

**CITY OF LAKELAND**

**Nuisance Abatement Board  
April 16, 2025**

**REGULAR MEETING**

**CALL TO ORDER – 3:00 p.m.**

**ROLL CALL**

**Terry Carter, Dawn Chapman, Elena Giarratano, Daniel Price, John Quirk III, David Stille, and Alonzo Thompson**

**APPROVAL OF MINUTES – February 19, 2025**

**SWEAR IN WITNESSES**

**NEW COMPLAINTS**

**Complaint 2025-002, 1502 Amos Avenue  
Complaint 2025-003, 523 ½ Quincy Street**

**RECONSIDERATIONS**

**Complaint 2024-008, 831 Glendale Street  
Complaint 2025-001, 4406 Horse Creek Lane**

**MISCELLANEOUS**

**CALL FOR ADJOURNMENT**

# DRAFT

1

Nuisance Abatement Board

February 19, 2025

## **Nuisance Abatement Board February 19, 2025**

The Nuisance Abatement Board met in the City Commission Chamber. Members Terry Carter, Dawn Chapman, Elena Giarratano, John Quirk III, David Stille, and Alonzo Thompson were present. Member Daniel Price was absent. Assistant City Attorney Alex Landback, Deputy City Clerk Heather Bradman, General Counsel David Carmichael, and LPD staff were present.

### **Call to Order**

Chair David Stille called the meeting to order at 3:00 p.m.

### **Roll Call**

Deputy City Clerk Heather Bradman called the roll.

### **New Member – Elena Giarratano**

David Stille introduced new member Elena Giarratano. Ms. Giarratano is fulfilling the unexpired term of James Ring.

### **Election of New Chair and Vice Chair**

Heather Bradman informed the board that David Stille is no longer eligible to serve as Chair to the board. Mr. Stille has already served two consecutive terms as chairperson.

**Action: Member Terry Carter moved to nominate Member John Quirk III to serve as Chair. Member David Stille seconded, and the motion carried unanimously.**

**Action: Member David Stille moved to nominate Member Terry Carter as Vice Chair. Member John Quirk III seconded, and the motion carried unanimously.**

### **Approval of Minutes – November 20, 2024**

**Action: Member Terry Carter moved to approve the minutes. Member Dawn Chapman seconded, and the motion carried unanimously.**

Terry Carter asked for an update on property 1024 N Lincoln Ave heard at the November 20, 2024, Nuisance Abatement Board meeting. Officer McGuirk and General Counsel David Carmichael explained they did not notice the property owners for today's hearing. Mr. Carmichael would like to provide notice for a meeting next month.

### **Swear in Witness**

Heather Bradman administered the oath.

# DRAFT

## **NAB 25-001 - 4406 Horse Creek**

David Carmichael introduced the case. The house served as a distribution point for drugs.

Officer Teddy Cuello presented the case.

- Officer Cuello showed photos of the home.
- Joyce Jackson and Rosa Brown share 50/50 ownership of the home.
- Current residents: Rosa Brown, Anthony Mckennie, Kendrick Brown, and a juvenile. The juvenile is the son of Rosa Brown, but not related to Anthony McKennie.
- Narcotics detectives received an anonymous complaint about narcotics distribution at 1502 Lincoln Road. They found the seller, Anthony Mckennie, lived at 4406 Horse Creek Lane.
- The search warrant conducted on November 18, 2024, uncovered narcotics throughout the home.
- LPD received an anonymous letter from a neighbor who does not want drug activity in the neighborhood.
- Only Anthony Mckennie and Rosa Brown's juvenile son were arrested. Neither Rosa Brown nor Joyce Jackson were home at the time of the arrests.
- The juvenile is on probation for the next 5 years.
- Officer Cuello believes if Anthony Mckennie is released then drug related activity will resume. Mr. Mckennie is not on the deed.
- Rosa Brown does not have a criminal history, but the drug activity has been happening in her home.

Rosa Brown asked to speak to the Nuisance Abatement Board. Ms. Brown explained that her mother, Joyce Jackson, is hospitalized and could not be here today. Her cousin, Natasha Williams, accompanied Ms. Brown today. Her life goal was to become a homeowner by the age of 40. She has never been in any kind of trouble like this and neither have her boys.

The Board discussed:

- There were almost 4 pounds of marijuana in the home.
- Even if Ms. Brown was unaware of any drugs in the home, the search warrant still resulted in finding illegal narcotics all over the house.
- Assurance that Mr. Mckennie does not move back into the home upon his release from jail. This could be through an eviction process.
- Rosa Brown has no issue with someone checking up on the home periodically. Her 16-year-old son is on probation and taking regular drug tests and attending therapy and drug counseling at Peace River.
- Ms. Brown's other son, Kendrick Brown, was not arrested at the time.

# DRAFT

- Anthony Mckennie is charged with a life felony, so it is unlikely we will see him around the home in the next 12 months. This is not the first time he has been incarcerated.

David Carmichael said the board could elect to let the owners try to get evictions in place and come back to the board with proof of addressing the nuisance. The board could also elect to close the residence since LPD met the nuisance abatement criteria.

Alex Landback reminded the board that before they reach that discussion, they must make a finding that the threshold has been met to declare that the place or premises constitutes a nuisance, and then decide how they want to move forward with the property.

Natasha Williams addressed the board on behalf of her cousin, Rosa Brown. This case has affected her cousin's physical well-being. Ms. Brown's priority is her kids. Anthony Mckennie will not return to that home. Any drug activity must have been done while Ms. Brown was at work, so she was not aware of what was happening. Since there were calls about Athony Mckennie distributing narcotics at 1502 Lincoln Road then why is Ms. Brown's home the only one being called into question.

**Action: Member Terry Carter moved to find that LPD has met the threshold to declare the property a nuisance. Member David Stille seconded, and the motion carried unanimously.**

Terry Carter explained he does not feel comfortable closing the home. John Quirk III is in favor of closing the property.

**Motion: Member Elena Giarratano moved to close the property for a year, and Member Dawn Chapman seconded.**

Alonzo Thompson asked to narrow down the true nuisance in this case because there is another property involved. David Carmichael stated that 4406 Horse Creek Lane is not the only property in this nuisance abatement case. However, LPD must work to build a case for the property at 1502 Lincoln Road.

Terry Cater does not feel that boarding up the home solves the issue. Anthony Mckennie is no longer in the home and the son is on probation.

Elena Giarratano said that the nuisance is the premises; it is not the people. Under the law, homeowners have constructive knowledge and are held accountable for everything that happens on their property. Her recommendation is to close the home. During that year of closure, Ms. Brown can take ameliorating steps.

Rosa Brown said that her son is in trade school and going to construction sites to help get him a job upon graduation. He will be on probation for 5 years in a program that includes home visits.

# DRAFT

**Action: Member John Quirk III called for a vote to close the property for 12 months. Members Elena Giarratano, Dawn Chapman, David Stille, and John Quirk III voted aye. Members Alonzo Thompson and Terry Carter voted nay. The motion carried 4-2.**

Alex Landback asked the board how many days before instituting the closure? It is normally 30 days. David Carmichael was concerned that the 30 days would fall around the time of the next possible Nuisance Abatement Board. Staff and the board agreed to institute closure at least 45 days from the date of the order rendered at the hearing with a written order to follow. Since the 45<sup>th</sup> day falls on a Saturday, then closure would commence on Monday, April 7, 2025, which will be reflected in the written order.

Adjourned 4:00 p.m.



Kelly S. Koos  
City Clerk  
863.834.6210

In re:

March 12, 2025

Complaint No. 2025-002

Address of Property:

1502 Amos Avenue  
LAKELAND FL 33805

Legal Description of Property:

GOODMAN & WHIPPERS ADD PB 32 PG 18 BLK 1 LOTS 6 & 7

**NOTICE OF HEARING**

TO: IMS Trading LLC  
2907 Wilder Park Drive  
Plant City, FL 33560

Please be on notice that the City of Lakeland Nuisance Abatement Board will hold a hearing on the above-referenced property on **Wednesday, April 16, 2025, at 3:00 p.m. in the City Commission Chambers, Lakeland, Florida, located at 228 S. Massachusetts Ave.**

Upon a finding the above-referenced property is a public nuisance, the Board has the power to order the closure of the place or premises or any part thereof, impose fines, order payment of reasonable costs, including attorneys' fees, and record orders of the board in public records, which orders shall become liens against the real property which is the subject of the order.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador. Because providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the event, at: (863) 834-8444, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-(800) 955-8771 (TDD – Telecommunications Device for the Deaf) or the Florida Relay Service number: 1-(800) 955-8770 (VOICE), for assistance.

Dated this 12th day of March 2025.

CITY OF LAKELAND, FLORIDA  
NUISANCE ABATEMENT BOARD

  
\_\_\_\_\_  
Kelly S. Koos, MMC, City Clerk

**NUISANCE ABATEMENT BOARD OF THE  
CITY OF LAKELAND, FLORIDA  
COMPLAINT**

**CASE NO. 2025-**\_\_\_\_\_

**NAME AND ADDRESS OF OWNER(S):**

IMS Trading LLC  
2907 Wilder Park Drive  
Plant City, FL 33560

**Address of Property:** 1502 Amos Avenue  
Lakeland, FL 33805

**Legal Description:** GOODMAN & WHIPPERS ADD PB 32 PG 18 BLK 1 LOTS 6 & 7

**Dates of Violations:** Between August 1, 2024, and January 23, 2025

**Violation of Florida Statute:** 893.13

**Complainant's Name:** LPD NLO/CRA Officer M. Hammersla #106

**DESCRIPTION OF VIOLATIONS:**

**STATE OF FLORIDA )**

**COUNTY OF POLK )**

I, Officer Michael Hammersla, on the 19th day of February, 2025, after being duly sworn, do hereby solemnly swear, certify, and depose that:

I am a Police Officer assigned to the Community Redevelopment Agency (CRA), Neighborhood Liaison Section of the Lakeland Police Department. My area of responsibility includes all property owned by the CRA, city owned property, and the CRA district areas within the City of Lakeland. My primary job is to answer calls for service and solve problems on CRA properties and within the CRA district areas. I have over twenty-nine (29) years of experience in law enforcement and have participated in numerous narcotics investigations as well as nuisance investigations.

