



# Notes Listing

Case Notes - IPMC - 2024-00000083

Date Descending

Run on 04/15/2025 01:34:19 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 01:34:17 PM
Investigation On 3/31/25 NOH was posted to the City of Lake City website for the hearing held on 5/1/25.	Donnell White	04/02/2025 10:31:16 AM
Investigation On 3/26/25 received the signature card from the certified mailing signed by respondent.	Donnell White	03/31/2025 01:09:14 PM
Investigation On 3/10/25 received certified letter return to sender, address incorrect. On 3/10/25 a NOV and NOH were prepared and sent to the corrected address USPS certified mail. Correction date 3/25/25 and Magistrate Hearing on 5/1/25.	Donnell White	03/31/2025 01:07:58 PM
Investigation Subject: Investigation On 2/27/25 observed that no correction to or progress on correcting violation. On 2/27/25 a second NOV and NOH were prepared and sent USPS certified mail. Correction date 3/25/25 and Magistrate Hearing on 5/1/25.	Donnell White	03/11/2025 09:25:18 AM
Investigation On 1/3/25 certified letter was returned unclaimed. Resent on 1/6/25 to 7693 Tangerine Knoll Loop Winter Garden, FL. 9589071052701815111377	Donnell White	03/11/2025 09:22:38 AM
Investigation On 2/27/25 observed that no correction to or progress on correcting violation. On 2/27/25 a second NOV and NOH were prepared and sent USPS certified mail. Correction date 3/25/25 and Magistrate Hearing on 4/3/25.	Donnell White	02/27/2025 10:14:35 AM
Investigation Received an email correspondence dated 1/11/25, from Katia Grinkov. Katia stated in her email that they were having challenges with arranging to have the violation on the property corrected. Katia requested an extension of time to arrange to have all corrections made. An email response was sent on 1/13/25, extending the timeframe 30 days. The correction date is 2/23/25. The email response also indicated that after that date a hearing with the magistrate will be set.	Donnell White	01/13/2025 08:27:00 AM
Initial Inspection On 12/5/24 observed large fallen tree on property partially cut into large pieces and left in yard creating a blight in the community. Photos documenting and a case started, Notice of violation was prepared and sent certified mail. Correction due on 1/5/25.	Donnell White	12/05/2024 03:28:39 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: 12/5/24 Name (required) Don White  
Phone: 3867195743 Address: 205 North Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 786 Grandview Street Nature  
of Complaint: Debris on property

\_\_\_\_\_ How  
long has the complaint been going on? UNKNOWN Do you know  
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Alberto H Umeda 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: 12/5/24 Via: Person Case Number Assigned 202400000083  
Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Data Sheet for case # 2400000083

Parcel# 07945003

Address: 786 Grandview St

Owner: Alberto H Umeda

Date of first inspection: 12/5/24

1<sup>st</sup> Notice of Violation sent: 12/6/24

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:

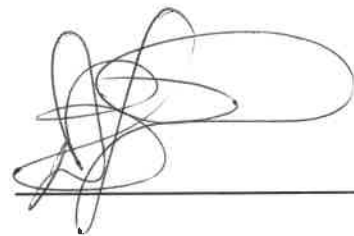
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$9.64 12/5/24

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

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

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



Don White CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 06-4S-17-07945-003 (28961) >>

2025 Working Values  
updated: 12/5/2024

Owner & Property Info

Result: 1 of 2

Owner	UMEDA ALBERTO H 786 SW GRANDVIEW ST LAKE CITY, FL 32025		
Site	786 SW GRANDVIEW ST, LAKE CITY		
Description*	LOT 4 BLOCK 17 LAKE FOREST PLAT 2 UNIT 4, 660-328, 692-54, 749-1623, WD 1248-2351,		
Area	0.277 AC	S/T/R	06-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$138,230	Building	\$138,230
XFOB	\$1,490	XFOB	\$1,490
Just	\$158,220	Just	\$158,220
Class	\$0	Class	\$0
Appraised	\$158,220	Appraised	\$158,220
SOH/10% Cap	\$11,710	SOH/10% Cap	\$0
Assessed	\$158,220	Assessed	\$158,220
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$146,510 city:\$146,510 other:\$0 school:\$158,220	Total Taxable	county:\$158,220 city:\$158,220 other:\$0 school:\$158,220

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
1/28/2013	\$107,500	1248 / 2351	WD	I	Q	01
8/19/1991	\$65,000	749 / 1623	WD	I	Q	
7/21/1989	\$64,000	692 / 054	WD	I	Q	
8/29/1988	\$58,000	660 / 328	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	1486	2084	\$138,230

