



VISION
A vibrant, innovative, culturally-inclusive, world-class community.

MISSION
A community working together to achieve an exceptional quality of life.

NUISANCE ABATEMENT BOARD
February 18, 2026

CALL TO ORDER – 3 p.m.

**JD Arbuckle
John Quirk III
Ryan Duke**

**ROLL CALL
Cyle Rickner
Elena Giarratano
Alonzo Thompson**

Daniel Price

Approval of Minutes – January 21, 2026

SWEAR IN WITNESSES

Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?

NEW COMPLAINTS

2026-001 836 MLK Jr. Ave
Sunshine Portfolio II LLC

RECONSIDERATION

2025-005 815 N. Mass Ave.
815 N Mass Ave LLC

CALL FOR ADJOURNMENT¹

MINUTES

DRAFT

1

Nuisance Abatement Board

January 21, 2026

Nuisance Abatement Board January 21, 2026

The Nuisance Abatement Board met in the City Commission Chambers. Members John Quirk III (Chair), Daniel Price, Alonzo Thompson, Elena Giarratano, Ryan Duke, JD Arbuckle, and Cycle Rickner were present. Assistant City Attorney Alex Landback, Police General Counsel David Carmichael, and Deputy City Clerk Heather Bradman were present.

Chair John Quirk called the meeting to order at 3:00 p.m.

Deputy City Clerk Heather Bradman called the roll for attendance.

Election of Officers

Per administrative policy, each board or committee shall elect a chairperson annually, and no member may serve more than two consecutive terms as chairperson. The vice chair shall be elected at the same time.

Motion: Member Daniel Price moved to nominate John Quirk as Chair and Alonzo Thompson as Vice Chair. Member Elena Giarratano seconded.

Chair John Quirk asked for further nominations. There were none.

Action: Chair John Quirk called for the vote and the motion was carried unanimously.

Approval of Minutes – September 17, 2025

Motion: Member Daniel Price moved to approve the minutes. Member Elena Giarratano seconded.

Chair John Quirk asked for further comments. There were none.

Action: Chair John Quirk called for the vote and the motion was carried unanimously.

Swear in Witnesses - None

New Complaints – None

General Counsel David Carmichael introduced himself to the Board. He explained that while there are no new cases to report for this meeting, LPD has addressed several ongoing cases. Of those, two were resolved favorably after outreach to the landlords, and one was resolved after the landlord successfully evicted the tenant and abated the nuisance.

Mr. Carmichael also noted that in future meetings he will be able to provide more detailed case updates, including Case #2025-005 (815 North Massachusetts Avenue).

Reconsideration

Case #2025-005; 815 North Massachusetts Avenue

DRAFT

This case is not being reconsidered at this time. Due to pending litigation, LPD is unable to move forward with closing the property. The property owners have retained legal counsel, and a settlement is currently being negotiated, with the possibility of a mutually agreeable resolution. The owners have paid their fines¹ and have begun addressing some of the proposed sanctions discussed during the September 17, 2025, hearing.

General Counsel David Carmichael noted that in cases involving landlords and tenants, imposed fines often have a greater impact than property abatement. In discussions with Assistant City Attorney Alex Landback, he suggested that potential updates to the Nuisance Abatement Ordinance could include allowing imposed fines to become liens, with the possibility of foreclosure.

Board Member Elena Giarratano inquired about ownership determination for 823 West 5th Street (Case #2025-006). It was explained that the property was inherited by approximately seven siblings. One owner is currently incarcerated, while another brother is not. Serving all owners simultaneously has been challenging. The brother who is not incarcerated indicated that probate proceedings had been initiated. Further investigation revealed that a probate estate was opened four years ago but later became inactive. The brother is now working to revive the process and has initiated an administrative probate. Once the court issues a ruling, LPD anticipates that only one individual will need to be served. Despite informal evictions and boarding of the property, individuals continue to gather at the location for nuisance-related activities.

Board members and staff will reconvene in the City Commission conference room immediately following this meeting for a training session.

The meeting adjourned at 3:15 p.m.

¹ It was discovered after the meeting that the fine has not yet been paid.

DRAFT

Nuisance Abatement Board

Board Training January 21, 2026

The Nuisance Abatement Board met in the City Commission Conference Room. Members John Quirk III (Chair), Daniel Price, Alonzo Thompson, Elena Giarratano, Ryan Duke, JD Arbuckle, and Cycle Rickner were present. Assistant City Attorney Alex Landback, Police General Counsel David Carmichael, City Clerk Kelly Koos, Deputy City Clerk Heather Bradman, and Assistant to the City Clerk Trish Edwards were present along with members of the Lakeland Police Department.

The training session began at 3:25 p.m.

