



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: Feb.20, 2025 Name (required) Marshall Sovia
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: 157 NE Bradley Terr Nature
of Complaint: Derelict vehicle, carport and roof damage

How
long has the complaint been going on? Unknown Do you know
who the person(s) involved are? ☒ Yes No If yes, who? Cynthia Thomas 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: Feb. 20, 2025 Via: Person Case Number Assigned 25-00000046
Notes:

Case Data Sheet for case # 25-00000046

Parcel# 12846-000

Address: 157 NE Bradley Terr

Owner: Cynthia Thomas

Date of first inspection: 02/20/2025

1st Notice of Violation sent: 02/20/2025

2nd inspection date: 8/29/25

2nd Notice of Violation sent: 8/29/25

Date of Public Notice placed on property: 9/22/25

Notice of Mag. Hearing sent: 8/29/25

Notice on City of Lake City website on: 8/29/25

Notice posted in City Hall: 9/22/25

Mailing Cost/Date: \$9.64 02/20/2025

Mailing Cost/Date: \$11.10 8/6/25

Mailing Cost/Date: _____

Total Mailing Cost: \$20.82

Marshall Sova

Marshall Sova CEO/ City of Lake City

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12846-000 <https://search.ccpafl.com/parcel/12846000000000>

157 NE BRADLEY TER

Owners

THOMAS CYNTHIA
157 NE BRADLEY TER
LAKE CITY, FL 32055

Legal Description

E DIV: LOTS 6 & 7 JAMES BRADLEY ADDITION
A S/D OF A PART OF BLOCK A BENDHEIM'S.

397-465, 762-179, 786-1958, 836-2377, ...

Use: 0100: SINGLE FAMILY

Subdivision: E DIV



Tax Bill Detail

Payment Options

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

Property Tax Account: R12846-000

THOMAS CYNTHIA

Year: 2024 **Bill Number:** **Owner:** THOMAS
Tax District: 1 35862 **CYNTHIA**
Property Type: **Discount Period:** 1%
 Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
 THOMAS CYNTHIA 157 BRADLEY
 157 NE BRADLEY TER LAKE CITY 32055
 LAKE CITY FL 32055

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 35862 – No Amount Due

Pay All Bills

 Print Bill / Receipt

☒ Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2024	35862	2024-17299	CoreLogic	12/03/2024	\$2,443.45
2023	37052	2023-9970168	WELLS FARGO REAL ESTATE TAX SE	11/12/2023	\$2,267.99
2022	36370	2022-9970104	WELLS FARGO REAL ESTATE TAX SE	11/13/2022	\$2,023.73
2021	35348	2021-9970221	WELLS FARGO REAL ESTATE TAX SE	11/14/2021	\$1,854.81
2020	3644	2020-9970808	WELLS FARGO REAL ESTATE TAX SE	11/15/2020	\$1,742.81
2019	3642	2019-9970209	WELLS FARGO REAL ESTATE TAX SE	11/02/2019	\$1,700.88
2018	3659	2018-9970516	WELLS FARGO REAL ESTATE TAX SE	11/04/2018	\$1,562.72
2017	3668	2017-9970511	WELLS FARGO REAL ESTATE TAX SE	11/10/2017	\$1,511.07
2016	3686	2016-9970593	WELLS FARGO REAL ESTATE TAX SE	11/12/2016	\$1,491.72

