Response Delays

Dispatch Time 02:52:45, 09/20/2023	Enroute Time 02:55:04, 09/20/2023	Arrival Time 02:57:35, 09/20/2023
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At Patient Time	Clear Time 07:18:35, 09/20/2023	In District Time
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Actions Taken:

Personnel
AUSTIN THOMAS, KYLE RODRIGUEZ

E2

Use (1) - Suppression	Responding From	Priority
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Response Delays

Dispatch Time 02:52:45, 09/20/2023	Enroute Time 02:55:12, 09/20/2023	Arrival Time 02:59:02, 09/20/2023
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At Patient Time	Clear Time 07:18:35, 09/20/2023	In District Time
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Actions Taken:

Personnel
GREG SUND, CHRISTOPHER BETHEA

L1

Use (1) - Suppression Responding From _____ Priority _____

Response Delays

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

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

Actions Taken:

Personnel

GRAMBY CROFT, JAMES LUPARDUS

LC1

Use (0) - Other Responding From _____ Priority _____

Response Delays

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

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

Actions Taken:

Personnel

JOSHUA WEHINGER

 **Fire Module**

① SITE INFO

Alarms _____ Acres Burned _____ Resident Units In Bldg 1 Buildings Involved _____

Hydrant Identifier _____ Estimated Water Usage _____

🔥 IGNITION

Area of Origin (UU) - Undetermined

Heat Source (UU) - Undetermined

Item First Ignited (UU) - Undetermined Fire Confined to Item? _____

🔥 IGNITION

Type of Material First Ignited

Cause of Ignition

(2) - Unintentional

Factors Contributing to Ignition 1

(UU) - Undetermined

Human Factors Contributing to Ignition

(1) - Asleep

Est. Age of Person Involved

Gender of Person Involved

⚙️ EQUIPMENT

Equipment Involved in Ignition

Equipment Power Source

Equipment Portability

Brand

Model

Serial Number

Year

🏠 STRUCTURE

Structure Type

(1) - Enclosed building

Stories Above Grade

1

Stories Below Grade

0

Building Status

(2) - In normal use

Length

30 ft

Width

60 ft

Total Square Feet

1800 sq ft

Story of Fire Origin

1

Fire Spread

(5) - Beyond building of origin

Item Contributing Most to Flame Spread

Type of Material

Number of Stories with Damage

Minor Damage

Significant Damage

Heavy Damage

Extreme Damage

Total Stories

🛡️ PROTECTIVE SYSTEMS

Presence of Detector

(U) - Undetermined

Detector Type

Power Supply

Detector Operations

Effectiveness (/Failure Reason)

Presence of Auto Extinguishing System

(N) - None Present

System Type

 **PROTECTIVE SYSTEMS**

System Operation

of Sprinklers

Reason for System Failure

79



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

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	3.50
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage
\$ 4.13
Total Postage and Fees
\$ 8.53

Sent to
 Street and Apt. No., or PO Box No.
 Lake City
 City, State, ZIP+4®
 Lake City FL 32025

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

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

11/9/20

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LOIS SCOE CP LARRY FLECK
 109 ROSE GROVE LN
 LAKE CITY, FL 32025



9590 9402 8577 3244 7285 57

2. Article Number (Transfer from service label)

9589 0710 5270 0668 3684 40

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

Priority Mail Express®
 Registered Mail™
 Signature Confirmation™
 Restricted Delivery

Domestic Return Receipt

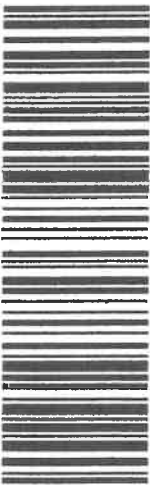
Certified Mail
 A receipt (this portion of the card) is provided for your records.
 Electronic verification is available for all Certified Mail items.
 A record of delivery (postmark and date) is retained for a specified period.
 Important Return Receipt information is provided on the reverse of this card.
 For more information, visit www.usps.com or call 1-800-ASK-USA.

7/5/24

679

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

10/12/23



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

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>2.55</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>.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>LOIS SCOTT</u>	
Street and Apt. No. or PO Box No. <u>950 SW SPAIN LN</u>	
City, State, ZIP+4® <u>LAKE CITY FL 32055</u>	

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

PLAESTICKER ATTORNEY FIVE CODE 70-1000000000

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8295 3094 5732 14

2. Article Number *Transfer from service label*

9589 0710 5270 0699 1232 92

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X

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

Domestic Return Receipt

Certified Mail

- A receipt (this portion)
- A unique identifier for
- Electronic verification of
- A record of delivery (not
- Signature that is valid
- for a specified period.
- You may purchase Cert
- with Certified Mail serv
- Insurance coverage is
- certain Priority Mail ser
- For an additional fee, an
- endorsed on the m
- the following services:
- Return receipt service
- of delivery (including
- You can request a re
- electronic return, an
- requires PS Form 38
- 3800.

10/12/23

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

11/28/23

NBU
NBH



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

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	\$ 4.35
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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	
\$ 1.23	
Total Postage and Fees	
\$ 8.53	
Sent to	
Lois L. Seave	
Street and Apt. No., or PO Box No.	
954 SW Spauld. Ln.	
City, State ZIP+4®	
Lake City FL 32055	

Postmark
Here

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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-000000078
Respondent: Lois L. Selbe c/o Larry Selbe

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 30th day of January, 2024, 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 Lois L. Selbe c/o Larry Selbe Relationship Owner
On date January 5, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date



January 5, 2024

To whom it may concern:

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

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

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

Ticket 13581: Zoom Hearing

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

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

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

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://us02web.zoom.us/j/84659541815>

Meeting ID: 846 5954 1815

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

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

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

Meeting Location: City Council Chambers located on the 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