This residence is owned by IMS Trading LLC. The residence is occupied by a tenant, Jeffery Collins. The electric account was activated in July 2021 and is current in the name of Carolyn Bowers who has a residence a few houses away from this property. Bowers is currently incarcerated for narcotics possession and sales and is the mother of Collins.

Detective D. Martin led an investigation into complaints of drug activity at this property. After two (2) trash pulls from the residence within the last six (6) months, probable cause to apply for a search warrant was established. The search warrant was obtained from a Polk County judge and served on January 23, 2025.

**The search warrant revealed the following evidence:**

Crack pipe

Baggie containing residue + meth

Digital scale

Bags for packaging

Bag with MDMA residue

Glass container from burner near tv + cocaine

Burner with glass container

Suspected cut for cocaine

Vacuum sealed bag

340 grams cannabis

Collins was arrested during the search warrant. He was charged with:

- 1) Maintaining structure to sell drugs
- 2) Possession Cannabis with intent to sell (he was within 1000 feet of a church)
- 3) Possession of Cannabis over 20 grams

I have completed a history of police and fire "calls for service" at the residence for the period of time from July 2021 when the current Electric account was turned on. A summary of the calls includes:

- 1) Two (2) Dept of Juvenile Justice calls
- 2) Two (2) Mental health calls, Involuntary Examinations, calls
- 3) Sexual battery of juvenile call
- 4) Suicidal threats call
- 5) One (1) search warrant (narcotics arrest)

Ownership appears to have changed to this owner in October of 2022. The owner of the LLC, Issa Shalabi, has a Plant City address. The LLC was provided a "Diversion" letter on 01/27/2025 via US certified mail. I spoke to Fatima Shalabi (wife of Issa Shalabi) on 01/31/2025 after she received the certified letter. It was learned that they alleged to not know the arrested tenant or anything about the illegal activity or that the home was being used as a rooming house. She also stated that she did not know about someone living in the shed or the poor condition of the home. She could not advise the last time an inspection of the home was done. The Nuisance Abatement process was explained in detail as well as how we hoped to divert the process with the owner's cooperation. I explained that due to the property being tenant occupied that we must provide a reasonable amount of time for the owners to take action to abate the nuisance prior to sending the case to the Nuisance Abatement board. She was provided ten (10) days, until February 14<sup>th</sup>, 2025 to make contact with me. It was explained that they would need to provide some form of documentation or proof that they have taken or are in the process of taking steps to abate the nuisance. She advised me that they will look into it and make contact with me prior to the deadline.

On February 14, 2025, I had still not heard from the owner or representative of the owner with any updates.



On February 15<sup>th</sup>, 2025, I still had no contact from the owner or property manager. They were well informed and agreed to the timeline set. I checked the Polk County Clerk of courts for the owner, LLC, and tenant's names. I was unable to locate any official documents having been filed in reference to this property. At this time the diversion process has failed to abate the problem.

The Lakeland Police Department has made the attempt to divert this abatement by contacting the owner of the property which yielded negative results and/or cooperation.

These events indicate that illegal drug activity is taking place upon the property and the property is an overall nuisance and public safety concern within the neighborhood. No reported actions have been taken on the part of the owner/s to deter the illegal activities on the property.

The Lakeland Police Department has used every resource available to deter the illegal activity. The property has clearly shown a pattern of illegal activity associated with a place or premises within the corporate limits of the city and serves to encourage future illegal activity on or about this premises. Such illegal activity is injurious to the health, safety, and welfare of the citizens of the city, and corrupts the public morals.

I believe that 1502 Amos Avenue should be abated pursuant to Article IV, Sec 38, Nuisance Abatement Ordinance, of the city of Lakeland. I respectfully request that the Nuisance Abatement Board find that 1502 Amos Avenue constitutes a "public nuisance" as described in Section 38-86, of the City Code and FSS 893. Further, I request the Nuisance Abatement Board finds that the property owner/s have not abated this nuisance and orders closure of this property for a period of one (1) year.

The above and foregoing information in this affidavit is true and correct to the best of my knowledge. Executed on the 19<sup>th</sup> day of February 2025.



Complainant (Officer)

**STATE OF FLORIDA)**


**COUNTY OF POLK )**

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Officer Michael Hammersla, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed same.

WITNESS my hand and seal this 19 day of February, 2025.



ALYSSA M. LADIKA  
Commission # HH 407259  
Expires June 6, 2027

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires: June 6<sup>th</sup>, 2027



- **Respect**
- **Integrity**
- **Teamwork**
- **Excellence**

## Lakeland Police Department

**Sammy L. Taylor, Jr.**  
*Chief of Police*

SENT  
1/27/25

Date: 01/27/25

Attn: Issa Shalabi

IMS Trading LLC

2907 Wilder Park Dr.  
Plant City, FL 33560

To whom it may concern,

The City of Lakeland Police Department is requesting that the property manager or owner of 1502 Amos Avenue, Lakeland, FL contact our offices immediately.

The property above is under investigation by the City of Lakeland Police Department as a public nuisance per Florida Statute Section 60.05 entitled: "Abatement of Nuisances."

Should the property be found to be a public nuisance by the Lakeland Nuisance Abatement Board, the City of Lakeland will take measures to close the property for a period of one year and assess costs and fees for the Nuisance process if appropriate.

To prevent this measure, we respectfully request that you contact us as soon as possible. You may reach the officer in charge of this case by contacting him at the information below.

Thank you for your attention to this matter.

DEADLINE 2/14/25

Respectfully,

Ofc. M. Hammersla

Special Operations Division/NLO Unit

Office: 863-834-6900

Cell: 863-944-9311

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Permit No. G-10

° Sender: Please print your name, address, and ZIP+4 in this box °

Lakeland Police Department  
219 N Massachusetts Ave  
Lakeland, FL 33801

NLO/CRA OFC. M. HAMMERSLA #106

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- ☐ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- ☐ 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:

Im S Trading LLC  
2907 WILDER PARK DR  
PLANT CITY, FL  
33560

2. Article Number  
(Transfer from service label)

9489 0090 0027 6537 1580 67

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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: ☐ No

3. Service Type

☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7019 2970 0002 2880 7734

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Certified Mail Fee \$4.85

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

☒ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☒ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

**Total Postage and Fees \$9.96**

Sent To Mary Archer

Street and Apt. No., or PO Box No. 608 Kensington St

City, State, ZIP+4® Lakeland, FL 33803

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



LAKELAND FL S&DC  
2800 LAKELAND HILLS BLVD  
LAKELAND, FL 33805-9900  
(800)275-8777

03/13/2025 09:05 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$1.01
Lakeland, FL 33803 Weight: 0 lb 1.60 oz Estimated Delivery Date Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807734			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 57			
<b>Total</b>			<b>\$9.96</b>

7019 2970 0002 2880 7710

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Plant City, FL 33566

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

☒ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☒ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

**Total Postage and Fees \$9.96**

Sent To IMS Trading LLC

Street and, 2907 Wilder Pake Drive

City, State, Plant City, FL 33560

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

First-Class Mail® Letter	1		\$1.01
Plant City, FL 33566 Weight: 0 lb 1.30 oz Estimated Delivery Date Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807710			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 64			
<b>Total</b>			<b>\$9.96</b>
First-Class Mail® Letter	1		\$0.73
Tampa, FL 33607 Weight: 0 lb 0.90 oz Estimated Delivery Date Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807727			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 71			
<b>Total</b>			<b>\$9.68</b>

7019 2970 0002 2880 7727

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Tampa, FL 33607

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

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☐ Return Receipt (electronic) \$0.00

☒ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

**Total Postage and Fees \$9.68**

Sent To United Investments 2020 One LLC

Street and 3113 N Armenia Ave

City, State Tampa, FL 33607-1633

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

Grand Total: \$29.60

Credit Card Remit \$29.60

Card Name: VISA

Account #: XXXXXXXXXXXX3706

Approval #: 038924

Transaction #: 077

AID: A0000000031010 Contactless

AL: VISA CREDIT

7019 2970 0002 2880 7574

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Plant City, FL 33566

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input checked="" type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01
Total Postage and Fees	\$7.76

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Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

IMS Trading LLC  
2907 Wilder Park Drive  
Plant City, FL 33566

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



DOWNTOWN LAKELAND  
210 N MISSOURI AVE  
LAKELAND, FL 33815-9996  
(800)275-8777

04/04/2025 11:03 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$1.01
Plant City, FL 33566			
Weight: 0 lb 1.30 oz			
Estimated Delivery Date Mon 04/07/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807574			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 40			
Total			\$9.96

Grand Total: \$9.96

Credit Card Remit \$9.96  
Card Name: VISA  
Account #: XXXXXXXXXX3402  
Approval #: 008215  
Transaction #: 254  
AID: A0000000031010 Contactless  
AL: VISA CREDIT

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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or call 1-800-410-7420.

UFN: 114921-0835  
Receipt #: 840-53350065-3-5082938-2  
Clerk: 19

NAB GL#  
001.170.7509.000000.201.00.000

**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:**

IMS Trading LLC  
2907 Wilder Park Drive  
Plant City, FL 33566



9590 9402 8738 3310 4391 40

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

7019 2970 0002 2880 7574

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**

- ☐ Agent  
☐ Addressee

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

Fahma Shalabi

**C. Date of Delivery**

4/7/25

- 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  
☐ Insured Mail

- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery  
(0)





Kelly S. Koos  
City Clerk  
863.834.6210

In re:

March 12, 2025

Complaint No. 2025-003

Address of Property:

523 ½ Quincy St.  
Lakeland, FL 33815

Legal Description of Property:

HAMPTON & FRANKLIN SUB PB 2 PG 2 BLK 1 LOT 8 E1/2 OF N1/2

**NOTICE OF HEARING**

TO: United Investments 2020 One LLC  
3113 N Armenia Ave  
Tampa, FL 33607-1633

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Dated this 12th day of March 2025.

