



# Notes Listing

Case Notes - IPMC - 2023-00000098

Date Descending

Run on 01/09/2024 09:54:39 AM

Subject	Author	Last Changed Date/Time
Re-Inspection On January 9, 2024 I re-inspected the property and there is no change.	Marshall Sova	01/09/2024 08:57:16 AM
On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.		
Investigation	Marshall Sova	12/19/2023 03:41:40 PM
On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.		
Initial Inspection	Marshall Sova	12/11/2023 02:41:17 PM
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.		



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

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: 12/11/2023 Name (required) Marshall Sova  
Phone: (386)719-5746 Address: 205 N. Marion Ave. Lake City, FL Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 850 NE Patterson Avenue Lake City, FL Nature  
of Complaint: Overgrowth, debris left on property from lot clearing

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?

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

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

Date Received: 12/11/2023 Via: Person Case Number Assigned 23-00000098  
Notes:

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

Parcel# 05818-002

Address: 850 NE Patterson Ave

Owner: Lake City Properties IV

Date of first inspection: 12/11/2023

1<sup>st</sup> Notice of Violation sent: 12/11/2023

2<sup>nd</sup> inspection date: 1/9/24

2<sup>nd</sup> Notice of Violation sent: 1/9/24

Date of Public Noticed placed on property: 1/9/24

Notice of Mag. Hearing sent: 1/9/24

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

Notice posted in City Hall:

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

Mailing Cost/Date: \$8.53 12/11/2023

Mailing Cost/Date: 8.53 1/9/24

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

Total Mailing Cost: \$17.06



Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**  
updated: 12/7/2023

Parcel: << 29-3S-17-05818-002 (25871) >>

**Owner & Property Info**

Owner	LAKE CITY PROPERTIES IV LLC 66 W FLAGLER ST 12TH FLOOR MIAMI, FL 33130		
Site	850 NE PATTERSON AVE, LAKE CITY		
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 E OF NE RICHARDSON TER & A STRIP OF LAND TO THE C/L OF PALM ST DESC IN QC <a href="#">...more&gt;&gt;&gt;</a>		
Area	0.56 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	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	\$2,632	Mkt Land	\$2,632
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,632	Just	\$2,632
Class		Class	\$0
Appraised	\$2,632	Appraised	\$2,632
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$2,632	Assessed	\$2,632
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,632 city:\$2,632 other:\$0 school:\$2,632	Total Taxable	county:\$2,632 city:\$2,632 other:\$0 school:\$2,632

Aerial Viewer Pictometry Google Maps



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/19/2023	\$100	1483/0470	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 (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
NONE					

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	0.560 AC	1.0000/1.0000 1.0000/1	\$4,700 /AC	\$2,632



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

**PARCEL: 29-3S-17-05818-002 (25871)** | VACANT (0000) | 0.56 AC  
 BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW RW OF BASCOM NORRIS DR, SE ALONG RW 556.73 FT TO INTER WITH W RW OF NE PATTERSON AVE, S ALONG RW 15

**LAKE CITY PROPERTIES IV LLC**  
 Owner: 66 W FLAGLER ST  
 12TH FLOOR  
 MIAMI, FL 33130  
 Site: 850 NE PATTERSON AVE, LAKE CITY  
 Sales 1/19/2023 \$100 V(U)  
 Info 7/16/2019 \$100 V(U)  
 3/3/2017 \$5,000 V(Q)

2024 Working Values			
Mkt Lnd	\$2,632	Appraised	\$2,632
Ag Lnd	\$0	Assessed	\$2,632
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$2,632
Just	\$2,632	Total city:	\$2,632
		Taxable other:	\$0
		school:	\$2,632

**NOTES:**



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

[GrizzlyLogic.com](http://GrizzlyLogic.com)





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

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<b>IPMC 301.3 Vacant structures and land.</b>	Please clean property up. Debris from lot clearing needs to be removed from 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: **December 26, 2023** \_\_\_\_\_



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

**Warning**

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

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

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

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

Name: Lake City Properties IV Relationship owner: \_\_\_\_\_

On date: December 11, 2023 time being: 2:20 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