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

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$540.00	1.00	0 x 0
0294	SHED WOOD/VINYL	0	\$300.00	1.00	0 x 0
0169	FENCE/WOOD	2011	\$600.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2011	\$50.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.277 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 1 of 2

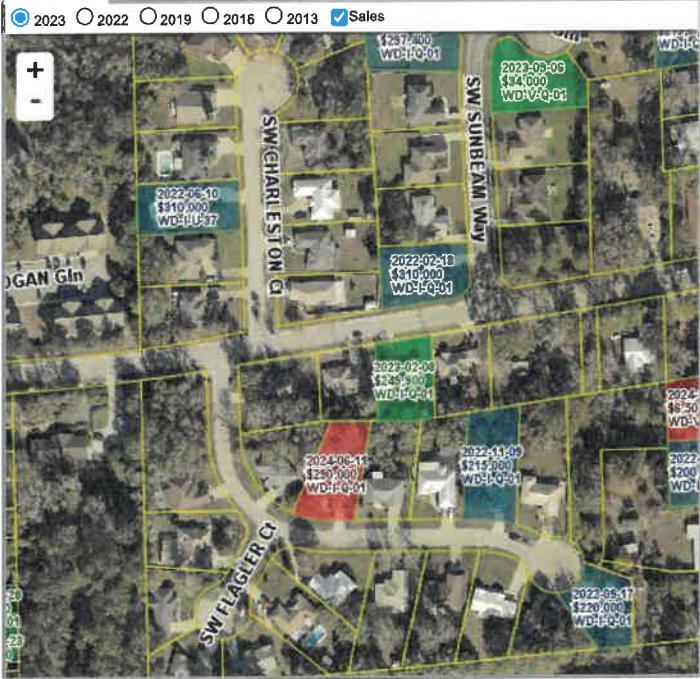
© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

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: 12/5/2024 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales







0 13 26 39 52 65 78 91 104 117 130 ft

Columbia County Property Appraiser

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

**PARCEL: 06-4S-17-07945-003 (28961)** | SINGLE FAMILY (0100) | 0.277 AC  
LOT 4 BLOCK 17 LAKE FOREST PLAT 2 UNIT 4. 660-328, 692-54, 749-1623, WD 1248-2351,

<b>UMEDA ALBERTO H</b>		<b>2025 Working Values</b>			
Owner:	786 SW GRANDVIEW ST	Mkt Lnd	\$18,500	Appraised	\$158,220
	LAKE CITY, FL 32025	Ag Lnd	\$0	Assessed	\$158,220
Site:	786 SW GRANDVIEW ST, LAKE	Bldg	\$138,230	Exempt	\$0
	CITY	XFOB	\$1,490	county:	\$158,220
Sales Info	1/28/2013	\$107,500	I (Q)	city:	\$158,220
	8/19/1991	\$65,000	I (Q)	other:	\$0
	7/21/1989	\$64,000	I (Q)	school:	\$158,220
		Just	\$158,220	Total Taxable	

NOTES:

Columbia County, FL



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GrizzlyLogic.com

GRANDVIEW  
ST



4/15/25



GRANDVIEW  
ST



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,



...the work shall not require altering a structural part of the building...  
...the repair or replacement of an existing system in...  
...the building shall not require altering a structural part of the building...

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## AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, on this day, 17th day of April 2025, personally appeared, Don White, Code Enforcement Officer, who after being first duly sworn, 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 AT THE FOLLOWING ADDRESS: 313 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL 32055.

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

STATE OF FLORIDA  
COUNTY OF COLUMBIA

## NOTICE OF HEARING

You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) 17th day of May, 2025 at 5:30 PM. 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 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.

The hearing Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the responsibility to provide the Zoom link and password. The City of Lake City, Florida will have the responsibility to provide the Zoom link and password. The City of Lake City, Florida will have the responsibility to provide the Zoom link and password.

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

## NOTICE OF HEARING

Case # 240000005

Hunter Investments Inc

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) 17th day of May, 2025 at 5:30 PM.

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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 BARPOBENZI to meet in 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.

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

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation Hearing, on Thursday, May 1, 2025, at 5:30 PM. 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 the hearing through the Courtroom. The City of Lake City, Florida will have the hearing recorded by the Courtroom. 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.

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

## **NOTICE OF HEARING**

Case # 202500055

Hunter 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, May 1, 2025, at (time) 5:30 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 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 respond to all compliance requests.**

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

## **AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of April 2025, personally appeared, Don White, Code Enforcement Officer, who, after being duly sworn to, 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 violation and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 835 SW Ponderosa Lane AND 205 N Marion Ave, Lake City, FL 32055

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

## **NOTICE OF HEARING**

Case # 202500055

Hunter 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, May 1, 2025, at (time) 5:30 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 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.