CITY OF LAKELAND, FLORIDA  
NUISANCE ABATEMENT BOARD

  
\_\_\_\_\_  
Kelly S. Koos, MMC, City Clerk

**NUISANCE ABATEMENT BOARD OF THE  
CITY OF LAKELAND, FLORIDA**

**COMPLAINT**

CASE NO. 2025-\_\_\_\_\_

**NAME AND ADDRESS OF OWNER(S):**

United Investments 2020 One LLC  
3113 N. Armenia Ave.  
Tampa, Florida 33607-1633

**Address of Property:** 523 ½ Quincy St.  
Lakeland, FL 33815

**Legal Description:** HAMPTON & FRANKLIN SUB PB 2 PG 2 BLK 1 LOT 8 E1/2 OF N1/2

**Parcel Number:** 232813074500001083

**Dates of Violations:** Between December 1, 2024 and February 6, 2025

**Violation of Florida Statute:** 893.13

**Complainant's Name:** LPD NLO Officer Dorofy #184

**DESCRIPTION OF VIOLATIONS:**

**STATE OF FLORIDA )**

**COUNTY OF POLK )**

I, Officer Gabriela Dorofy #184, on the 19th day of February 2025, after being duly sworn, do hereby solemnly swear, certify, and depose that:

I am a Police Officer assigned to the Neighborhood Liaison Section of the Lakeland Police Department. My primary job is to answer calls for service and solve problems reoccurring problems within the community. I have approximately four (4) years of experience in law enforcement.

On August 7, 2024, members of the Lakeland Police Department's Narcotics Unit conducted a search warrant on the residence. Leading up to the search warrant, Narcotics detectives led an investigation into complaints of illegal narcotics being sold from the residence. Two narcotics purchases were made from the residence which were used to obtain a search warrant. The following occurred within the last six months preceding this search warrant. The search warrant resulted in seven (7) narcotics related arrests.

The following evidence was located during the search:

- One K2 Cigarillo
- 1.7 grams of K2



- Seven glass pipes w/ Cocaine residue
- 29.6 grams of Cocaine
- Plastic baggie
- 85 grams of Cannabis
- Brillo
- One box of sandwich bags
- \$60 in cash
- A Sildenafil 1.2 grams 100 mg pill
- Three digital scales
- A Glock 44
- A magazine w/ ammo

I spoke to the representative/ property manager, Rachel, in August of 2024 to explain the narcotics activity ongoing at the residence. I explained to the property manager that a search warrant was executed in August 7, 2024, in which seven arrests were made. The property manager informed me that she would be moving on with the eviction process to fix the problems. On September 6, 2024, the property manager informed me that the property was vacant. The property was then rented out again and has continued to be a location of drug use, sales, as well as a location for persons with criminal histories to include illegal narcotics. The previous diversion discussed with the property manager has failed and the problems continue.

This report will document the ongoing, post-diversion, narcotics and nuisance activities that continue at 523 ½ Quincy St., Lakeland, Polk County, Florida. The residence is still owned by United Investments 2020 One LLC who purchased the property in October of 2020 from Momentum Florida Holdings Inc. Both LLCs have the same address in Tampa.

On February 6, 2025, members of the Lakeland Police Department's narcotics unit conducted a second search warrant on the residence. Leading up to the search warrant, Detective H. Benthall and other narcotics detectives led an investigation into complaints of illegal narcotics being sold from the residence. Two narcotics purchases were made from the residence which were used to obtain a second search warrant. The following occurred within the last three months preceding the search warrant.

Detective H. Benthall is employed as a sworn law enforcement officer by the Lakeland Police Department. She is currently assigned to the Special Investigations Section as a Narcotics Detective. Det. Benthall, along with other LPD officers, conducted a search warrant on the residence and two subjects were detained. Both subjects were released from the scene after the search was conducted. Although no arrests were made, evidence of illegal narcotic activity was located. One of the subjects detained was a Venezuelan immigrant on ICE Parole and the other was on Florida Imamate Release status for sale of cocaine. The Venezuelan subject admitted to being at the residence looking for a female who stole his phone the night before. When asked if the female he was looking for was a prostitute, he stated she was.

The following evidence was located during the search:

- A metal pipe and cocaine (kitchen counter)
- Two small baggie containing meth (kitchen cabinet)
- Pipe and cocaine (bedroom)
- 13 grams of suspected meth
- Baggies and Cocaine (bedroom)
- Black case containing cocaine (kitchen cabinet)
- .6 grams of cocaine
- U.S. Currency
- Razor blades
- Ginseng bottle, brillo and cocaine (bedroom)

- Scale and cocaine (bedroom)

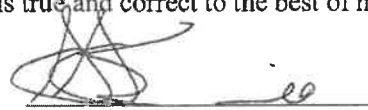
These events indicate that illegal drug activity is taking place upon the property and the property is an overall nuisance within the neighborhood.

A location history for the residence was conducted which revealed twenty-two known calls for service. These calls included baker acts, 911 calls, suspicious incident/people, trespasses, and narcotics complaints. All of these calls for service were during the time of the current owner.

The Lakeland Police Department has maintained a constant presence in the neighborhood and has used every resource available to deter the illegal activity. The property has clearly shown a pattern of illegal activity associated with a place or premises within the corporate limits of the city and serves to encourage future illegal activity on or about this premises. Such illegal activity is injurious to the health, safety, and welfare of the citizens of the city, and corrupts the public morals.

I believe that 523 ½ Quincy St. should be abated pursuant to Article IV, Sec 38, Nuisance Abatement Ordinance, of the city of Lakeland. I respectfully request that the Nuisance Abatement Board find that 523 ½ Quincy St. constitutes a "public nuisance" as described in Section 38-86, of the City Code and FSS 893. Further, I request the Nuisance Abatement Board finds that the property owner/s have not abated this nuisance and orders closure of this property for a period of one (1) year.

The above and foregoing information in this affidavit is true and correct to the best of my knowledge. Executed on the 19<sup>th</sup> day of February 2025.



Complainant (Officer)

**STATE OF FLORIDA)**

**COUNTY OF POLK)**

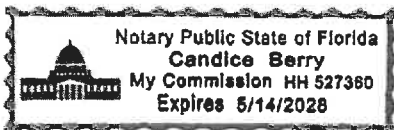
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Officer Gabriela Dorofy, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed same.

WITNESS my hand and seal this 19<sup>th</sup> day of February, 2025.



Notary Public, State of Florida

My Commission Expires: 5/14/28



7019 2970 0002 2880 7734

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Lakeland, FL 33803

**OFFICIAL USE**

Certified Mail Fee \$4.85

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

☒ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☒ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Sent To Mary Archer

Street and Apt. No., or PO Box No. 608 Kensington St

City, State, ZIP+4® Lakeland, FL 33803

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



LAKELAND FL S&DC  
2800 LAKELAND HILLS BLVD  
LAKELAND, FL 33805-9900  
(800)275-8777

03/13/2025 09:05 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$1.01
Lakeland, FL 33803 Weight: 0 lb 1.60 oz Estimated Delivery Date Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807734			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 57			
Total			\$9.96

7019 2970 0002 2880 7710

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Plant City, FL 33566

**OFFICIAL USE**

Certified Mail Fee \$4.85

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

☒ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☒ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Sent To IMS Trading LLC

Street and, 2907 Wilder Pake Drive

City, State, Plant City, FL 33560

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

First-Class Mail® Letter	1		\$1.01
Plant City, FL 33566 Weight: 0 lb 1.30 oz Estimated Delivery Date Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807710			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 64			
Total			\$9.96
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Tampa, FL 33607 Weight: 0 lb 0.90 oz Estimated Delivery Date Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807727			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 71			
Total			\$9.68

7019 2970 0002 2880 7727

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Tampa, FL 33607

**OFFICIAL USE**

Certified Mail Fee \$4.85

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

☒ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☒ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To United Investments 2020 One LLC

Street and 3113 N Armenia Ave

City, State Tampa, FL 33607-1633

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

Grand Total:	\$29.60
Credit Card Remit	\$29.60
Card Name: VISA	
Account #: XXXXXXXXXXXX3706	
Approval #: 038924	
Transaction #: 077	
AID: A0000000031010 Contactless	
AL: VISA CREDIT	



Kelly S. Koos  
City Clerk  
863.834.6210

In re:

March 12, 2025

Complaint No. 2024-008

Address of Property:

831 Glendale Street  
Lakeland, FL 33815

Legal Description of Property:

CLEVELAND HGHTS UNIT 2 PB 8 PGS 36 37 531/32 T28 R24 LOT 666 E 28 FT & W 40 FT OF 667

**NOTICE OF HEARING**

TO: Mary Archer  
608 Kensington St  
Lakeland, FL 33803

Please be on notice that the City of Lakeland Nuisance Abatement Board will hold a hearing on the above-referenced property on **Wednesday, April 16, 2025, at 3:00 p.m. in the City Commission Chambers, Lakeland, Florida, located at 228 S. Massachusetts Ave.**

Upon a finding the above-referenced property is a public nuisance, the Board has the power to order the closure of the place or premises or any part thereof, impose fines, order payment of reasonable costs, including attorneys' fees, and record orders of the board in public records, which orders shall become liens against the real property which is the subject of the order.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador. Because providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the event, at: (863) 834-8444, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-(800) 955-8771 (TDD – Telecommunications Device for the Deaf) or the Florida Relay Service number: 1-(800) 955-8770 (VOICE), for assistance.

Dated this 12th day of March 2025.