2015	3691	2015-9970618	WELLS FARGO REAL ESTATE TAX SE	11/14/2015	\$1,430.45
2014	3695	2014-9970103	WELLS FARGO REAL ESTATE TAX SE	11/11/2014	\$1,399.58
2013	3699	2013-9975874	WELLS FARGO REAL ESTATE TAX SE	11/16/2013	\$1,400.94
2012	3695	2012-3206008	RAMIREZ CYNTHIA	01/11/2013	\$1,340.38
2011	3709	2011-3202936	RAMIREZ CYNTHIA	11/30/2011	\$1,302.05
2010	134562	2010-2301002	RAMIREZ CYNTHIA	11/30/2010	\$1,516.17
2009	134558	2009-1200020	WELLS FARGO PROPERTY TAX	11/12/2009	\$1,615.80
2008	134318	2009-1200020	WELLS FARGO PROPERTY TAX	11/12/2009	\$2,067.43
2007	133640	2007-2209337	MARQUEZ JOSE	03/31/2008	\$1,663.75
2006	133004	2006-3501112	RAMIREZ CYNTHIA	05/30/2007	\$1,698.78
2005	132323	2005-2204994	RAMIREZ CYNTHIA	03/15/2006	\$1,357.00
2004	131461	2004-2301221	SERVICELINK FL LOAN DISB.	03/03/2005	\$480.52
2003	130924	2003-2900867	PROVIDENT BANK	01/22/2004	\$432.72
2002	130467	2003-2900867	PROVIDENT BANK	01/22/2004	\$534.02
2001	129835	2003-2900867	PROVIDENT BANK	01/22/2004	\$1,399.90
2000	129217	2000-3005912	MAINE TEASE	03/30/2001	\$229.71
1999	128739	1999-3003661	MANE TEAZE/SOUTHEAST	12/30/1999	\$225.21
1998	128310	1998-1004776	PERRY MARY LOU	03/30/1999	\$318.71
1997	127671	1998-1004776	PERRY MARY LOU	03/30/1999	\$566.09
1996	126941	1998-1004776	PERRY MARY LOU	03/30/1999	\$61.62
1995	126419	1998-1004776	PERRY MARY LOU	03/30/1999	\$61.71
1994	126169	1994-3006367	PERKINS ELEANORE EMMA	03/20/1995	\$20.00
1993	125545	1995-3000206	FRED PERRY	10/18/1995	\$63.95
1992	124932	1995-3000206	FRED PERRY	10/18/1995	\$530.56
1991	124643	1995-3000206	FRED PERRY	10/18/1995	\$659.53
1990	24531	1990-3008131	E.R. LUPIEN TDA 5-14-91	05/15/1991	\$391.50

1989 2398700.0001	1990- 3008131	E.R. LUPIEN TDA 5-14-91	05/15/1991	\$466.33
1989 2398700.0004	1990- 3008131	E.R. LUPIEN TDA 5-14-91	05/15/1991	\$39.40
1986 8008700.0001	1990- 3008131	E.R. LUPIEN TDA 5-14-91	05/15/1991	\$619.56
1985 7798600.0001	1990- 3008919	PERRY FRED C & MARY LOU	07/08/1991	\$2,363.64
1984 6848500.0001	1988- 9990717	PERRY FRED C & MARY	08/25/1989	\$575.85



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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 # 25-00000046 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: **Cynthia Thomas**

Address: **157 NE Bradley Terr. Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint ____ CE Personnel Observation X
Date: **02/20/2025** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
IPMC 302.7 Accessory structures.	Accessory structures, including <i>detached</i> garages, fences and walls, shall be maintained structurally sound and in good repair.
IPMC 304.7 Roofs and drainage.	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

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Violation Code	Corrective Action
IPMC 302.8 Motor vehicles.	Please remove unlicensed vehicle from your property or obtain proper licensing from DHSMV. Unlicensed vehicles are not permitted in a residential area.
IPMC 302.7 Accessory structures.	Carport needs to be repaired or replaced.
IPMC 304.7 Roofs and drainage.	Roof eaves located on the southwest corner of the structure to prevent elements of the weather entering the structure.

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 October 2, 2025 5:30 pm**_____



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

Warning

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

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

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

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

Name: Cynthia Thomas Relationship owner: _____

On date: August 29, 2025 time being: 9:15 am _____

Personal Service _____

Posted on property ☒ and at City Hall ☒

Certified Mail, Return Receipt requested ☒ First class mailing ☒

Refused to sign _____, drop service _____

Marshall Sova

Print Name of Code Inspector


Signature of Code Inspector



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Lake City, Florida 32055
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NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000046

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: **Cynthia Thomas**

Address: **157 NE Bradley Terr. Lake City, FL 32055**

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:
	Complaint ____ CE Personnel Observation <u> X </u>
Date: 02/20/2025	Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
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Violation Code

Corrective Action



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
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IPMC 302.7 Accessory structures.	Carport needs to be repaired or replaced.
IPMC 304.7 Roofs and drainage.	Roof eaves located on the southwest corner of the structure to prevent elements of the weather entering the structure.