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

## **NOTICE OF HEARING**

Case # 202500055

Hunter Investments Inc.

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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 respond to all compliance requests.**

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

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

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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 violation and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 835 SW Ponderosa Lane AND 205 N Marion Ave, Lake City, FL 32055

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

## **NOTICE OF HEARING**

Case # 202500055

Hunter Investments Inc.

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**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2400000083

Respondent Alberto H Umeda

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 1 day of MAY, 2025, 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 Alberto H Umeda Relationship Owner

On date 3/10/25 time being 9:25 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

**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 # 24-00000083 – 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: Alberto H Umeda

Address: 786 SW Grandview Street

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 12/16/24

Complaint X

CE Personnel Observation X

Complainant: Don White

CE Personnel: Don White

Violation Code	Violation Description
Sec. 83-8.5 - Prohibited and unlawful acts.	It shall be prohibited and unlawful for any person to (5)Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection.



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
Sec. 83-8.5 - Prohibited and unlawful acts.	Have fallen tree cut up according to Waste Pro acceptable size for pick up and removal. Place in appropriate area for pick up by trash vendor.

**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: 3/25/25



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: Alberto H Umeda

Relationship owner: \_\_\_\_\_

On date: 2/26/25

time being: 10:30 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





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 # 24-00000083**

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: Alberto H Umeda

Address: 786 Grandview Street

---

**INITIAL INSPECTION**      INITIAL INSPECTION PROMPTED BY:

**Date: 12/5/24**      Complaint   X        CE Personnel Observation   X    
Complainant: Don White      CE Personnel: Don White

---

Violation Code	Violation Description
<b>City Ordinance 83.8-5</b>	<i>It shall be prohibited and unlawful for any person to: Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection.</i>



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>City Ordinance 83.8-5</b>	Have fallen tree cut up according to Waste Pro acceptable size for pick up and removal. Place in appropriate area for pick up by trash vendor.

**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: \_\_\_\_\_ 1/5/25 \_\_\_\_\_



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: Alberto H Umeda Relationship owner: \_\_\_\_\_

On date: 12/5/24 time being: 10:30

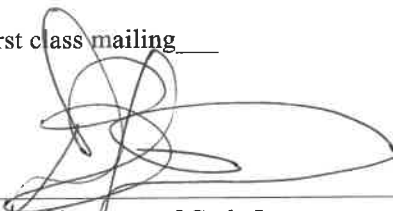
Personal Service \_\_\_\_\_

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

Certified Mail, Return Receipt requested 12/6/24 First class mailing \_\_\_\_\_

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

Don White  
Print Name of Code Inspector

  
Signature of Code Inspector



## Donnell White

---

**From:** Katia Grinkov <kgrinkov@me.com>  
**Sent:** Saturday, January 11, 2025 11:35 AM  
**To:** Growth Management  
**Subject:** 786 SW Grandview

I received a letter about the tree that went down during the hurricane. We have been on waitlist for several tree companies to do it the ones that we can afford Florida power came out and did a lot of cutting on the tree and threw stuff down and ditches and all alongside the road along with their electrical wires they said that all of that they were going to come and pick up and we have been unable to contact them since then. We received the letter today on Jan 11th with a deadline of January 5, which is obviously impossible. Most tree companies are telling me that they are still backed up and we could possibly be another month to two months waiting on them. I have also tried to make arrangements to have my brother come down from Maryland and cut it but he has to wait until he can take leave Which is blacked out right now because he may possibly have to go and help with the fires in California. My husband is also out of the country right now and I have been attempting to cut up small limbs, but I am not able to lift most of the stuff. I have asked the tree companies that we contacted if there's any way they can rush on it because we did get the letter and they have told me they will try but they cannot make me any promises outside of within Two months that they would probably be able to get it if nothing interferes with their current work such as rain, storms, or other uncontrollable issues.