CITY OF LAKELAND, FLORIDA  
NUISANCE ABATEMENT BOARD

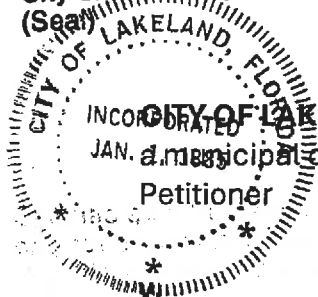
Heather L. Bradman, CMC, City Clerk

Certified as a true and correct copy of the original document(s) on file in the office of City Clerk, City of Lakeland, Florida.  
this 16th day of Dec 2024

Kelly S. Koos  
Kelly S. Koos, City Clerk  
City of Lakeland, Florida  
(Seal)

**NUISANCE ABATEMENT BOARD  
OF THE CITY OF LAKELAND, FLORIDA**

INSTR # 2024280016  
BK 13363 Pgs 0656-0660 PG(s)5  
12/11/2024 10:28:34 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 44.00



**CITY OF LAKELAND, FLORIDA,**  
a municipal corporation,  
Petitioner

**CASE NO. 2024-008**

**SAMANTHA RUTH SISSON & LAURA LEIGH SISSON,**  
Respondents.

**Property Address:**

831 Glendale Street, Lakeland, FL 33803

**Legal Description:**

The East 28 feet of Lot 666 and the West 40 feet of Lot 667  
of the H.A. STAHL FLORIDA PROPERTIES CO'S CLEVELAND  
HEIGHTS SUBDIVISION UNIT 2, according to the plat  
thereof recorded in Plat Book 8, Pages 36 and 37 of the  
public records of Polk County, Florida.

**ORDER**

THIS COMPLAINT was heard by the Nuisance Abatement Board ("Board") of the City of Lakeland on November 20, 2024, and the Board, having received testimony under oath and sworn evidence, makes the following findings of fact, conclusions of law, and orders:

**FINDINGS OF FACT**

1. A copy of the Complaint and Notice of the Hearing was posted and/or personally served upon Respondents, SAMANTHA RUTH SISSON and LAURA LEIGH SISSON at 831 GLENDALE ST, LAKELAND, FL 33803.
2. Respondents SAMANTHA RUTH SISSON and LAURA LEIGH SISSON are the owners of a residence located at 831 Glendale Street, Lakeland, FL 33803 ("Subject Property") as evidenced by the Fee Simple Deed recorded November 28, 2023, which is attached hereto as **Exhibit "A"**.
3. At all times relevant to this matter, RESPONDENTS owned, but did not occupy, the Subject Property and had rented the premises to tenants for residential use.

4. Based on the sworn testimony presented, the Board finds sufficient evidence that the Subject Property has been used:

- On more than two occasions within a six-month period as the site of the unlawful sale, delivery, manufacture, or cultivation of a controlled substance; and
- On one occasion as the site of the unlawful possession of a controlled substance, where such possession constitutes a felony, and has been previously used on more than one occasion as the site of the unlawful sale, delivery, manufacture, or cultivation of a controlled substance, all within a six-month period;

which otherwise tends to annoy the community or injure the health of the community, or becomes manifestly injurious to the morals or manners of the people pursuant to Chapter 38, Sec. 38-86(a)(9) of the Code of the City of Lakeland, Florida.

5. Accordingly, the Subject Property constitutes a public nuisance under the Code of the City of Lakeland, and shall be abated in accordance with the procedures set forth in this Order.

#### **CONCLUSIONS OF LAW**

1. The Board has jurisdiction over the subject Property pursuant to Section 893.138, Florida Statutes, and City of Lakeland Ordinance 4019.
2. All procedural requirements of Ordinance 4019 have been met.
3. The Subject Property constitutes a public nuisance in accordance with Chapter 38 of the Code of the City of Lakeland, Florida.

#### **ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby ORDERED THAT:

1. The illegal activity upon the Subject Property is prohibited and shall be abated as provided in this Order.
2. The Subject Property and surrounding premises shall be vacated within thirty (30) days, retroactive to the date of the public hearing held on November 20, 2024, and the City of Lakeland shall thereafter proceed to close the Subject Property, such that entry into the Subject Property or onto the premises is prevented.
3. The City of Lakeland shall post signs on the Subject Property announcing the fact it is closed until further order of the City of Lakeland's Nuisance Abatement Board.

4. The Subject Property shall remain closed for a period of twelve (12) months commencing as soon thereafter from the date the Subject Property is closed by the City as set forth herein.
5. The Board shall retain jurisdiction over the Property for a period of one (1) year upon execution of this Order.
6. This Order shall be recorded so that notice must be given to subsequent purchasers, successors in interest, or assigns of the real property that is subject of the Order, however this Order shall automatically expire on November 21, 2025, unless a subsequent notice of satisfaction, dismissal, and/or termination is recorded by the City of Lakeland.

DONE AND ORDERED this 6<sup>th</sup> day of December, 2024.

NUISANCE ABATEMENT BOARD  
OF THE CITY OF LAKE LAND, FLORIDA

By: David L. Stille  
David Stille, Chairman



EXHIBIT A

This instrument prepared by:  
Richard A. Miller, Esquire/drd  
Miller Troiano, P.A.  
Post Office Box 8169  
Lakeland, Florida 33802-8169

INSTR # 2023277625  
BK 12920 Pgs 1499-1500 PG(s)2  
11/28/2023 12:51:57 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 0.70

**FEE SIMPLE DEED**

**THIS INDENTURE**, made this 21<sup>st</sup> day of November, 2023, from **RUTH ANNETTE SISSON**, as **Manager of SISSON FAMILY HOLDINGS, LLC**, and as **Personal Representative of the Estate of Ruth Anna Sisson, deceased, Authorized Member of SISSON FAMILY HOLDINGS, LLC, a Florida Limited Liability Company**, ("Grantor"), whose post office address is 3377 Heather Glynn Drive, Lakeland, Florida 33813, and **SAMANTHA RUTH SISSON**, as to an undivided one-half interest, and **LAURA LEIGH SISSON** as to an undivided one-half interest, hose post office address is 831 Glendale, Lakeland, Florida 33803 ("Grantee").

**WITNESSETH.** That said Grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain and sell, alien, remise, release, and transfer unto the said Grantee the following described land, situate, lying and being in Polk County, Florida, to-wit:

The East 28 feet of Lot 666 and the West 40 feet of Lot 667 of the  
H.A STAHL FLORIDA PROPERTIES CO'S CLEVELAND  
HEIGHTS SUBDIVISION UNIT 2, according to the plat thereof  
recorded in Plat Book 8, Pages 36 and 37 of the public records of  
Polk County, Florida.

**The preparer of this instrument has not rendered a title opinion or issued any title insurance on the property described in this deed and the legal description was provided by the parties herein.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.



"Grantor" and "Grantee" are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seals the day and year first above written.

Signed, sealed and delivered in  
the presence of:

**SISSON FAMILY HOLDINGS, LLC**

Debbie Dean  
DEBBIE DEAN  
Printed Name: \_\_\_\_\_

By: Ruth Annette Sisson  
**RUTH ANNETTE SISSON, Manager**

Paula Stone  
PAULA STONE  
Printed Name: \_\_\_\_\_

Debbie Dean  
DEBBIE DEAN  
Printed Name: \_\_\_\_\_

Ruth Annette Sisson  
**RUTH ANNETTE SISSON, Personal Representative of the Estate of Ruth Anna Sisson, deceased, authorized Member of SISSON FAMILY HOLDINGS, LLC, a Florida Limited Liability Company**

Paula Stone  
PAULA STONE  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21<sup>st</sup> day of November, 2023, by **RUTH ANNETTE SISSON, Manager of SISSON FAMILY HOLDINGS, LLC, a Florida Limited Liability Company; and as Personal Representative of the Estate of Ruth Anna Sisson, deceased, an authorized Member of SISSON FAMILY HOLDINGS, LLC, a Florida Limited Company,** who ☒ is personally known to me or ☐ has produced her \_\_\_\_\_ as identification.

Deborah R. Dean  
Notary Public - State of Florida  
My Commission Expires \_\_\_\_\_  
My Commission No: \_\_\_\_\_



FEE SIMPLE DEED  
Sisson Estate to Sisson  
Page - 2 -

10/19/2024

To whom it may concern:

I purchased 831 Glendale Street  
Lakeland, FL 33803 on 12/18/24.

I have contacted Kelly Kooz  
about the boarding up of David  
property.

I do not have any criminal or drug  
record and I reside 1 road  
away on Kensington Street 608.

I have plumber and roof contractors  
meeting me to get his house in  
order for it becoming a rental.

I request to speak to the  
Nuisance board about this matter.

Thank you,

Mary Archer

608 Kensington St.

Lakeland, FL

33803



INSTR # 2024286619  
BK 13372 Pgs 1232-1235 Pg(s) 4  
RECORDED 12/18/2024 02:44:13 PM  
STACY H. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
DEED DOC #0.70  
RECORDING FEES \$35.50  
RECORDED BY melijohn

## Quitclaim Deed

RECORDING REQUESTED BY Mary H. Archer  
AND WHEN RECORDED MAIL TO:

Mary H. Archer, Grantee(s)  
R- 608 Kensington Street  
Lakeland, FL 33803

Consideration: \$ 0

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 24-28-31-261490-006660

PREPARED BY: Mary H. Archer certifies herein that he or she has prepared  
this Deed.