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: **March 20, 2025**_____



DEPARTMENT OF GROWTH MANAGEMENT

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

Warning

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

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

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

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

Name: Cynthia Thomas Relationship owner: _____

On date: February 20, 2025 time being: 10:00 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

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, October 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

SEPTEMBER 3 FSTE & PEGS ROADHOUSE GRILL
SEPTEMBER 10 COQUITOS
SEPTEMBER 17 JESSICA'S BISTRO
SEPTEMBER 24 JUNKIE FRIES

Come support your local food trucks
and get some amazing food.

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, October 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:

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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



CITY OF LAKE CITY, FLORIDA
175 NW Hillsboro BL - Lake City, Florida 32055
OFFICE: 386-719-5760
INSPECTION: 386-719-5748

Permit Number:
Property Address:

2025-0000725
205 N MARION AVE
LAKE CITY, FL 32055
COMM MECH CD TIER 1
25430.00
3104.16

Date: August 27 2025
Parcel Number: 12007-000

Description: COMM MECH CD - 1 HVAC UNIT
Permit Amount: 156.00

Permit Type:
Improvement SQ. Footage:
Application Value:

Owner Information:

9/22/25

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

NOTICE OF HEARING

Case No.: 20-0000004
Respondent: Cynthia Thomas

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 22nd day of October 2025 at (time) 3:30 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 Compliance inspection.

This case will not go before the Special Magistrate if the violator(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: Cynthia Thomas Relationship: Owner
On date: August 20, 2025 Time being: 8:00am
☐ Personal Service ☒ Posted on property and at City Hall
☒ Certified Mail, Return Receipt requested ☐ First-class mailing
☐ Refused to sign, drop service

Marshall Sosa
Print Name of Code Inspector Signature of Code Inspector

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

Signature of Respondent/Requester

Date

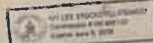
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF CLARKE

BEFORE ME, this day, 22nd day of September 2025, personally appeared, Marshall Sosa, Code Enforcement Officer, who, after being first duly sworn in oath, depose and say:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- On the 22nd day of September 2025, I personally observed the attached posted a ~~compliance~~ VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 147 NO. Doolittle Terrace and at 205 N. Marion Ave, Lake City, FL 32055.



(S.A.)

Marshall Sosa - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 22nd day of September 2025, by Marshall Sosa who is personally known to me.

My Comm. Expires: 09/09/2026

My Notary Public Seal

My Commission Expires

STRUCTURAL AND

The City of Lake City accepts no liability for any errors or omissions.

The City is accepting bid by signing up at <https://www.lakecityfla.gov/bids>

There is the link for open bids: <https://www.lakecityfla.gov/bids>

Some letters are sent to the Procurement Department

9/22/25

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

NOTICE OF HEARING

Case No.: 25-00000046

Respondent: Cynthia Thomas

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 October, 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 Cynthia Thomas

Relationship Owner

On date August 29, 2025

time being 9:15 am

☐ **Personal Service**

■ Posted on property and at City Hall

✉ Certified Mail, Return Receipt requested

 First class mailing

☐ Refused to sign, drop service

Marshall 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 _____

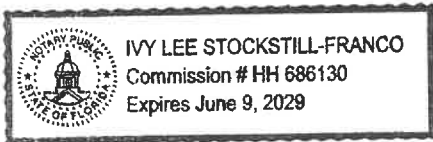
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of September 2025, personally appeared, Marshall Sova Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 22nd day of September 2025, I personally observed the attached posted a copy of this NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 157 NE Bradley Terrace and at 205 N Marion Ave, Lake City, FL. 32055




[SEAL]



Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____22nd____ day of September 2025, by
Marshall Sova who is personally known to me.



Signature of Notary

____Ivy Stockstill____
Print or Type Name

My Commission expires: _____



August 29, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 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



REQUEST FOR EXTENSION OF TIME

Date: 6/17/25
CEO: M. GWA
CASE#: 15-60000046

1. Property location: 157 NE Bradley Ter, Lake City, FL 32055
2. Expiration date of notice: 06/20/25 Additional time requested: 45 Days
3. Reasons for extension: Waiting on Insurance to approve the work
4. What will be done to resolve the Violation? Adjuster needs to
evaluate the property and approve.

By signing this request, I acknowledge receipt of the notice of violation.

