



# Notes Listing

Case Notes - IPMC - 2024-00000093

Date Descending

Run on 04/15/2025 01:28:39 PM

Subject	Author	Last Changed Date/Time
Investigation On 3/25/25 NOH was sent to respondent notifying of 5/1/25 Magistrate hearing.	Donnell White	04/15/2025 01:28:34 PM
Investigation On 3/31/25 the City website was posted with the upcoming hearing scheduled for May 1,2025. Notices were sent to respondent as well.	Donnell White	04/02/2025 08:53:24 AM
Investigation On March 6,2025 at the Magistrate Hearing the respondent was unable to make responses due to technical difficulties with his equipment. The hearing was rescheduled to the next hearing available May 1,2025.	Donnell White	04/02/2025 08:52:05 AM
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 03:50:40 PM
Investigation On 1/28/25 received signed certified mail receipt card form 2nd NOV and NOH.	Donnell White	01/28/2025 03:40:53 PM
Investigation On 1/23/25 sent letter of Zoom availability for hearing.	Donnell White	01/23/2025 01:36:38 PM
Investigation On 1/16/25 second NOV and NOH were prepared and sent via certified mail. NOH is set for March 6,2025. Certified Mail # 9589071052701815112602	Donnell White	01/16/2025 02:44:16 PM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:14:21 AM
Initial Inspection On 12/16/24 observed the property has a dilapidated roof with apparent holes and damage. Interior ceiling and walls are also damaged with evidence of leakage (water stain markings and broken drywall). On 12/17/24 the NOV was sent via certified mail with a compliance due date of 1/17/25.	Donnell White	12/16/2024 03:43:59 PM



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: 12/16/24 Name (required) Don White  
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 833 SW Poplar Lane Nature  
of Complaint: Dilapidated / damaged roof / interior ceiling leaking and damaged walls

How  
long has the complaint been going on? UNKNOWN Do you know  
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Huntlee Investments Inc Do you know the time  
frames that the complaint is happening? ☒ Yes ☐ No If yes, when? Currently Is there any other information  
that you would like to us to know?

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

Date Received: 12/16/24 Via: Person Case Number Assigned 202400000093  
Notes:

Case Data Sheet for case # 2400000093

Parcel# 12557-000

Address: 833 SW Poplar Lane

Owner: Huntlee Investments Inc

Date of first inspection: 12/16/24

1<sup>st</sup> Notice of Violation sent: 12/17/24

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

Date of Public Notice placed on property: \_\_\_\_\_

Notice of Mag. Hearing sent: \_\_\_\_\_

Notice on City of Lake City website on: \_\_\_\_\_

Notice posted in City Hall:

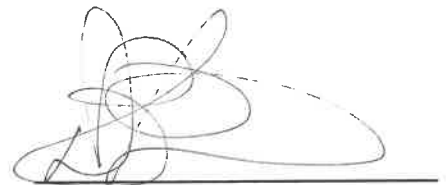
\_\_\_\_\_  
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\_\_\_\_\_

Mailing Cost/Date: \$9.64 / 12/17/24

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

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

Total Mailing Cost: \_\_\_\_\_



Don White CEO/ City of Lake City

## Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-12557-000 (41099) &gt;&gt;

2025 Working Values  
updated: 12/12/2024

## Owner &amp; Property Info

Result: 1 of 1

Owner	HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE FORT WHITE, FL 32038
Site	328 SW MCFARLANE AVE, LAKE CITY
Description*	W DIV: LOTS 28, 29 & 30 BLOCK 5 MCFARLANE PARK S/D EX BEG ORB 453-324, 757-2178, 762-1561, 835-790,
Area	0.361 AC
Use Code**	MULTI-FAM <10 (0800)
S/T/R	31-3S-17
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 &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$16,538	Mkt Land	\$16,538
Ag Land	\$0	Ag Land	\$0
Building	\$136,450	Building	\$136,450
XFOB	\$1,572	XFOB	\$1,572
Just	\$154,560	Just	\$154,560
Class	\$0	Class	\$0
Appraised	\$154,560	Appraised	\$154,560
SOH/10% Cap	\$2,009	SOH/10% Cap	\$0
Assessed	\$154,560	Assessed	\$154,560
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$152,551 city:\$152,551 other:\$0 school:\$154,560	Total Taxable	county:\$154,560 city:\$154,560 other:\$0 school:\$154,560

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.