Mary H. Archer  
Signature of Preparer

Dec 18, 2024  
Date of Preparation

Mary H. Archer  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on December 18, 2024 in the County of  
Polk, State of Florida

by Grantor(s), Samantha Ruth Sisson and Laura Leigh Sisson,  
whose post office address is 831 Glendale Street 831 1/2 Glendale Street, Lakeland, FL 33803,  
to Grantee(s), Mary H Archer,  
whose post office address is 608 Kensington Street Lakeland FL 33803,

WITNESSETH, that the said Grantor(s), Samantha R and Laura L. Sisson,  
for good consideration and for the sum of one hundred dollars  
(\$ 100<sup>00</sup>) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Polk, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Laura L. Sisson  
Signature of Grantor

Laura Leigh Sisson  
Print Name of Grantor

Stephen Heyner  
Signature of First Witness to Grantor(s)

Stephen Heyner  
Print Name of First Witness to Grantor(s)  
3616 HARDEN BLVD  
LAKE LAND, FL. 33803

Samantha R. Sisson By Laura L. Sisson  
Signature of Second Grantor (if applicable)

Samantha R. Sisson By Laura L. Sisson  
Print Name of Second Grantor (if applicable)

Sarah Alvarado  
Signature of Second Witness to Grantor(s)

SARAH ALVARADO  
Print Name of Second Witness to Grantor(s)  
3616 HARDEN BLVD  
LAKE LAND, FL. 33803

**GRANTEE(S):**

Mary Harrison Archer  
Signature of Grantee

Mary Harrison Archer  
Print Name of Grantee

Stephen Heyner  
Signature of First Witness to Grantee(s)

Stephen Heyner  
Print Name of First Witness to Grantee(s)  
3616 HARDEN BLVD  
LAKE LAND, FL. 33803

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

Sarah Alvarado  
Signature of Second Witness to Grantee(s)

SARAH ALVARADO  
Print Name of Second Witness to Grantee(s)  
3616 HARDEN BLVD  
LAKE LAND, FL. 33803

**NOTARY ACKNOWLEDGMENT**

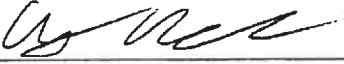
State of Florida

County of Polk

On December 18th, 2024, before me, Ethan Cole Wallace, a notary public in and for said state, personally appeared, Laura Sison,  
Mary Archer

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ✓

Type of ID FL Drivers License

(Seal)

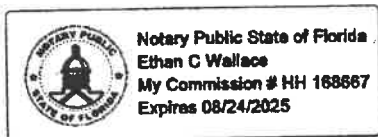


Exhibit "A"

Polk County, Florida: to-wit:

The East 28 feet of Lot 666 and the West 40 feet of lot 667 of The H.A. Stahl Florida Properties Co's Cleveland Heights Subdivision Unit 2, according to the plat thereof recorded in Plat Book 8, Pages 36 and 37 of the public records of Polk County, Florida



INSTR # 2025021083  
 BK 13415 Pgs 1025-1027 PG(s) 3  
 RECORDED 01/29/2025 01:57:51 PM  
 STACY M. BUTTERFIELD,  
 CLERK OF COURT POLK COUNTY  
 RECORDING FEES \$27.00  
 RECORDED BY christou

# DURABLE POWER OF ATTORNEY

State of Florida  
 County of POLK

KNOW ALL MEN BY THESE PRESENTS, that I, Samantha Sisson of POLK  
 Florida, as authorized by Florida law, do hereby appoint, Laura Sisson  
 (name) (county)  
 (name)

To manage and conduct my affairs. This power of attorney shall be non-delegable except as otherwise provided in Florida Statutes, and shall be valid and effective from date hereof until such time as I shall die or revoke the power. This durable power of attorney is not affected by subsequent incapacity of the principal except as provided in Florida Statutes.

The property subject to this durable power of attorney shall include all real and personal property owned by me, my interest in ~~all property~~ held in joint tenancy, my interest in all non-homestead property held in tenancy by the entirety, and all property over which I hold power of appointment and shall also include authority to sell, mortgage or convey my homestead property.

Without limiting the broad powers intended to be conferred by the preceding provisions, I expressly authorize my attorney acting hereunder in a fiduciary capacity to do and execute all or any of the following acts, deeds, and things for my benefit and on my behalf.

1. **COLLECTION POWERS:** To ask, demand, sue for, recover, collect, receive all sums of money, bank deposits, chattels and other real or personal property, tangible or intangible, of whatsoever nature or description that may be due, owing, payable or belonging to me, and to execute and deliver receipts, releases, cancellations or discharges.
2. **PAYMENT POWERS:** To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in any way interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.
3. **SAFE DEPOSIT BOXES:** To enter any safe deposit or other place of safekeeping standing in my name with full authority to remove any and all the contents thereof and to make additions, substitutions and replacements, specifically including any safe deposit box in my name jointly with my spouse or any other person.
4. **BANKING POWERS:**
  - (a) To borrow any sum or sums of money on such terms and with such security, whether real or personal property belonging to me, as my attorney may think fit, and to execute any and all notes, mortgages and other instruments which my attorney may deem necessary or desirable.
  - (b) To draw, accept, make, endorse or otherwise deal with any checks, promissory notes, bills of exchange or other commercial or mercantile instruments, specifically including the right to make withdrawals from any savings account or building or loan deposits.
  - (c) To redeem or cash in any/or all bonds issued by the United States Government or any of its agencies, any other bonds and any certificates of deposit or other similar assets or securities belonging to me.
  - (d) To sell all or any bonds, shares of stock, warrants, debentures, or other securities belonging to me, and to execute all assignments and other instruments necessary or proper for transferring the same to the purchaser or purchasers thereof, and to give good receipts and discharges for all monies payable in respect thereof.
  - (e) To invest the proceeds of any redemptions or sales aforesaid, and any other of my monies, in such, bonds, shares of stock and other securities as my attorney shall think fit, and from time to time to vary the said investments or any of them.



\*POA\*

5. **MANAGEMENT POWERS:** To vote at all meetings of stockholders of any company or corporation, and otherwise to act as my attorney or proxy in respect of my shares of stock or other securities or investments which now or hereafter shall belong to me, and to appoint substitutes or proxies with respect to any such shares of stock.
6. **TAX POWERS:** To sign and execute in my behalf any tax return, state or federal relating to income, gift, ad valorem, intangible or other taxes, state or federal, and to act for me in any examinations, audits, hearings, conferences or litigation relating to any such taxes, including authority to file and prosecute refund claims, and to enter into an effect any settlements.
7. **TRUST POWERS:**
- (a) To execute a revocable or irrevocable trust which provides that all income and principal shall be paid to me or the guardian of my estate, or applied for my benefit in such manner as I or my attorney hereunder shall request or as the trustee shall determine, and that on my death any remaining assets, including income, shall pass according to my will or intestate succession if I have no will.
  - (b) To make additions of funds and assets, real and personal, to any trust established by me.
8. **BUSINESS INTERESTS:**
- (a) To sell, rent, lease for any term, or exchange, any real estate or interests therein, for such considerations and upon such terms and conditions as my attorney may see fit; specifically including the power and authority to execute acknowledge and deliver deeds, mortgages, leases and other instruments conveying or encumbering title to property owned by me and my spouse jointly.
  - (b) To commence, prosecute, discontinue or defend all actions or other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in any way concerned.
  - (c) The powers herein conferred upon my attorney shall extend to and include all of my right, title and interest in and to any real and personal property, tangible or intangible, in which I may have an estate by the entirety, joint tenancy, tenancy in common, as trustee or beneficiary of any trust, or in any other manner.
9. **PERSONAL INTERESTS:**
- (a) To make gifts, outright or in trust, in an amount not greater than \$10,000.00 per donee per year or the amounts allowed without gift tax consequences under the appropriate Internal Revenue code provisions (including my attorney hereunder appointed).
  - (b) To arrange for my entrance to and care at any hospital, nursing home, health center, convalescent home, retirement home or similar institution.
  - (c) To renounce or disclaim any interest acquired by testate or intestate succession or by inter vivos transfer.
10. **HEALTH CARE POWERS:**
- (a) To authorize, arrange for, consent to, waive and terminate any and all medical and surgical procedures on my behalf (including any election or election and agreement under the Life-Prolonging Procedures Act of Florida with request to providing, withholding or withdrawing life-prolonging procedures should I fail to make a declaration hereunder) and to pay or arrange compensation for my care.
  - (b) To make health care decisions for me and to provide informed consent if I am incapable of making health care decisions or providing informed consent.
    - (i) To be the final authority to act for me and to make health care decisions for me in matters regarding my health care during any period in which I have the incapacity to consent.
    - (ii) To expeditiously consult with appropriate health care providers to provide informed consent in my best interest and make health care decisions for me which my said Surrogate believes I would have made under the circumstances if I were capable of making such decisions.
    - (iii) To give any consent in writing using the appropriate consent form.
    - (iv) To have access to appropriate clinical records regarding me and have authority to authorize the release of information and clinical records to appropriate persons to insure the continuity of my health care.





- (v) To apply for public benefits, where necessary, such as Medicare and Medicaid, for me and have access to information regarding my income and assets to the extent required to make such application if necessary.
- (vi) To make all health care decisions on my behalf including but not limited to those set forth in F.S. Chapter 765.

**11. GENERAL POWERS:**

- (a) In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property and affairs, or to concur with persons jointly interested with me therein in doing all acts, deeds, matters and things herein particularly or generally described, as fully and effectually to all intents and purposes as I could do myself.
- (b) This instrument is executed by me in the State of Florida but it is my intention that the powers and authority herein conferred upon my attorney as authorized by the laws of Florida now or hereafter in force and effect shall be exercisable in any other state or jurisdiction where I may have any property or assets.

I hereby ratify and confirm, and promise at all times to ratify and confirm all and whatsoever my duly authorized attorney hereunder shall lawfully do or cause to be done by virtue of these presents, including anything which shall be done between the revocation of this instrument by my death or in any other manner and notice of such revocation reaching my attorney; and I hereby declare that as against me and all persons claiming under me everything which my said attorney shall do or cause to be done in pursuance hereof after such revocation as aforesaid shall be valid and effectual in favor of any persons claiming the benefit thereof who, before the doing thereof, shall not have had notice of such revocation.

IN WITNESS WHEREOF, I have executed this Durable Power of Attorney.