Sent from the iPhone of  
Katia Grinkov  
386-965-7925





2/10/185













2/10/25













2/10/25



210125







1215 124











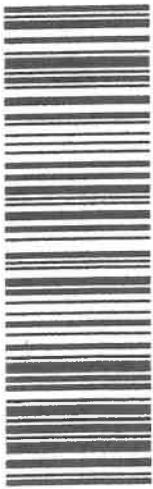








City of Lake City  
Code Enforcement  
205 N. Marion Ave.  
Lake City, Florida 32055



9589 0710 5270 1815 1134 56  
9589 0710 5270 1815 1134 56

ADD LOOP  
34787

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> 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 if appropriate)	\$ 4.10
<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	\$ 9.64

Postmark  
Here

Sent To	ALBERTO H UMEÑA
Street and Apt. No., or PO Box No.	7693 TANGERINE KNOLL LOOP
City, State, ZIP+4 <sup>®</sup>	WINTER GARDEN, FL 34787

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:**

AUGUSTO H UMEÑA  
7693 TANGIERNE KNOWLLOP  
WINTER GARDEN, FL 34787



9590 9402 8577 3244 7288 09

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

9589 0710 5270 1815 1134 56

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

Mail Mail Restricted Delivery

**Domestic Return Receipt**

**Certified Mail**

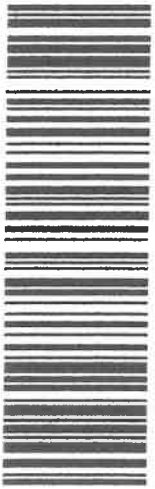
- A receipt (this portion of the card) for you
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

**Important Reminders:**

- You may purchase Certified Mail® service, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service with Certified Mail service.
- Insurance coverage is not available for Certified Mail service with Certified Mail service.
- For an additional fee, and endorsement on the mailpiece, you can request a hard copy of delivery (including the return receipt service).
- Return receipt service is not available for electronic version. For complete PS Form 3811, Receipt attach PS Form 3800, January 2020.



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



9589 0710 5270 1815 1129 61  
9589 0710 5270 1815 1129 61

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$ 4.05

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

- |  |         |
|--|---------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 4.10 |
| <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

\$ 0.65

Total Postage and Fees

\$ 9.64

Postmark  
Here

Sent To

ALBERTO H UMEDA

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

7963 TANGERINE KNOLL LOOP

City, State, ZIP+4<sup>®</sup>

WINTER GARDEN, FL 34787

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:

ALBERTO H UMEBA  
7963 TANGIERINE KNOLL LOOP  
WINTER GARDEN, FL 34787

2. Article Number (Transfer from service label)



9590 9402 8577 3244 7292 88

**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  
☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of delivery)
- 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® or Priority Mail® service.
- Certified Mail® service is not available for international mail.
- Insurance coverage is not available for Certified Mail® service.
- Insurance coverage is not available for Certified Mail® service.
- For an additional fee, and certain Priority Mail items, you can request a hard copy of delivery (including the return receipt service).
- Return receipt service, if requested, is not available for electronic version. For complete PS Form 3811 Receipt, attach PS Form 3800, January 2020.

**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:**

AUGUSTO H UMEÑA  
786 GRANDVIEW STREET  
LAKE CITY, FL 32025



9590 9402 8577 3244 7282 98

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

9589 0710 5270 1815 1111 17

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

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

☒ Agent

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

☐ Addressee

**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
- ☐ 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 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® service, First-Class Mail®, First-Class Mail® Restricted Delivery, or Priority Mail® service.
- Certified Mail service is international mail.
- Insurance coverage is not with Certified Mail service.
- Of Certified Mail service, insurance coverage and certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece is required.
- Return receipt services of delivery (including electronic version, for complete PS Form 3800, January 2019).

12/5/24



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



9589 0710 5270 1815 1111 17  
9589 0710 5270 1815 1111 17

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> 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 as appropriate)

☐ Return Receipt (hardcopy) \$ 4.15

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$ 65

Total Postage and Fees

\$ 9.64

Sent To

ALBERTO H UMEDA

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

700 GRANDVIEW ST

City, State, ZIP+4<sup>®</sup>

LAKE CITY, 32025

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

12/24/25

## Donnell White

---

**From:** Donnell White  
**Sent:** Wednesday, March 19, 2025 9:10 AM  
**To:** 'Katia Grinkov'  
**Cc:** Scott Thomason  
**Subject:** RE: 786 SW Grandview

Good morning,

We have not received any correspondence from any tree company regarding tree service being scheduled for the Grandview property. As my last email communicated the accommodation that could be made at that time and the urgency needed to have it addressed. The information on the tree company will need to be forwarded to this office so we may verify that the work is scheduled as you have stated. The work will need to be completed and verified as completed satisfactorily before May 1, 2025. The hearing date is May 1, 2025 if the work is completed prior the case will be completed and closed. In the event that the work and clean up is not completed, the property owner will need to be in attendance in person or by Zoom attendance.

