



Notes Listing

Case Notes - IPMC - 2022-00000032

Date Descending

Run on 10/10/2022 02:46:49 PM

Subject	Author	Last Changed Date/Time
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Investigation	Marshall Sova	10/10/2022 02:46:34 PM
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On October 10, 2022 I re-inspected the property and there has been no change. I have left Mr. Pelletier several messages to call me to no avail.

On this same date I prepared a Notice of Hearing and this will be sent to Mr. Pelletier by certified mail notifying him of the hearing scheduled on November 8, 2022.

Investigation	Marshall Sova	08/11/2022 12:56:28 PM
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On August 11, 2022 I spoke to the owner Javier Pelletier advising he needed an extension on cleaning the lot up. Mr. Pelletier was given a compliance date of September 30, 2022.

Re- Inspection	Marshall Sova	07/13/2022 02:18:32 PM
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On July 13, 2022 I re-inspected the property and there was no change. The first NOV has not been delivered as of this date.

I located a new address for the owner and another NOV was sent to 318 NW Indian Ridge Ln. on July 14, 2022.

Initial Inspection	Marshall Sova	06/14/2022 01:16:28 PM
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On June 14, 2022 I noticed the lot at the intersection of SR 100 @ Center Avenue was overgrown. A Notice of Violation was prepared and mailed to the owner Martha Pelletier on June 15, 2022.

Compliance date June 29, 2022.



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: 6/14/22 Name (required) MARSHALL SIVA Email: _____
Phone: 719-5746 Address: COLC

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: Parcel # 29-25-17-05818-001 Vaguel lot NW/CESTA Nature
of Complaint: DISCREPANCY

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

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

Date Received: 6/14/22 Via: Phone Case Number Assigned 22-0000032
Notes: _____

Case Data Sheet for case # 22-0000032

Parcel# 05818-001

Address: Q SA/100 @ Costa

Owner(s): MARINA PELLETIER

Date of first inspection: 6/14/22

1st Notice of Violation sent: 6/15/22

Date of second inspection: ~~6/15/22~~ 7/13/22

2nd Notice of Violation sent: 7/14/22

Date of Public Notice placed on property: _____

Notice of Mag. Hearing Sent: 10/10/22

Notice in Lake City Reporter on: _____

Notice posted in City Hall _____

Mailing Cost/ Date: 6/15/22 .53

Mailing Cost/ Date: 7/14/22 7.82

Mailing Cost/ Date: 10/10/22 7.82 NOT

TOTAL Mailing Cost: \$16.17

Beverly Jones
Beverly Jones COE/ City of Lake City
MARSHALL SOVA

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/9/2022

Parcel: << 29-3S-17-05818-001 (25870) >>

Owner & Property Info

Owner	PELLETIER MARTHA CECILIA P O BOX 656 LAKE CITY, FL 32056-0656		
Site			
Description*	BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15.21 FT, W 398.76 FT TO POB. & A STRIP OF LAND TO THE C/L OF PALM ST DESC IN QC 1389-2713 (ORD 2018-2096). ...more>>>		
Area	1.27 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$5,969	Mkt Land	\$5,969
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$5,969	Just	\$5,969
Class	\$0	Class	\$0
Appraised	\$5,969	Appraised	\$5,969
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$5,969	Assessed	\$5,969
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969	Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/16/2019	\$100	1389/2713	QC	V	U	11
3/3/2017	\$5,000	1332/1896	WD	V	Q	01

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.270 AC	1.0000/1.0000 1.0000/ /	\$4,700 /AC	\$5,969

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 22-0000032

Respondent MARTHA & JAVIER PELLETIER

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) TUESDAY the 8TH day of NOVEMBER, 2022, at (time) 10:00AM. 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 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 MARTHA & JAVIER PELLETIER Relationship _____

On date OCT. 10, 2022 time being 2:40PM 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]
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Tuesday, November 8, 2022 at 10:00 AM

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



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 # 22-00000032

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: **Martha Pelletier**

Address: **SR 100 & Center Avenue Lake City, FL 32055 Parcel# 29-3S-17-05818-001**

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:
Date: 05/09/2022	Complaint _____ CE Personnel Observation <u>X</u> _____
	Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
302.1 Sanitation	Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.
302.4 Weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
302.5 Rodent harborage	Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.