[Signature] 12/3/24  
Witness Signature Date

[Signature] 12/3/24  
Witness Signature Date

[Signature] 12-3-24  
Signature Date

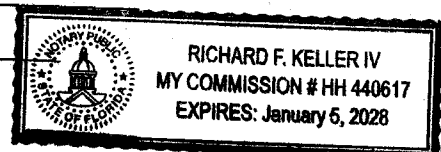
Samantha Sisson  
Print Name

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this December 3, 2024 by Samantha Sisson, who is personally known to me or who has produced Polk County ID # 29-27386 as identification.

[Signature]  
Commission expires: 1-5-28



\*POA\* 11/2010

7019 2970 0002 2880 7734

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

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

Lakeland, FL 33803

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input checked="" type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01
<b>Total Postage and Fees</b>	<b>\$9.96</b>
Sent To	Mary Archer
Street and Apt. No., or PO Box No.	608 Kensington St
City, State, ZIP+4®	Lakeland, FL 33803

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



LAKELAND FL S&DC  
2800 LAKELAND HILLS BLVD  
LAKELAND, FL 33805-9900  
(800)275-8777

03/13/2025

09:05 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$1.01
Lakeland, FL 33803			
Weight: 0 lb 1.60 oz			
Estimated Delivery Date			
Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807734			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 57			
<b>Total</b>			<b>\$9.96</b>

First-Class Mail® Letter	1		\$1.01
Plant City, FL 33566			
Weight: 0 lb 1.30 oz			
Estimated Delivery Date			
Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807710			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 64			
<b>Total</b>			<b>\$9.96</b>

First-Class Mail® Letter	1		\$0.73
Tampa, FL 33607			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Sat 03/15/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807727			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4391 71			
<b>Total</b>			<b>\$9.68</b>

Grand Total:	\$29.60
Credit Card Remit	\$29.60

Card Name: VISA  
Account #: XXXXXXXXXXXX3706  
Approval #: 038924  
Transaction #: 077  
AID: A0000000031010 Contactless  
AL: VISA CREDIT

7019 2970 0002 2880 7710

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

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

Plant City, FL 33566

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input checked="" type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01
<b>Total Postage and Fees</b>	<b>\$9.96</b>
Sent To	IMS Trading LLC
Street and	2907 Wilder Pake Drive
City, State	Plant City, FL 33560

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

7019 2970 0002 2880 7727

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

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

Tampa, FL 33607

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input checked="" type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
<b>Total Postage and Fees</b>	<b>\$9.68</b>
Sent To	United Investments 2020 One LLC
Street and	3113 N Armenia Ave
City, State	Tampa, FL 33607-1633

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

**NUISANCE ABATEMENT BOARD  
OF THE CITY OF LAKE LAND, FLORIDA**

**ROSA BROWN, JOYCE JACKSON**  
**Respondant,**

**CASE NO.: 2025-001**

**vs.**

**CITY OF LAKE LAND,**  
**a municipal corporation**  
**Petitioner,**  
\_\_\_\_\_ /

**RESPONDANT’S MOTION FOR REHEARING AND/OR  
RECONSIDERATION OF PETITIONER’S ORDER**

Respondents, Rosa Brown and Joyce Jackson, (“Respondents”), by and through their undersigned counsel, do hereby move this Board for a rehearing and/or reconsideration of Order on Nuisance Property entered on March 3<sup>rd</sup>, 2025, and in support thereof states:

**I.  
BACKGROUND**

1. This action stems from a property owned by the Respondents located at 4406 Horse Creek Ln, Lakeland, Florida.
2. A above-mentioned property was subject to a nuisance abatement hearing on February 19<sup>th</sup>, 2025.
3. The Nuisance Abatement Board found the property to be a nuisance to the community although no evidence was presented to show that the property was used as “the site of the unlawful sale, delivery, manufacture or cultivation of a controlled substance” as required by law. Section 893.138, Florida Statutes

4. Respondants request that the Board rehear and/or reconsider issues related to this statutory requirement mentioned above.

WHEREFORE, Respondents Rosa Brown and Joyce Jackson respectfully request that this Board grant this Motion for Reconsideration and/or Rehearing.

### **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy hereof has been provided via email to Alexander Landback [Alexander.Landback@lakelandgov.net](mailto:Alexander.Landback@lakelandgov.net) and David Carmichael [David.Carmichael@Lakelandgov.net](mailto:David.Carmichael@Lakelandgov.net) on this 11th day of April 2025.

/s/ Horace N. Moore, Jr., Esquire \_\_\_\_\_  
Horace N. Moore, Jr., Esquire  
WILLIAMS MOORE LAW FIRM  
1409 W. Thonotosassa Road  
Plant City, Florida 33563  
(813) 719-6605 Fax No.: (813) 717-9808  
[hmoore@williamsmoorelaw.com](mailto:hmoore@williamsmoorelaw.com)  
FBN: 158380  
Chandra Smith  
[csmith@williamsmoorelaw.com](mailto:csmith@williamsmoorelaw.com)



**NUISANCE ABATEMENT BOARD OF THE  
CITY OF LAKELAND, FLORIDA**

**COMPLAINT**

**CASE NO. 2024-101158**

**NAME AND ADDRESS OF OWNER(S):**

- (1) Rosa Brown  
4406 Horse Creek Lane  
Lakeland, FL 33811
- (2) Joyce Jackson  
4406 Horse Creek Lane  
Lakeland, FL 33811

**Address of Property:** 4406 Horse Creek Lane  
Lakeland, FL 33811

**Legal Description:** RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56 BLOCK 5 LOT 2

**Dates of Violations:** Between August 1, 2024, and November 18, 2024

**Violation of Florida Statute:** 893.13

**Complainant's Name:** NLO Officer T. Cuello #205

**DESCRIPTION OF VIOLATIONS:**

**STATE OF FLORIDA )**

**COUNTY OF POLK )**

I, Officer Teddy Cuello, on the 11<sup>th</sup> day of December 2024, after being duly sworn, do hereby solemnly swear, certify, and depose that:

I am a Police Officer, assigned to the Special Operations Division as a Neighborhood Liaison Officer (NLO) Section of the Lakeland Police Department. My area of responsibility includes responding to neighborhood complaints of criminal activity throughout the city limits and taking proactive measures to resolve the criminal activity. I have over eight years of experience in law enforcement and have participated in several narcotics investigations.

The property has been owned by the above listed owners from February of 2023.

Undercover detectives received an anonymous complaint that a subject was distributing narcotics from 1502 Lincoln Rd, Lakeland, FL. The anonymous complaint detailed that the subject was selling cocaine, cannabis, methamphetamine, fentanyl, and pain pills from 1502 Lincoln Rd but was residing in the Medulla area. Undercover detectives initiated an investigation to determine the validity of the complaint and determined that the subject was residing at 4406 Horse Creek Lane, Lakeland, Florida. The subject was identified as Anthoney Mckinnie, who has a long extensive criminal history including nineteen (19) felony charges, seven (7) felony convictions and nine (9) misdemeanor convictions. Mckinnie has also been involved in several search warrants conducted by the Lakeland Police Department related to narcotic activities. Detectives were able to determine through surveillance that Mckinnie frequently used vehicles registered to the homeowner, Rosa Brown. They were also able to determine that Mckinnie used 4406 Horse Creek Lane, Lakeland, Florida as his primary residence. According to Driver and Vehicle Information Database, Rosa Brown and Anthoney Mckinnie have been residing together in a single-family home setting dating back to February 2020 where they lived together at 1202 West Alsobrook St, Plant City.

Throughout the investigation, they completed several surveillance operations and two separate garbage recovery operations which results in the following being seized:

- 3 Medical Marijuana Containers
- Several baggies used for narcotics distribution which tested positive for cocaine
- Several cannabis roaches

On November 18<sup>th</sup>, 2024, members of the Lakeland Police Department conducted a search warrant at 4406 Horse Creek Lane, Lakeland, FL. Leading up to the search warrant, Detective Anderson led the investigation based off complaints of illegal narcotics being stored at the residence as a staging/distribution point. The police report documenting Det. Anderson's investigation documents two separate occasions of illegal drugs on the property and the third event being Mckinnie's arrest during the search warrant for felony possession of narcotics. These three incidents meet the criteria for a nuisance abatement, all these events occurred within a six (6) month period as required within the state statute for a nuisance abatement.

The search warrant revealed the following items being recovered or seized:

- 1745.8 grams of cannabis
- 302 grams of cocaine
- .75 grams of ecstasy
- 5 vacuum bags with cannabis
- Clear pot with cocaine residue
- Digital scale
- Black container with cocaine residue
- Whisk, razor blade and food stamp card with cocaine residue
- Taurus firearm .38 special and 50 rounds of Federal .38 live ammunition
- London SOHO bag containing firearm, 2 ski masks and live ammunition
- Marijuana grinder
- Several baggies containing cocaine residue



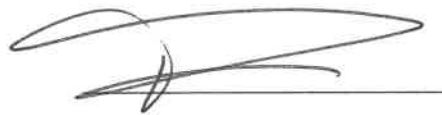
During the search warrants execution, juvenile resident, DL (Rosa Brown's son), was being detained by an officer on scene and was given a lawful order where DL was physically resisting the officer from detaining him. DL intentionally struck the officer in the face with a closed fist as he continued to resist. During the search of the DL's room, officers located 168 grams of cannabis along with a digital scale and marijuana grinder. DL was charged Battery on Law Enforcement Officer, Resisting Officer with Violence, Cannabis Possession Over 20 Grams, Resisting Officer without Violence and Possession of Drug Paraphernalia.

The events, together with the other facts and evidence indicates that illegal drug activity is taking place upon the property and the property is an overall nuisance within the neighborhood. Although the illegal drugs were not being sold from 4406 Horse Creek Lane, the residence was being used as storage/staging location for the narcotics. Mckinnie would store the narcotics within the residence and then later sell/distribute them within another location which eliminated the element of narcotic sales emanating from the residence.

The Lakeland Police Department has maintained a constant presence in the neighborhood and has used every resource available to deter the illegal activity. The property has clearly shown a pattern of illegal activity associated with a place or premises within the corporate limits of the city and serves to encourage future illegal activity on or about this premises. Such illegal activity is injurious to the health, safety, and welfare of the citizens of the city, and corrupts the public morals.