<u>Cynthia Thomas</u>	<u>(561) 746-6050</u>
Petitioner (Please Print)	Telephone Number
<u>11292 Pine st</u>	<u>thomascindy51@gmail.com</u>
Mailing Address	Email Address
<u>Los Alamitos, CA 90720</u>	<u>[Signature]</u>
	Petitioner's Signature

City, State and Zip Code

OFFICE USE ONLY

Does Code Enforcement Officer Agree with Request? Yes ☒ No ☐
If no, then why not?

DIRECTOR OF GROWTH MANAGEMENT

REQUEST: APPROVED ☐ DENIED ☒

NEW EXPIRATION DATE: Aug. 4, 2025

COMMENTS:

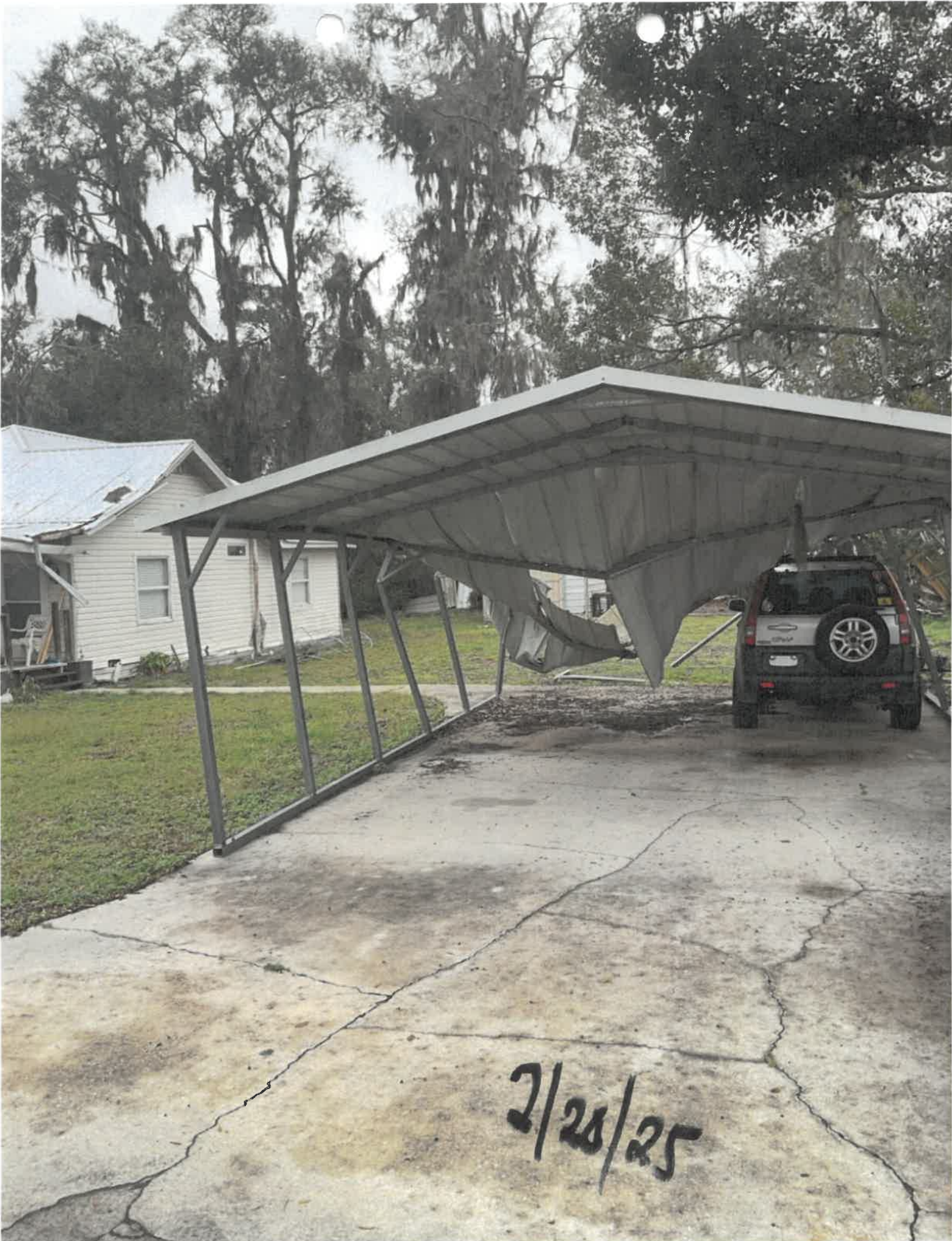
Code Enforcement Department • 173 NW Hillsboro St. • Lake City, Florida 32055