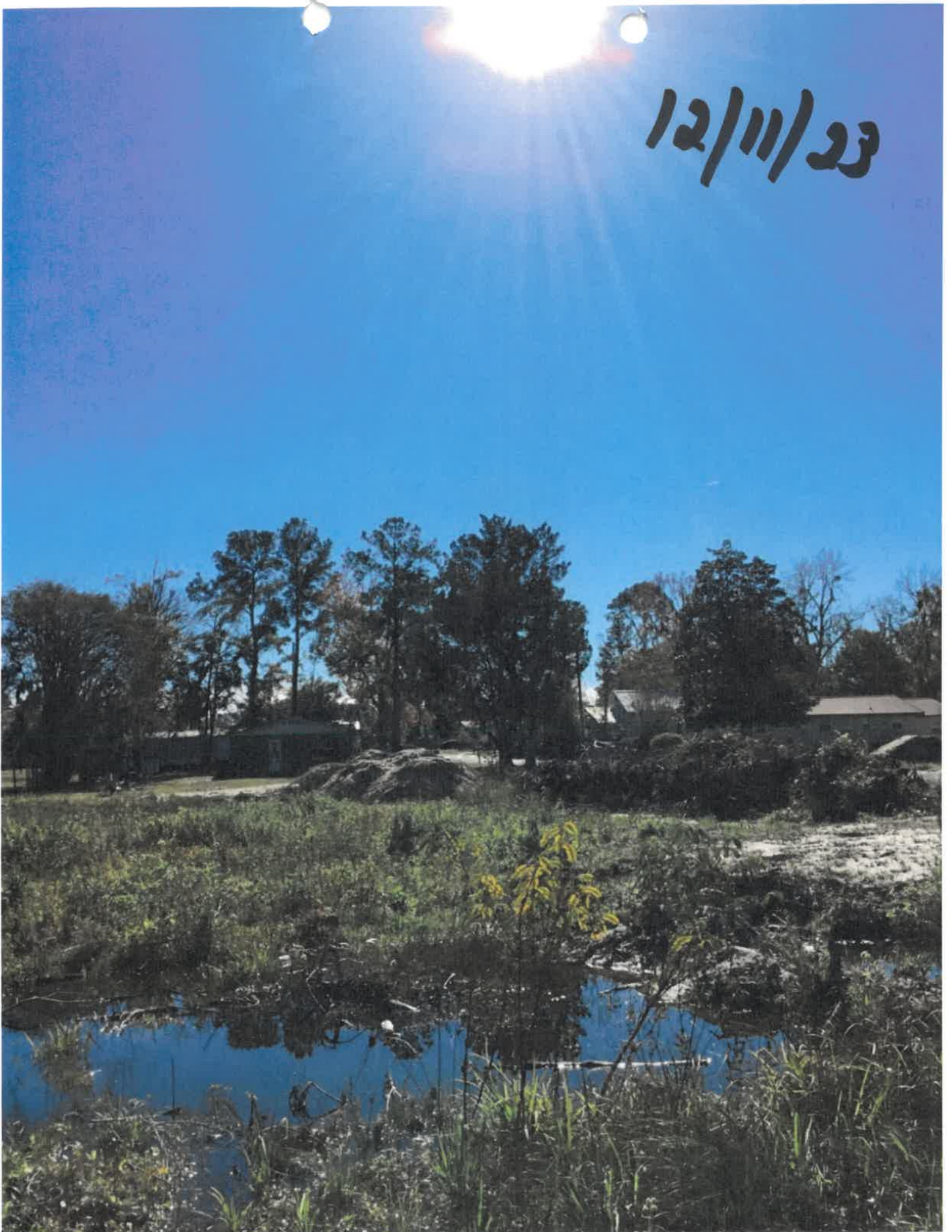
12/11/23



12/11/23



12/11/23



**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 23-00000098  
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) 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, 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Name Lake City Properties IV Relationship \_\_\_\_\_  
On date January 9, 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 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate.

Marshall Sova

City of Lake City

Code Enforcement Officer

## Sova, Marshall

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

### Ticket 13581: Zoom Hearing

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

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

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

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

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

Meeting ID: 846 5954 1815

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One tap mobile

+13052241968,,84659541815# US

+13017158592,,84659541815# US (Washington DC)

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Dial by your location

• +1 305 224 1968 US

• +1 301 715 8592 US (Washington DC)

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

• +1 646 931 3860 US

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 507 473 4847 US

• +1 564 217 2000 US

• +1 669 444 9171 US

• +1 669 900 9128 US (San Jose)

• 833 548 0282 US Toll-free

• 877 853 5247 US Toll-free

• 888 788 0099 US Toll-free

• 833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

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

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

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

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

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

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

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

MARSHALL SOVA  
Code Enforcement Officer

**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 Properties IV  
66 N. Federal St. 12TH Floor  
MIAMI, FL 33130*



9590 9402 8295 3094 8396 48

2. Article Number (transfer from service label)

9589 0710 5270 0699 1584 47

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  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Signature Confirmation™

Collect on Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Insured Mail  Signature Confirmation Restricted Delivery

Insured Mail Restricted Delivery  Signature Confirmation Restricted Delivery

Registered Mail™  Signature Confirmation Restricted Delivery

Registered Mail Restricted Delivery  Signature Confirmation Restricted Delivery

Signature Confirmation™  Signature Confirmation Restricted Delivery

Signature Confirmation Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the form) is provided for you.
- A unique identifier for your mailpiece is printed on the receipt.
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained for a specified period.

**Important Reminders:**

- You may purchase Certified Mail® service.
- First-Class Mail® First-Class Mail® service is not eligible for Certified Mail service.
- Certified Mail service is available for international mail.
- Insurance coverage is available with Certified Mail service of Certified Mail service.
- Insurance coverage and certain Priority Mail International services are available for an additional fee, and endorsement on the mailpiece is required for the following services:
- Return receipt service of delivery (including electronic version). For complete PS Form 3800, January 2020, attach PS Form 3800, January 2020, Receipt.



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



9589 0710 5270 0699 1584 47  
9589 0710 5270 0699 1584 47

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

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

OFFICIAL USE

Certified Mail Fee  
\$ 4.35  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 3.50  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$ .63  
Total Postage and Fees  
\$ 8.53

Sent To  
Lake City Properties IV  
Street and Apt. No., or PO Box No.  
W. H. ROLLER ST. 12TH FLOOR  
City, State, ZIP+4®  
MIAMI FL 33130

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

CS IV  
12TH Floor

12/11/23

98

IV  
Floor



9589 0710 5270 0668 3683 89  
9589 0710 5270 0668 3683 89

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

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

**OFFICIAL USE**

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.35</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>0.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>LC PROPERTIES IV</u> Street, Lane, Apt. No., or PO Box No. <u>6611 MAGLER ST 12TH FL</u> City, State, ZIP+4® <u>MIRAGE FL 33130</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

11/9/24

**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

Lake City Properties IV  
 66 W. Henderson St. 12TH Floor  
 Miami, FL 33130



9590 9402 8577 3244 7285 02

**2. Article Number (Transfer from service label)**

9589 0710 5270 0668 3683 89

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

Domestic Return Receipt

*(Faint, mirrored text from the reverse side of the envelope)*