I believe that 4406 Horse Creek Lane should be abated pursuant to Article IV, Sec 38, Nuisance Abatement Ordinance, of the city of Lakeland. I respectfully request that the Nuisance Abatement Board find that 4406 Horse Creek Lane constitutes a "public nuisance" as described in Section 38-86, of the City Code and FSS 893. Further, I request the Nuisance Abatement Board finds that the property owner/s have not abated this nuisance and orders closure of this property for a period of one (1) year.

The above and foregoing information in this affidavit is true and correct to the best of my knowledge. Executed on the 17th day of January 2025.



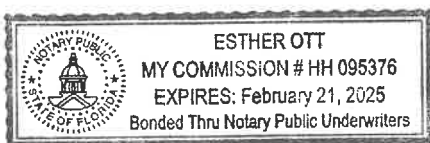
Complainant (Officer)

**STATE OF FLORIDA)**

**COUNTY OF POLK )**

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Officer Teddy Cuello, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed same.

WITNESS my hand and seal this 17 day of January, 2025.



  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires: February 21, 2025



**Owners** [Recently purchased this property? Click here.](#)

BROWN ROSA	50%
JACKSON JOYCE	50%

**Mailing Address** [\(Address Change form\)](#)

Address Line 1	4406 HORSE CREEK LN
Address Line 2	
Address Line 3	LAKELAND FL 33811-3166

**Physical Street Address** [Looking for site address? Click here.](#)

Address Line 1	4406 HORSE CREEK LN
Address Line 2	

**Postal City and Zip**

City/St/Zip	LAKELAND FL 33811
-------------	-------------------

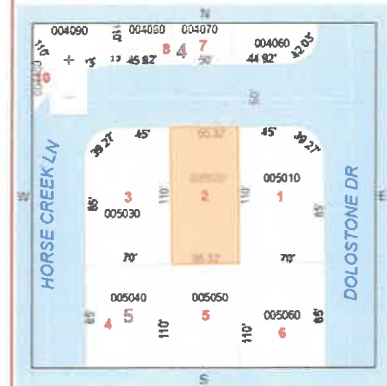
**Parcel Information**

Municipality / Taxing District	LAKELAND/SWFWMD/LKLD MASS (Code: 91510)
Neighborhood	410009.00 <a href="#">Show Recent Sales in this Neighborhood</a>
Subdivision	RIVERSTONE PHASE 3 & 4
Property (DOR) Use Code	SFR up to 2.49 AC (Code: 0100)
Acreage	0.14
Community Redevelopment Area	NOT IN CRA

**Property Desc** [ [Open/Print Property Desc](#) ]

**DISCLAIMER:** This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

**Area Map** [ [Open Interactive Map](#) ]



## Property Description

<b>Parcel ID:</b>	232917141624005020
<b>Owner1:</b>	BROWN ROSA
<b>Physical Street Address:</b>	4406 HORSE CREEK LN
<b>Postal City/St/Zip:</b>	LAKELAND FL 33811

**MAP DISCLAIMER:**

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

**PROPERTY DESC DISCLAIMER:**

This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

**Property Description:**

RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56 BLOCK 5 LOT 2



## Owner/s Occupant/s:

JOYCE ANN JACKSON

VALID

Class: E

Previous DUI: 0

Previous DWLS: 1



*Joyce A. Jackson*

ORGAN DONOR  
SAFE DRIVER  
REAL ID COMPLIANT

Driver History

Documents

Photo & Signature

Report Driver for Re-exam

<b>Address:</b> 1202 W ALSOBROOK ST PLANT CITY, FL 33563-6418	<b>Date of Birth:</b> 02/09/1960	<b>Gender:</b> FEMALE	<b>Height:</b> 5' 6"
<b>Original License Issue Date:</b> 11/17/1981	<b>Issued:</b> 01/27/2017	<b>Expires:</b> 02/09/2025	<b>Replaced:</b> 10/06/2006
<b>CDL Status:</b>			
<b>Commercial Learners Permit (CLP) Status:</b>			
<b>Form Number:</b> K741701270031		<b>EIN:</b> 0100209788816230	

<b>Citizen Status:</b> US CITIZEN	<b>Country of Birth:</b> US OF AMERICA	<b>State of Birth:</b> FLORIDA
<b>Race:</b> AFRICAN AMERICAN		

ROSA ANN BROWN

VALID

Class: E

Previous DUI: 0

Previous DWLS: 0



*Rosa Ann Brown*

ORGAN DONOR  
REAL ID COMPLIANT

Driver History

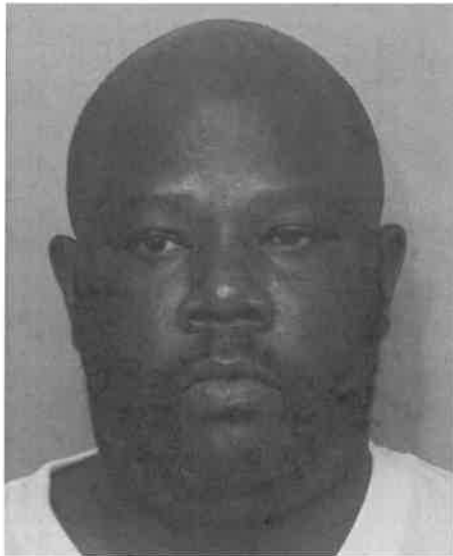
Documents

Photo & Signature

Report Driver for Re-exam

<b>Address:</b> 1202 W ALSOBROOK ST PLANT CITY, FL 33563-6418	<b>Date of Birth:</b> 02/21/1983	<b>Gender:</b> FEMALE	<b>Height:</b> 5' 2"
<b>Original License Issue Date:</b> 07/20/2001	<b>Issued:</b> 02/21/2020	<b>Expires:</b> 02/21/2028	<b>Replaced:</b> 06/12/2015
<b>CDL Status:</b>			
<b>Commercial Learners Permit (CLP) Status:</b>			
<b>Form Number:</b> K742002210100		<b>EIN:</b> 0100477451619354	

<b>Citizen Status:</b> US CITIZEN	<b>Country of Birth:</b> US OF AMERICA	<b>State of Birth:</b> FLORIDA
<b>Race:</b> AFRICAN AMERICAN		



**Person Is In Custody Fingerprint On File**

Name	MNI	Associates	Race	Sex	Date of Birth
MCKENNIE, ANTHONY	10443993		B	M	01/28/1973
Height	Weight	Hair Color	Eye Color		
510	285	BLK	BRO		
OLN		OLS	Soc Sec No	Package No	
M250013730280		FL			
Jail ID No	State ID No	FBI No			
P-102297					

**KENDRICK SAVALAS**  
**BROWN JR**

Class: ID Card

Valid ID Card

Previous DUI: 0

Previous DWLS: 0



Kendrick Brown Jr

Driver History

Documents

Photo & Signature

<b>Address:</b> 1202 W ALSOBROOK ST PLANT CITY, FL 33563-6418	<b>Date of Birth:</b> 10/02/2005	<b>Gender:</b> MALE
<b>Original License Issue Date:</b>	<b>Issued:</b> 10/23/2023	<b>Expires:</b> 10/02/2032
<b>CDL Status:</b>		
<b>Commercial Learners Permit (CLP) Status:</b>		
<b>Form Number:</b> K742310230051	<b>EIN:</b> 0100511519323174	

# LAKELAND POLICE DEPARTMENT

## INVENTORY RECEIPT

EVENT NUMBER 24-101158

DATE 11/18/24

TIME 0636 hrs

EVENT LOCATION 4406 Horse Creek Ln , Lkld

EXHIBIT # DESCRIPTION OF ARTICLE AND LOCATION FOUND OFFICER

1	McKinney's cell phone (Code 0173)	Benthal
2	25.9 gms cocaine (in McKinney's groin)	Martin
3	Clear baggie EX2 was in	Rex
4	Box of fold top bags top of fridge	Martin
5	1562.12 gms cannabis	Bonczyk
6	5 vacuum bags cannabis was in	Bonczyk
7	Black backpack EX5 & EX6 was in master bedroom closet	Bonczyk
8	23 grams cocaine from above microwave	Martin
9	Clear baggie EX8	Martin
10	Clear pot (cocaine residue) with lid (wrapped in towel), upper cabinet to right of microwave	Martin
11	224 grams cocaine (divided into ounce bags, tested separate) on top cabinets above micro	Martin
12	8 baggies EX11 was contained within	Martin
13	Black container EX11 and EX12 was in	Martin
14	Black container on top of cabinets with cocaine residue	Martin
15	Digital scale from kitchen cabinet	Martin
16	Whisk w/ cocaine residue found next to clear pot	Martin

\_\_\_\_\_  
Recipient

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

# LAKELAND POLICE DEPARTMENT

## INVENTORY RECEIPT

EVENT NUMBER 24-101158

DATE 11/18/24

TIME 0636 hrs

EVENT LOCATION 4406 Horse Creek Ln , Lkld

EXHIBIT #

DESCRIPTION OF ARTICLE AND LOCATION FOUND

OFFICER

17	Taurus firearm .38 special ( S/N AS501037, FCIC Opr 562)	Bonczyk
18	London SOHO bag that contained firearm EX17 with 2 ski masks & ammo	Bonczyk
19	50 rounds Federal ammo .38 inside EX18	Bonczyk
20	0.75 grams MDMA, living rm TV stand Qty 5	Smith
21	Baggie EX20 was in	Smith
22	McKinney's food stamp card in drawer to left of stove w/ cocaine	Smith
23	Razor blade w/ cocaine residue kitchen drawer to left of stove	Martin
24	Baggie that EX25 was in	Martin
25	5.9 grams cocaine that was in EX24, kitchen drawer to left of stove	Martin
26	Clear baggie EX27 was in	Smith
27	23.5 gm cocaine "cookie" on TV stand	Smith
28	Plastic baggies from kitchen drawer	Martin
29	3.0 gms Cannabis cigarette (Qty 2) atop walker, living rm where McKinney sitting	Rex
30	2.1 gms cannabis atop walker, living rm where McKinney sitting	Rex
31	Baggie EX30 was in	Rex
32	Notebook/Ledger TV stand	Smith