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/20/1997	\$102,000	835 / 790	WD	I	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	DUPLEX (2700)	1968	1792	2411	\$68,617
Sketch	DUPLEX (2700)	1968	1792	2015	\$67,833

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1993	\$300.00	1.00	0 x 0
0060	CARPORT F	1993	\$800.00	1.00	12 x 21
0166	CONC,PAVMT	0	\$300.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$84.00	96.00	8 x 12
0294	SHED WOOD/VINYL	1993	\$88.00	100.00	10 x 10

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0800	MULTI-FAM (MKT)	15,750.000 SF (0.361 AC)	1.0000/1.0000 1.0000/1.0500000 /	\$1 /SF	\$16,538

Search Result: 1 of 1

© 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: 12/12/2024 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales







Columbia County Property Appraiser

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

PARCEL: 00-00-00-12557-000 (41099)   MULTI-FAM <10 (0800)   0.361 AC							
W DIV: LOTS 28, 29 & 30 BLOCK 5 MCFARLANE PARK S/D.EX BEG ORB 453-324, 757-2178, 762-1561, 835-790,							
HUNTLEE INVESTMENTS INC				2025 Working Values			
Owner: 1288 SW RIVERSIDE AVE FORT WHITE, FL 32038		Mkt Lnd		\$16,538	Appraised	\$154,560	
		Ag Lnd		\$0	Assessed	\$154,560	
Site:	328 SW MCFARLANE AVE, LAKE CITY		Bldg		\$136,450	Exempt	\$0
			XFOB		\$1,572	county:\$154,560	
Sales Info	2/20/1997	\$102,000	1 (Q)	Just	\$154,560	Total	city:\$154,560
						Taxable	other:\$0
							school:\$154,560

NOTES:

Columbia County, FL



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GrizzlyLogic.com

## Columbia County Tax Collector

generated on 12/16/2024 3:46:12 PM EST

## Tax Record

Last Update: 11/5/2024 2:00:02 AM EST

[Register for eBill](#)

## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R12557-000	REAL ESTATE	2023			
<b>Mailing Address</b> HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE FORT WHITE FL 32038		<b>Property Address</b> 328 MCFARLANE LAKE CITY  <b>GEO Number</b> 000000-12557-000			
Exempt Amount	Taxable Value				
See Below	See Below				
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 001	<b>Escrow Code</b>			
<b>Legal Description (click for full description)</b> 00-00-00 0800/0800.36 Acres W DIV: LOTS 28, 29 & 30 BLOCK 5 MCFARLANE PARK S/D.EX BEG ORB 453-324, 757-2178, 762-1561, 835-790,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	138,683	0	\$138,683	\$679.55
BOARD OF COUNTY COMMISSIONERS	7.8150	138,683	0	\$138,683	\$1,083.81
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	145,462	0	\$145,462	\$108.81
LOCAL	3.2170	145,462	0	\$145,462	\$467.95
CAPITAL OUTLAY	1.5000	145,462	0	\$145,462	\$218.19
SUWANNEE RIVER WATER MGT DIST	0.3113	138,683	0	\$138,683	\$43.17
LAKE SHORE HOSPITAL AUTHORITY	0.0001	138,683	0	\$138,683	\$0.01
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>	\$2,601.49	
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>			
XLCF	CITY FIRE ASSESSMENT	\$1,169.12			
<b>Total Assessments</b>				\$1,169.12	
Taxes & Assessments				\$3,770.61	

[Prior Years Payment History](#)

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount

2023	36083	2976	2024	327.18
<u>2022</u>	35131	2922	2023	\$3,759.56
Prior Years Total				\$8,086.74
<b>If Paid By</b>		<b>Prior Years Due</b>		
<b>12/31/2024</b>		<b>\$8,086.74</b>		



POPLAR  
LANE



4/15/25



POPLAR  
LANE



4/15/25

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

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, May 1, 2025 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.

### **AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 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 17th day of APRIL 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING ADDRESS: 495 NW Palm Drive AND 205 N Marion Ave, Lake City,



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CITY OF LAKE CITY, FL 32065.