• T - 386-719-5746 • growthmanagement@lcfla.com



157 NE BERRY

9/22/25



2/26/25



2/20/25



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CYNTHIA THOMAS
157 NE BRADLEY TERR
LAKE CITY, FL 32055



9590 9402 9016 4122 8429 77

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2510 92

PS Form 3811, July 2020 PSN 7530-02-000-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Cynthia Thomas* C. Date of Delivery *09-01-25*

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 ☐ Signature Confirmation™

☐ Insured Mail ☐ Collect on Delivery Restricted Delivery

☐ Insured Mail Restricted Delivery (500)

Domestic Return Receipt

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:

*CYNTHIA THOMAS
157 NE BRADY TRAIL
LAKE CITY, FL 32055*



9590 9402 9016 4122 8429 77

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2510 92
PS Form 3811, July 2020 PSN 7530-02-000-9003

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: ☐ Yes ☐ 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
☐ Insured Mail ☐ Insured Mail Restricted Delivery

Domestic Return Receipt

Certified Mail ■ A receipt (this portion of delivery) ■ A unique identifier for you ■ Electronic verification of delivery ■ A record of delivery (including signature) that is retained for a specified period.

Important Reminders: ■ You may purchase Certified Mail® with First-Class Mail®, First-Class Mail® service, or Priority Mail® service. ■ Certified Mail service is international mail. ■ Insurance coverage is available with Certified Mail service. ■ Insurance coverage and certain Priority Mail item endorsement on the mailpiece. ■ Return receipt services: the following services: of delivery (including You can request a hard electronic version. For complete PS Form 3811 Receipt attach PS Form 3800, January 2020 PSN 7530-02-000-9003

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

8/29/25



9589 0710 5270 2886 2510 92

9589 0710 5270 2886 2510 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>5.30</u>	Postmark Here
Extra Services & Fees (check box, add if not appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>4.90</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>.74</u>	
Total Postage and Fees \$ <u>10.44</u>	
Sent To <u>CYNTHIA THOMAS</u>	
Street and Apt. No. or P.O. Box No. <u>159 NE BANCROFT TRL</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	

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

8/29/25

CYNTHIA THOMPSON
157 NE BRADLEY LANE
LAKE CITY, FL 32055

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:

CYNTHIA THOMAS
157 NE BRADLEY TRL
LAKE CITY, FL 32055



9590 9402 8577 3244 7289 60

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1132 65

PS Form 3811, July 2020 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Cynthia Thomas*

- ☐ 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

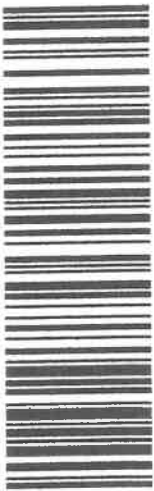
3. Service Type

- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (\$500) | |

Domestic Return Receipt

RETURNED 3/5/25

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



9589 0710 5270 1815 1132 65
9589 0710 5270 1815 1132 65

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

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

Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee 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>6.9</u>	
Total Postage and Fees \$ <u>9.04</u>	
Sent to <u>Gertie Thomas</u>	
Street and Apt. No., or P.O. Box No. <u>157 NE Randlem Trl</u>	
City, State, ZIP+4® <u>Lake City FL 32055</u>	

Postmark
Here

2/20/25

SENDER: COMPLETE THIS SECTION

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- 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:

CYNTHIA THOMAS
157 NE BRADLEY TRL
LAKE CITY, FL 32055



9590 9402 8577 3244 7289 60

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1132 65
 PS Form 3811, July 2020 PSN 7530-02-000-9000

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
 - ☐ Insured Mail Restricted Delivery (\$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 of the card) is retained by the post office for your records.
- A unique identifier for your mailpiece is printed on the receipt.
- A record of delivery (including electronic verification of delivery) is retained by the post office.
- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is available for Certified Mail service.
- Insurance coverage and certain Priority Mail® items are available for an additional fee, and endorsement on the mailpiece is required.
- Return receipt services of delivery (including electronic verification of delivery) are available. You can request a hard copy of the receipt, or a complete PS Form 3811, or attach PS Form 3800, January 2020.