\_\_\_\_\_  
Recipient

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

# LAKELAND POLICE DEPARTMENT

## INVENTORY RECEIPT

EVENT NUMBER 24-101158

DATE 11/18/24

TIME 0636 hrs

EVENT LOCATION 4406 Horse Creek Ln , Lkld

EXHIBIT # DESCRIPTION OF ARTICLE AND LOCATION FOUND OFFICER

33	Apple iPhone NE Bedrm atop table	Rex
34	168.13 gms cannabis	Rex
35	Black bag EX34 was in	Rex
36	Razor blades w/ cocaine residue TV stand	Smith
37	5.80 gms cannabis atop table inside glass jar NE Bdrm	Rex
38	Clear baggie that EX37 was in	Rex
39	9.75 gms cannabis NE Bdrm on floor	Rex
40	Edible pkg NE Bedrm on floor (room)	Rex
41	Grinder NE bedroom atop table (room)	Rex
42	Digital scale atop table NE Bedrm (room)	Rex
43	\$5000 US Currency, inside shoe in closet	Rex
44	\$45 US Currency, top right dresser drawer Master bedroom (McKinney)	Smith
45	\$400 US Currency, center pocket in living room sofa	Smith

\_\_\_\_\_  
Recipient

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

NAB GL #

001.170.7509.000000.201.00.000



DOWNTOWN LAKELAND  
210 N MISSOURI AVE  
LAKELAND, FL 33815-9996  
(800)275-8777

03/03/2025

02:54 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Lakeland, FL 33811			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Wed 03/05/2025			
Certified Mail®			\$4.85
Tracking #:	70192970000228807703		
Return Receipt			\$4.10
Tracking #:	9590 9402 8738 3310 4391 88		
Total			\$9.68

Grand Total: \$9.68

Credit Card Remit \$9.68

Card Name: VISA  
Account #: XXXXXXXXXXXX3402  
Approval #: 017094  
Transaction #: 341  
AID: A0000000031010 Contactless  
AL: VISA CREDIT

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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☐ Return Receipt (electronic) \$0.00  
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

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City, State, ZIP+4®

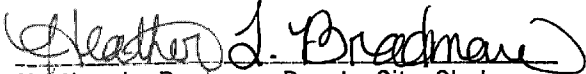
Rosa Brown & Joyce Jackson  
4406 Horse Creek Lane  
Lakeland, FL 33811

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



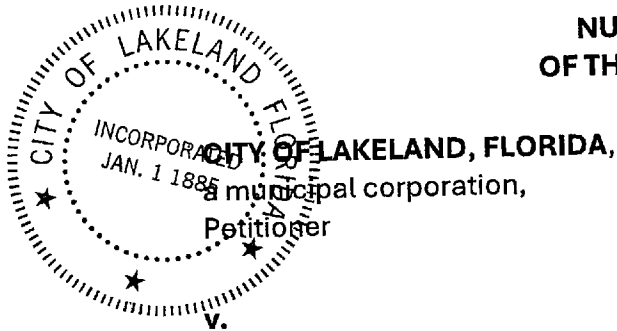
Certified as a true and correct copy  
of the original document(s) on file in  
the office of the city clerk's office  
City of Lakeland, this 3rd day of Mar 2025

  
Heather L. Bradman, Deputy City Clerk

INSTR # 2025050393  
BK 13456 Pgs 0993-0997 PG(s)5  
03/06/2025 10:49:24 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 44.00

**NUISANCE ABATEMENT BOARD  
OF THE CITY OF LAKELAND, FLORIDA**

**CASE NO. 2025-001**



**ROSA BROWN; JOYCE JACKSON,**  
Respondent(s).

*Property Address:*

4406 Horse Creek Ln, Lakeland, FL 33811

*Legal Description:*

Lot 2, Block 5, RIVERSTONE PHASE 3 AND 4, a Subdivision,  
according to the plat thereof recorded in Plat Book 180,  
Page 48, of the Public Records of Polk County, Florida

**ORDER**

THIS COMPLAINT was heard by the Nuisance Abatement Board ("Board") of the City of Lakeland on February 19, 2025, and the Board, having received testimony under oath and sworn evidence, makes the following findings of fact, conclusions of law, and orders:

**FINDINGS OF FACT**

1. A copy of the Complaint and Notice of the Hearing was posted and/or personally served upon Respondent(s), ROSA BROWN; JOYCE JACKSON, at 4406 Horse Creek Ln., Lakeland, FL 33811.
2. Respondent ROSA BROWN; JOYCE JACKSON is the owner of a residence located at 4406 Horse Creek Ln, Lakeland, FL 33811 ("Subject Property") as evidenced by the



Warranty Deed recorded on March 2, 2023, which is attached hereto as **Exhibit "A-1"**.

3. At all times relevant to this matter, ROSA BROWN; JOYCE JACKSON owned the Subject Property and occupied the premises for residential use with other tenant(s).

4. Based on the sworn testimony presented, the Board finds sufficient evidence that the Subject Property has been used:

- On more than two occasions within a six-month period as the site of the unlawful sale, delivery, manufacture, or cultivation of a controlled substance; and
- On more than one occasion as the site of the unlawful possession of a controlled substance, where such possession constitutes a felony, and has been previously used on more than one occasion as the site of the unlawful sale, delivery, manufacture, or cultivation of a controlled substance, all within a six-month period;

which otherwise tends to annoy the community or injure the health of the community, or becomes manifestly injurious to the morals or manners of the people pursuant to Chapter 38, Sec. 38-86(a)(9) of the Code of the City of Lakeland, Florida.

5. Accordingly, the Subject Property constitutes a public nuisance under the Code of the City of Lakeland, and shall be abated in accordance with the procedures set forth in this Order.

#### **CONCLUSIONS OF LAW**

1. The Board has jurisdiction over the subject Property pursuant to Section 893.138, Florida Statutes, and City of Lakeland Ordinance 4019.
2. All procedural requirements of Ordinance 4019 have been met.
3. The Subject Property constitutes a public nuisance in accordance with Chapter 38 of the Code of the City of Lakeland, Florida.

**ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby ORDERED  
THAT:

1. The maintenance of the nuisance and/or activity conducive to such nuisance occurring at the Subject Property is prohibited.
2. On or about Monday, April 7, 2025, the City of Lakeland shall thereafter proceed to close the Subject Property, such that entry into the Subject Property or onto the premises is prevented.
3. The City of Lakeland shall post signs on the Subject Property announcing the fact it is closed until further order of the City of Lakeland's Nuisance Abatement Board.
4. The Subject Property shall remain closed for a period of up to twelve (12) months, commencing from the date the Subject Property is closed by the City as set forth herein.
5. The Board shall retain jurisdiction over the Property for a period of one (1) year upon execution of this Order.
6. This Order shall be recorded so that notice must be given to subsequent purchasers, successors in interest, or assigns of the real property that is subject of the Order.

DONE AND ORDERED this 3<sup>rd</sup> day of March, 2025.

NUISANCE ABATEMENT BOARD  
OF THE CITY OF LAKELAND, FLORIDA

By: John Quirk III  
John Quirk III, Chairman

**EXHIBIT  
A-1**

INSTR # 2023049319  
BK 12600 Pgs 0972-0973 PG(s)2  
03/02/2023 03:58:37 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 2,344.30

Prepared by and return to:  
Shannon Smith  
Empower Title, LLC  
1533 Dale Mabry Highway, Suite 101  
Lutz, FL 33548

File Number: 23121001EFL

(Space Above This Line For Recording Data)

## Special Warranty Deed

**This Special Warranty Deed** made this 21st day of February, 2023, between LGI Homes - Florida, LLC A Florida limited liability company whose post office address is 1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380, grantor, and Rosa Brown, An Unmarried Woman and Joyce Jackson, An Unmarried Woman whose post office address is 4406 Horse Creek Lane, Lakeland, FL 33811, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Polk County, Florida, to-wit:

**Lot 2, Block 5, RIVERSTONE PHASE 3 AND 4, a Subdivision, according to the plat thereof recorded in Plat Book 180, Page 48, of the Public Records of Polk County, Florida.**

**Parcel Identification Number: 23-29-17-141624-005020,**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

*Special Warranty Deed Page*

Signed, sealed and delivered in our presence:

LGI Homes - Florida, LLC, a Florida Limited Liability Company

Meredith Varela  
Witness Name: Meredith Varela

By: [Signature]  
Name: Josh Pettit  
Title: Authorized Agent

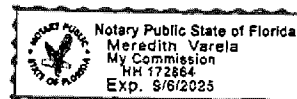
[Signature]  
Witness Name: Moride Yax

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of February, 2023, by Josh Pettit as Authorized Agent for LGI Homes - Florida, LLC A Florida limited liability company, who: ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

Meredith Varela  
Notary Public (Signature)  
Print Name: Meredith Varela  
My Commission Expires: 9/16/2025  
Stamp/Seal:



Special to Notary Public - Page 2

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Lakeland, FL 33811			
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Estimated Delivery Date			
Fri 02/07/2025			
Certified Mail®			\$4.85
Tracking #:			
70192970000228807697			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8738 3310 4392 01			
<b>Total</b>			<b>\$9.68</b>

Grand Total: \$9.68

Credit Card Remit \$9.68

Card Name: VISA  
 Account #: XXXXXXXXXXXX3402  
 Approval #: 064020  
 Transaction #: 126  
 AID: A0000000031010 Contactless  
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**001.170.7509.000000.201.00.000**

UFN: 114921-0835  
 Receipt #: 840-53350065-4-5957693-2  
 Clerk: 64