NOTICE OF HEARING  
SPECIAL MAGISTRATE  
City of Lake City  
205 N. Marion Ave.  
Lake City, Florida 32065

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# NOTICE OF HEARING

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Run by Marshall Sova on 03/06/2025 10:45:17 AM



# Case Datasheet

08/01/2017 10/18/2017	Inspections Inspections	Beverly Jones Beverly Jones	REINSPECTION, 2017-00000248 Failed REINSPECTION, 2017-00000441 Passed
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# Notes Listing

Case Notes - IPMC - 2024-00000093

Date Descending

Run on 02/25/2025 03:51:03 PM

Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 03:50:40 PM
Investigation On 1/28/25 received signed certified mail receipt card form 2nd NOV and NOH.	Donnell White	01/28/2025 03:40:53 PM
Investigation On 1/23/25 sent letter of Zoom availability for hearing.	Donnell White	01/23/2025 01:36:38 PM
Investigation On 1/16/25 second NOV and NOH were prepared and sent via certified mail. NOH is set for March 6,2025. Certified Mail # 9589071052701815112602	Donnell White	01/16/2025 02:44:16 PM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:14:21 AM
Initial Inspection On 12/16/24 observed the property has a dilapidated roof with apparent holes and damage. Interior ceiling and walls are also damaged with evidence of leakage (water stain markings and broken drywall). On 12/17/24 the NOV was sent via certified mail with a compliance due date of 1/17/25.	Donnell White	12/16/2024 03:43:59 PM

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

Case #\_2400000093\_\_\_\_\_

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Signature of Code Inspector

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Signature of Respondent/Recipient
Date



**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

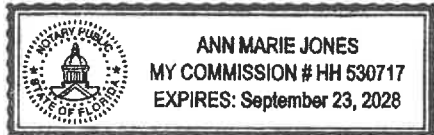
BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

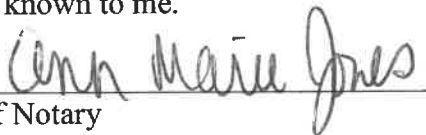
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 24th day of February 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 833 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL. 32055.

  
\_\_\_\_\_  
Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
\_\_\_\_ 24th \_\_\_\_ day of February 2025, by Don White  
who is personally known to me.

[SEAL]



  
\_\_\_\_\_  
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 # 2400000093

Respondent Huntlee Investments Inc

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 20 25, at (time) 5:30 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 said Board 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.

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

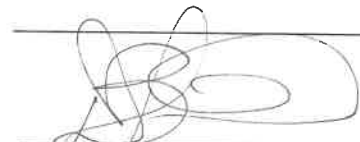
**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance inspection\*\***

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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):  
Name Huntlee Investments Inc Relationship  
Owner

On date 1/16/25 time being 10:50 Personal Service  
Posted on property and at City Hall ☒ Certified Mail, Return Receipt requested  
First class mailing  
Refused to sign, drop service

Don White  
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



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-000000093 – 2<sup>ND</sup> Notice**

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: Huntlee Investments Inc  
Address: 833 SW Poplar Lane

<b>INITIAL INSPECTION</b>	<b>INITIAL INSPECTION PROMPTED BY:</b>	
<b>Date: 12/16/24</b>	Complaint <u>  X  </u>	CE Personnel Observation <u>  X  </u>
	Complainant:	CE Personnel: <u>Don White</u>

Violation Code	Violation Description
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Water damage results from leaking roofs, plumbing fixtures and water pipes, and also damaged or open windows and doors that permit rain to enter. Any damaged interior surfaces are required to be repaired and the cause of the damage must be corrected.



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

--	--

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roof materials to replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
305.3 Interior surfaces.	All damaged interior ceiling and walls to be repaired to comply with all building codes. The due date for correction is 2/16/25.

**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: 2/16/25





DEPARTMENT OF GROWTH MANAGEMENT  
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: Huntlee Investments Inc Relationship owner: \_\_\_\_\_

On date: 2/16/25 time being: 4:00 P.M.

Personal Service \_\_\_\_\_


Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested X First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Don White

Print Name of Code Inspector

  
Signature of Code Inspector



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 2025 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 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)

*Handwritten signature and date: 1/23/25*



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



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000093**

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: Huntlee Investments Inc  
Address: 833 SW Poplar Lane

---

<b>INITIAL INSPECTION</b>	<b>INITIAL INSPECTION PROMPTED BY:</b>	
<b>Date: 12/16/24</b>	Complaint <u>_X_</u>	CE Personnel Observation <u>      </u>
	Complainant: Don White	CE Personnel: Don White

---

Violation Code

Violation Description

304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings:8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Water damage results from leaking roofs, plumbing fixtures and water pipes, and also damaged or open windows and doors that permit rain to enter. Any damaged interior surfaces are required to be repaired and the cause of the damage must be corrected.