Thank you in advance for addressing issue, Don White Code Enforcement Officer City of Lake City

-----Original Message-----

From: Katia Grinkov <kgrinkov@me.com>  
Sent: Tuesday, March 18, 2025 4:57 PM  
To: Donnell White <WhiteD@lcfla.com>  
Subject: Re: 786 SW Grandview

This email didn't come through. It went to a junk folder. We got another letter I have sent in twice a letter from the tree company that he would be there in March. That was the absolute soonest he could arrive. He is doing the tree on the 24th. I did call and talk to somebody in Tallahassee originally about this, and they said that the governor had issued that there was extended periods that overrode any county or city ordinances or HOA's due to the extreme weight and amount of damages to the areas hit by the hurricanes directly. They said that it goes by the date that you accept your offer because tree companies would be busy and also the officer that came by with the governor's office, stated that due to scammers and overcharging in price gouging that people were allowed to wait for tree services that they knew were legitimate. My appointment was booked about two weeks after the storm hit. There is no way my husband can most likely be at the hearing. He is currently having to work out of country so either they will need to put me on the hearing or it would have to be rescheduled until later.

Sent from the iPhone of

Katia Grinkov  
386-965-7925

> On Jan 13, 2025, at 8:16 AM, Donnell White <WhiteD@lcfla.com> wrote:

>

> Good morning,

>

> Thank you for responding to the letter and I understand that the situation is difficult. The accommodation the we can make is to give you an additional 30 days from today January 13th 2025. The correction of the conditions at the property 786 SW Grandview will need to be completed by February 13th 2025. The ordinances of the city requires it to be addressed within the set timeframe after that date a hearing with the magistrate for further action to be taken.

>

> Don White

> Code Enforcement Officer

> City of Lake City

>

> -----Original Message-----

> From: Katia Grinkov <kgrinkov@me.com>

> Sent: Saturday, January 11, 2025 11:35 AM

> To: Growth Management <growthmanagement@lcfla.com>

> Subject: 786 SW Grandview

>

> I received a letter about the tree that went down during the hurricane. We have been on waitlist for several tree companies to do it the ones that we can afford Florida power came out and did a lot of cutting on the tree and threw stuff down and ditches and all alongside the road along with their electrical wires they said that all of that they were going to come and pick up and we have been unable to contact them since then. We received the letter today on Jan 11th with a deadline of January 5, which is obviously impossible. Most tree companies are telling me that they are still backed up and we could possibly be another month to two months waiting on them. I have also tried to make arrangements to have my brother come down from Maryland and cut it but he has to wait until he can take leave Which is blacked out right now because he may possibly have to go and help with the fires in California. My husband is also out of the country right now and I have been attempting to cut up small limbs, but I am not able to lift most of the stuff. I have asked the tree companies that we contacted if there's any way they can rush on it because we did get the letter and they have told me they will try but they cannot make me any promises outside of within Two months that they would probably be able to get it if nothing interferes with their current work such as rain, storms, or other uncontrollable issues.

> Sent from the iPhone of

> Katia Grinkov

> 386-965-7925

>



## Donnell White

---

**From:** Katia Grinkov <kgrinkov@me.com>  
**Sent:** Tuesday, March 18, 2025 4:57 PM  
**To:** Donnell White  
**Subject:** Re: 786 SW Grandview

This email didn't come through. It went to a junk folder. We got another letter I have sent in twice a letter from the tree company that he would be there in March. That was the absolute soonest he could arrive. He is doing the tree on the 24th. I did call and talk to somebody in Tallahassee originally about this, and they said that the governor had issued that there was extended periods that overrode any county or city ordinances or HOA's due to the extreme weight and amount of damages to the areas hit by the hurricanes directly. They said that it goes by the date that you accept your offer because tree companies would be busy and also the officer that came by with the governor's office, stated that due to scammers and overcharging in price gouging that people were allowed to wait for tree services that they knew were legitimate. My appointment was booked about two weeks after the storm hit. There is no way my husband can most likely be at the hearing. He is currently having to work out of country so either they will need to put me on the hearing or it would have to be rescheduled until later.

Sent from the iPhone of

Katia Grinkov  
386-965-7925

> On Jan 13, 2025, at 8:16 AM, Donnell White <WhiteD@lcfla.com> wrote:

>

> Good morning,

>

> Thank you for responding to the letter and I understand that the situation is difficult. The accommodation the we can make is to give you an additional 30 days from today January 13th 2025. The correction of the conditions at the property 786 SW Grandview will need to be completed by February 13th 2025. The ordinances of the city requires it to be addressed within the set timeframe after that date a hearing with the magistrate for further action to be taken.

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