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

Violation Code	Corrective Action
302.1 Sanitation	Straightforward requirement that exterior areas shall be clean and free from rubbish and garbage.
302.4 Weeds	Establishing maximum heights for grass and weeds are necessary to reduce rodent shelters and pollen dust problems.
302.5 Rodent harborage	All harborage areas should be eliminated by removing piles of rubbish and clearing property.

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

Due date: **July 25, 2022**_____



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: Martha Pelletier Relationship owner: _____

On date: July 14, 2022 time being: 2:00 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova _____

Print Name of Code Inspector

Signature of Code Inspector

NOH
10/10/22

COLLECTED
1066 LN
155

32
NOH



7022 0410 0003 3162 2890
7022 0410 0003 3162 2890

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	4.00
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 1.25
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	.57
Total Postage and Fees	
\$	7.82

Postmark
Here

Sent To COLLECTED

Street and Apt. No., or PO Box No. 316 NW HARMON RIDGE LN

City, State, ZIP+4[®] LAKE CITY FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

NOH
10/10/22

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:

MARTHA & JAVIER PELLETIER
318 NW INDIAN RIDGE LN
LAKE CITY, FL 32055



9590 9402 6572 1028 6860 94

2. Article Number (Transfer from service label)

7022 0410 0003 3162 2890

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☐ Agent
X	☐ 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	☐ Priority Mail Express®
☐ Adult Signature	☐ Registered Mail™
☐ Adult Signature Restricted Delivery	☐ Registered Mail Restricted Delivery
☐ Certified Mail®	☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

Certified Mail
■ A receipt (this portion of the label) is provided for delivery verification.
■ Electronic verification of delivery is available for delivery.
■ A record of delivery time, date, and location is maintained for a specified period.
■ Important Reminders:
■ You may purchase Certified Mail, Registered Mail, First-Class Mail®, First-Class Mail® International, Certified Mail, Registered Mail, or Priority Mail® service in the United States.
■ Insurance coverage is provided for Certified Mail service with Certified Mail Restricted Delivery.
■ For an additional fee, an endorsement on the mailpiece may be purchased for the following services:
■ Return receipt service of delivery (including electronic version PS Form 3800, April 2017).
■ Receipt (attach PS Form 3800, April 2017).

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

9590 9402 7555 2098 4223 77

2. Article Number Transfer from candidate Inball

7022 0410 0000 6201 6470

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

COMPLETE THIS SECTION ON DELIVERY

☐ Ancient

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

ured Mail

jured Mail Restricted Delivery
(over \$500)

(over \$500)

Domestic Return Receipt

CR
Riser LN
2055

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

Postmark
Here

Postage

Total Postage and Fees

Sent To

MATHA PRILETICA
Street and Apt. No., or PO Box No.
800 NW Indiana Ave LN 318
City, State, ZIP+4[®]
Lake City FL 32801

PS Form 3800, Apr. 1, 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0249 1029 0000 0140 2202
0249 1029 0000 0140 2202



CERTIFIED MAIL[®]



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

JUNE 15

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 22-00000032

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 where violated at the property located at:

Name: Martha Pelletier

Address: SR 100 @ Center Ave. Lake City, FL 32025 **Parcel # 29-3S-17-05818-001**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 05/09/2022

Complaint ____ CE Personnel Observation X
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
302.1 Sanitation	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
302.4 Weeds	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>
302.5 Rodent harborage	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</i>



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

Violation Code	Corrective Action
302.1 Sanitation	Clean property up
302.4 Weeds	Clean property up
302.5 Rodent harborage	Clean property up to prevent infestation of rodents

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: June 29, 2022



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: **Martha Pelletier** Relationship owner: _____

On date: **June 15, 2022** time being: 1:10 pm

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested _____ First class mailing X

Refused to sign _____, drop service _____

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector