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

---

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	Roof and all materials to be replaced and / repaired to comply with all building codes
305.3 Interior surfaces.	All interior ceiling and walls to be repaired to comply with all building codes.

**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: \_\_\_\_\_ 1/17/25 \_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
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 Huntlee Investments Inc

Relationship owner:

On date: 12/17/24

time being: 8:00 A.M.

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒ First class mailing ☐

Refused to sign ☐, drop service ☐

Don White

Print Name of Code Inspector

Signature of Code Inspector



POPULAR!





POPLARZ





POPULAR 3





POPLAR 4





**PUBLIC NOTICE**

NOTICE OF PUBLIC HEARING  
FOR THE PROPOSED  
[Illegible text]

2/25/25



# PUBLIC NOTICE

**NOTICE OF HEARING**

Notice is hereby given that the Board of Directors of the City of Miami, Florida, will hold a public hearing on the proposed Ordinance No. 25-00000, which is entitled "An Ordinance to Amend the City Code of Ordinances, Chapter 25, Article I, Section 1, to read as follows: 'The City of Miami, Florida, hereby declares that the City of Miami is a city of the first class under the Constitution of the State of Florida, and that the City of Miami is entitled to the benefits and privileges of a city of the first class under the Constitution of the State of Florida.'"

The hearing will be held on the 25th day of February, 2025, at 10:00 A.M., at the City Commission Chambers, located at 311 City Hall, Miami, Florida. Any person desiring to be heard at the hearing should appear in person or by counsel at the hearing and file a written statement of the grounds for the proposed ordinance with the City Clerk, Miami, Florida, not later than 5:00 P.M. on the 24th day of February, 2025.

Witness my hand and the seal of the City of Miami, Florida, this 24th day of February, 2025.

Mayor, City of Miami

City Clerk, City of Miami

**NOTICE OF HEARING**

Notice is hereby given that the Board of Directors of the City of Miami, Florida, will hold a public hearing on the proposed Ordinance No. 25-00000, which is entitled "An Ordinance to Amend the City Code of Ordinances, Chapter 25, Article I, Section 1, to read as follows: 'The City of Miami, Florida, hereby declares that the City of Miami is a city of the first class under the Constitution of the State of Florida, and that the City of Miami is entitled to the benefits and privileges of a city of the first class under the Constitution of the State of Florida.'"

The hearing will be held on the 25th day of February, 2025, at 10:00 A.M., at the City Commission Chambers, located at 311 City Hall, Miami, Florida. Any person desiring to be heard at the hearing should appear in person or by counsel at the hearing and file a written statement of the grounds for the proposed ordinance with the City Clerk, Miami, Florida, not later than 5:00 P.M. on the 24th day of February, 2025.

Witness my hand and the seal of the City of Miami, Florida, this 24th day of February, 2025.

Mayor, City of Miami

City Clerk, City of Miami

2/26/25





12/16/24











ONE  
WAY

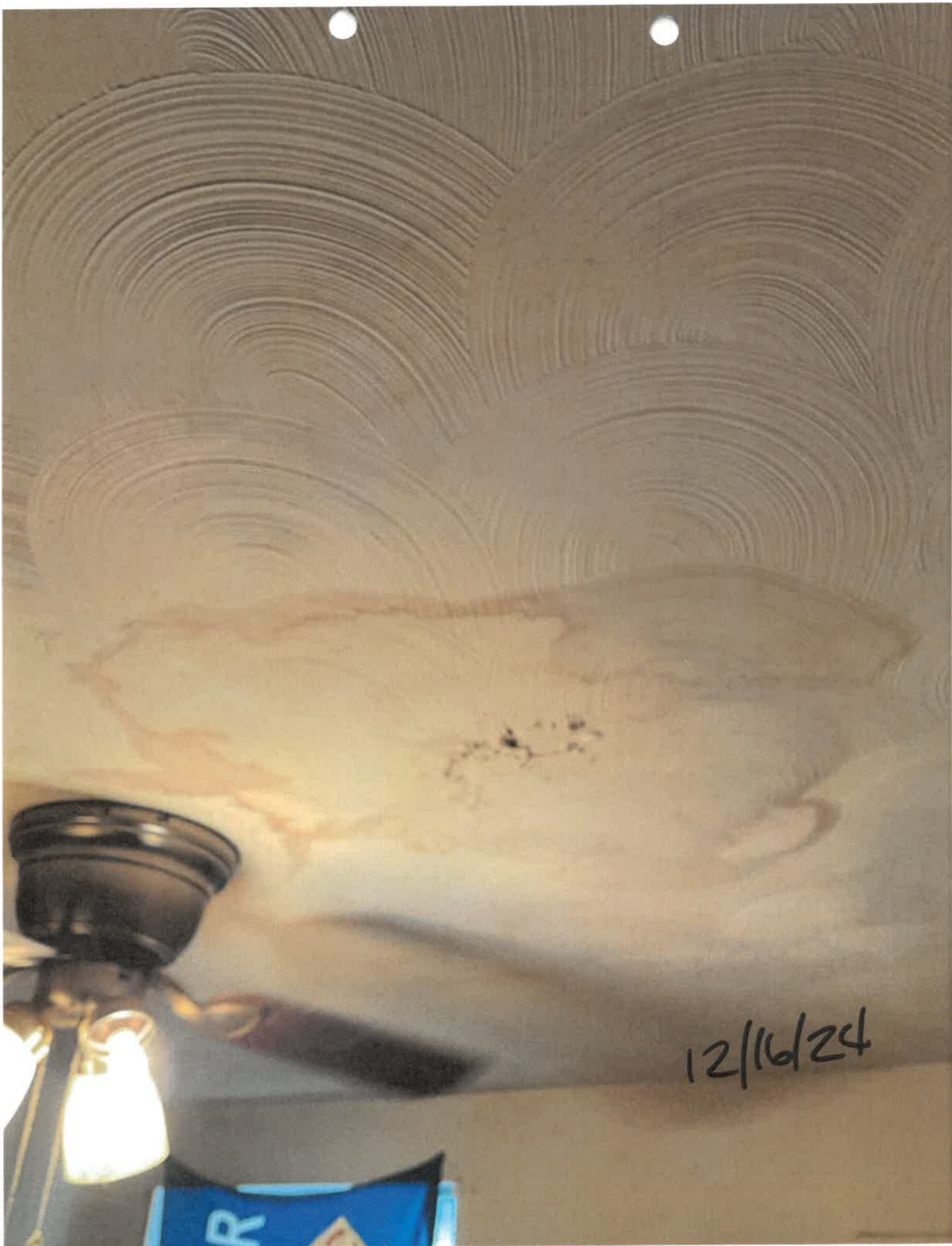
12/16/24

12/16/24



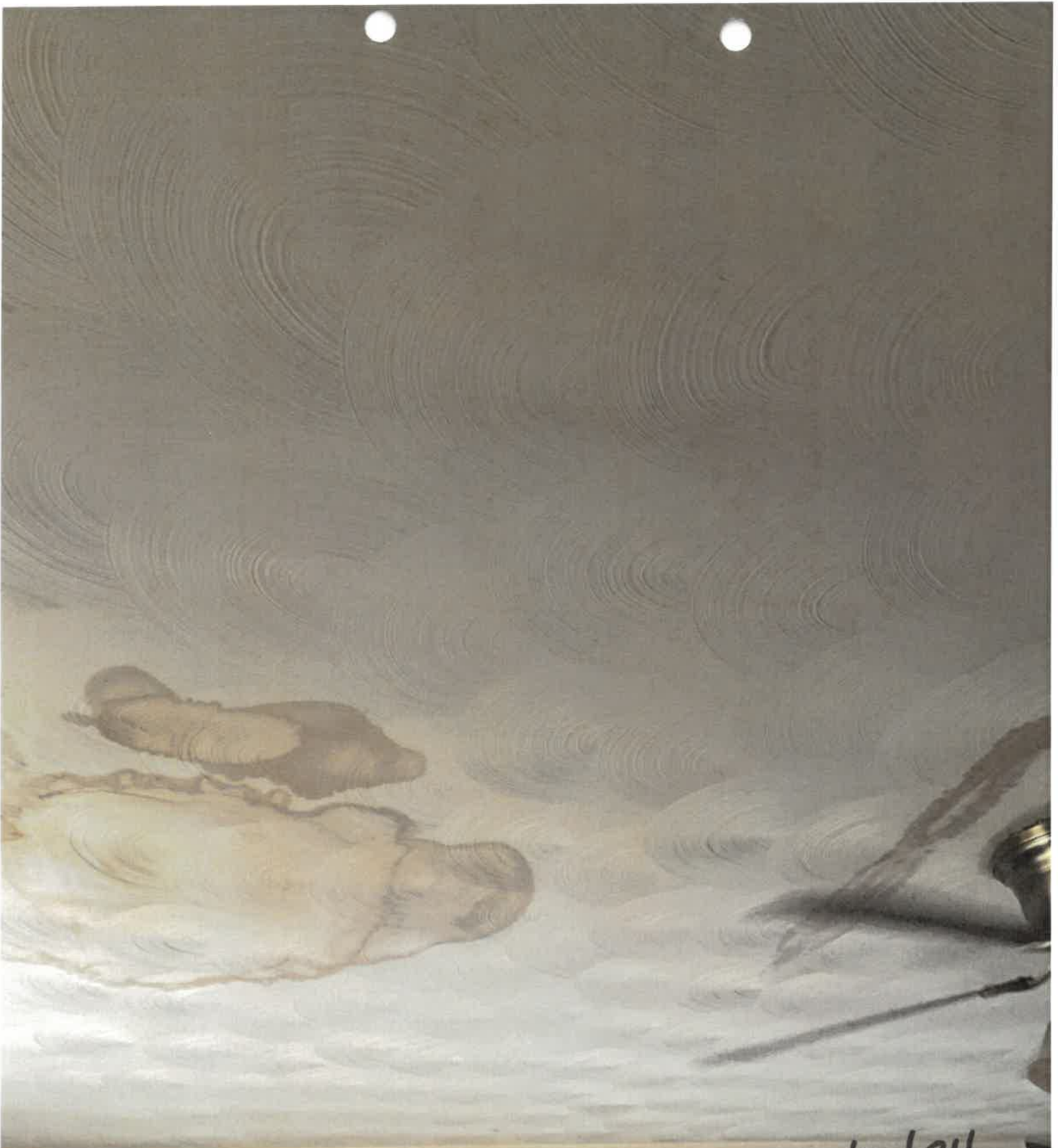


12/16/24



12/16/24

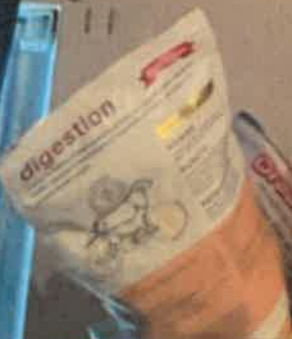




12/16/24



12/16/24



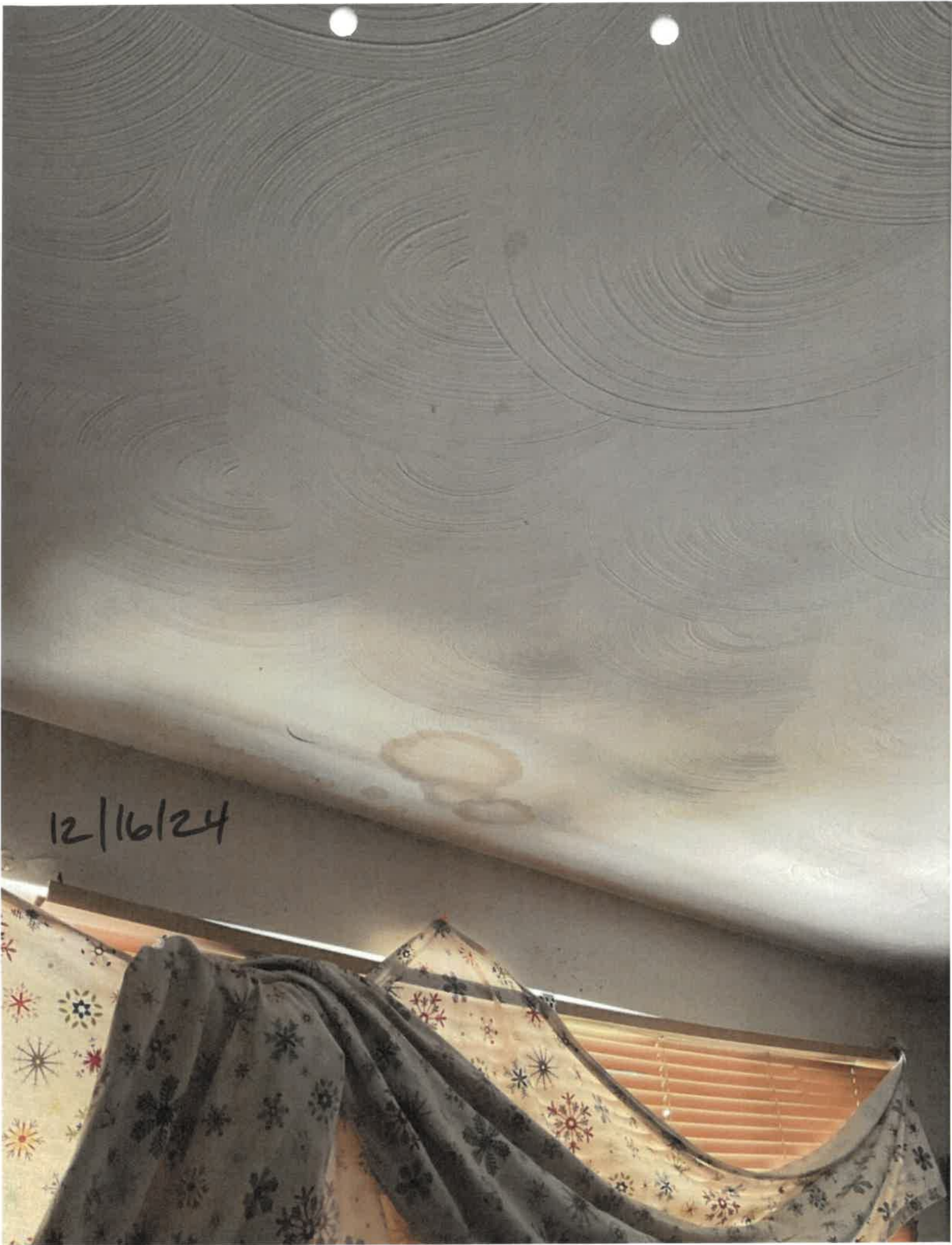
STANDARD WITH BARCODE  
AND SERIALS IN  
WHITE & RED  
PRINTED WITH BLACK  
BARCODE & SERIALS  
WHITE & RED  
PRINTED WITH BLACK  
BARCODE & SERIALS







12/16/24



12/16/24





12/16/24





3/6/25



**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:**

HUNTLEE INVESTMENTS INC  
1288 SW RIVERSIDE AVENUE  
FORT WHITE, FL 32038

9590 9402 8577 3244 7294 00



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

9589 0710 5270 1815 1126 02

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

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

☒ X

☐ Agent  
☐ Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

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

**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ 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)
- 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, First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available with Certified Mail service. Insurance coverage automatically applies to certain Priority Mail items.
- For an additional fee, an endorsement on the mail can be added for the following services:
  - Return receipt service, including electronic version. For complete PS Form 3800, January 2020, see the instructions. You can request a hard copy or an electronic version. For complete PS Form 3800, January 2020, see the instructions. Receipt; attach PS Form 3800, January 2020, to the back of the mailpiece.

PS Form 3800, January 2020

2ND  
=  
NOTICE



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-000000093 – 2<sup>ND</sup> Notice**

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: Huntlee Investments Inc  
Address: 833 SW Poplar Lane

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
Complaint   X   CE Personnel Observation   X    
Date: 12/16/24 Complainant: CE Personnel: Don White

Violation Code	Violation Description
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Water damage results from leaking roofs, plumbing fixtures and water pipes, and also damaged or open windows and doors that permit rain to enter. Any damaged interior surfaces are required to be repaired and the cause of the damage must be corrected.



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

--	--

Violation Code	Corrective Action
<b>304.1.1 Unsafe conditions.</b>	All roof materials to be replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
<b>305.3 Interior surfaces.</b>	All damaged interior ceiling and walls to be repaired to comply with all building codes. The due date for correction is 2/16/25.
304.1.1	Permit pulled for building one & two. Building one is almost ready for inspection. Dry wall repaired and painted on building two.
	Tarps are in place to prevent water damage while roofing is being completed
305.3	Plumbing fixtures repaired

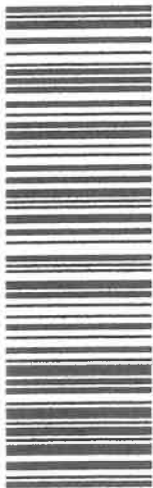
*Shirley Stiles*

**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: 2/16/25



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



9589 0710 5270 1815 1127 32

9589 0710 5270 1815 1127 32

JTS INC  
AVE

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

\$4.85

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

- |  |       |
|--|-------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$4.2 |
| <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

\$

Total Postage and Fees

\$9.4

Sent To

HUNTLEE INVESTMENTS, LLC

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

1200 SW RIVERSIDE AVE

City, State, ZIP+4®

PORT WHITE, FL 32038

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

Postmark  
Here

(93)

COMPLETE THIS SECTION ON DELIVERY

- 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:

HUNTLEE INVESTMENTS INC  
1208 SW RIVERSIDE AVENUE  
FORT WHITE, FL 32038



9590 9402 9016 4122 8449 19

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1127 32

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

## Domestic Return Receipt

93

**Certified Mail** is a receipt (this portion of the signature verification of a record of delivery (indicated by a signature) that is returned for a specified period of time).

**Important Reminders:**

- You may purchase Certified Mail service.
- First-class Mail, First-Class Mail<sup>®</sup> and Priority Mail<sup>®</sup> service is not available.
- Certified Mail service is not available for international mail.
- Insurance coverage is no longer available with Certified Mail service.
- Insurance coverage (up to \$500) is available with certain Priority Mail items.

For an additional fee, and endorsement on the mail, the following services are available:

- Return receipt service. You can request a hard copy of the receipt for electronic version. For complete details, see PS Form 3800, January 28, 2010.

electronic version. For complete PS Form 387 Receipt, attach PS Form 3800, January 20

City of Lake City

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

CERTIFIED MAIL



9589 0710 5270 1815 1126 02  
9589 0710 5270 1815 1126 02

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT  
For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Domestic Mail Only

OFFICIAL USE

Certified Mail Fee	
\$	4.85
Extra Services & Fees (check box, add fee if appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy)
<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	
\$	65
Total Postage and Fees	
\$	70.45
Sent to	
HUNT INVESTMENTS INC	
1286 SW Riverside Avenue	
Off. State, ZIP+4 <sup>®</sup>	
Hold White, FL 32038	

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

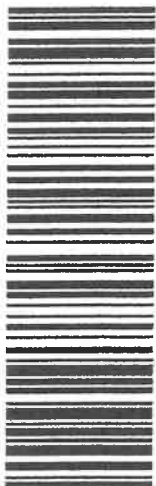
Postmark  
Here

HUNT INVESTMENTS INC  
Riverside Avenue  
32038

2ND = NOTICE



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



9589 0710 5270 1815 1112 16  
9589 0710 5270 1815 1112 16

Inc

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 \$4.05	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.05
<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 \$.85	
Total Postage and Fees \$4.90	

Postmark  
Here

Sent To	HUNTLEE INVESTMENTS INC
Street and Apt. No., or PO Box No.	1700 SW RIVERSIDE AVE
City, State, ZIP+4®	FORT WORTH, TX 76103

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

## 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:**

HUNTLEE INVESTMENTS INC  
1238 SW RIVERSIDE AVE  
PORT WHITE, FL 32030



9590 9402 8577 3244 7298 44

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

9589 0710 5270 1815 1112

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

COMPLETE THIS SECTION ON DELIVERY

**A. Signature**

**X**

**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:**

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	
Mail	
16 Mail Restricted Delivery	

# Domestic Return Receipt

**Certified Mail**  
A receipt (this portion of a unique identifier for your Electronic verification of delivery, a record of delivery (initial signature) that is retained for a specified period.

**Important Reminders:**  
• You may purchase Certified First-Class Mail® or Priority Mail® service.  
• Certified Mail® service is international mail.  
• Insurance coverage is provided with Certified Mail service.  
• Insurance coverage and a certain Priority Mail item for an additional fee, are not on the mail.

• Return receipt service.  
• You can request a hard electronic version of the Receipt attach PS Form 3800, January 2, 2012