Overview of Public Hearing

Alex Landback began by explaining the nuisance abatement process:

- Board receives complaint. Officers will present their case.
- Property owners have opportunity to tell their side.
- The Board will accept public comments.
- Board decides if evidence meets required criteria. Does the evidence support a finding of a nuisance that needs to be abated? The Board then has 2 decisions:
 1. Does a public nuisance exist?
 2. What remedies will abate the nuisance?

The Board must first find if there is a nuisance. The Board must decide in the form of a motion to find that a nuisance does or does not exist. After the finding, the board may enter an order to require the owner to adopt procedures to abate the nuisance or the Board may enter an order to immediately close the property. When the owner sues the City it keeps the City from closing the property. There may be other paths to bring compliance. The goal is compliance.

NAB Powers & Authority:

- Impose a fine
- Require payment of costs
- Fine becomes a lien
- Foreclose on lien

For property/premises not owner-occupied:

- The owner shall have a reasonable time in which to abate the nuisance before the board imposes the fine.
- All time during which the owner has had actual notice of the nuisance shall be considered in determining a reasonable time.
- If requested by the owner, members of the police department will provide testimony in any action brought to abate the nuisance.

DRAFT

A rental property that is declared a nuisance under this section may not be abated if:

- The nuisance was committed by someone other than the property owner, and;
- The property owner commences rehabilitation of property within 30 days after property is declared a nuisance, and;
- The property owner completes rehabilitation within a reasonable time thereafter.

Abatement as the Central Objective

Concept - Least-Restrictive Means Approach

What is the least restrictive remedy that is reasonably likely to eliminate the nuisance?

Bifurcating the Process:

- Phase 1 - Determination of Public Nuisance
- Phase 2 - Remedy & Abatement; Under phase 2 if the owner has not done work towards compliance, then the board may want to consider closure.

David Carmichael explained bifurcating the process makes this more flexible. The bifurcation process may allow the first order to be completed more quickly and get compliance underway more quickly. By not going for closure right away, it will allow a quick order to find a nuisance exists and requiring compliance right away.

The City is not reinventing the wheel on this. We are observing best practices of other cities. The police officers are going to observe how other cities deal with problem apartment complexes.

Bifurcating the process also supports closure later because it shows the city gave every opportunity for the owner to come into compliance.

The Board discussed the complexity of abating a nuisance in a multi-family location.

David Carmicheal explained the need for a legal eviction. The tenant moving out is not the same as a legal eviction.

Officer Mike Hammersla explained if the owner does not evict the tenant, they can come back and that would be dangerous to any new tenant. A terminated lease will work in place of an eviction. They are always looking for evidence to show compliance.

Lieutenant Joe Parker explained:

- What established residency
- Trespassing those who are causing the problems
- When the owner/lessee reinvites someone who has been trespassed, the next step is probably closure

CPTED - Crime Prevention Through Environmental Design

DRAFT

The Police Department offers CPTED evaluations for free.

Bifurcating the Process

Phase 1: Determination of Public Nuisance

Whether the City has met its burden

Whether the statutory and ordinance criteria are satisfied

Making clear findings of fact based on evidence in the record

Phase 2: Remedy & Abatement

The nature and severity of the nuisance

The owner's level of knowledge and involvement

Steps taken to mitigate conditions

Practical feasibility and enforceability

Whether graduated or conditional remedies are appropriate

Orders should be specific, measurable, and directly tied to the conditions identified in the findings.

Tenant occupied properties generate a diversion. CPTED is a diversion. The police handle the diversion process prior to bringing a case to the Nuisance Abatement Board. The owner/lessee's noncompliance is what triggers a Nuisance Abatement hearing. When the case goes before the board, the police will make a recommendation. The board can do a diversion or a closure. The Board makes the decision to move forward based on the facts presented.

David Carmichael explained the finding of a nuisance loops in other government agencies. Business owners could lose their liquor license if they have a NAB complaint.

Sunshine Law & Public Records Law

Alex Landback explained the Board member's responsibility.

- No discussion on existing or potential cases outside of a public hearing.
- No email/text message discussions. Those are outside of the Sunshine.
- No side conversations in the hearing. Speak into the microphone.
- Decisions based on evidence presented at the hearing.
- Board members are expected to vote unless they have a financial conflict. They are encouraged to reach out to Mr. Landback in advance if they have a conflict. They will have to file a Voting Conflict form with the City Clerk.

The training session ended at 5:09 p.m.

2026-001 836 MLK Jr. Ave.

NUISANCE ABATEMENT

LPD Case #2025-00116019

Location:

Single Family Residence

836 North MLK Jr Ave

Lakeland Florida, 33815

Owner:

Sunshine Portfolio

3131 N ARMENIA AVE

TAMPA, FL 33607

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

CASE NO. 2026- 001

NAME AND ADDRESS OF OWNER(S):

Sunshine Portfolio II LLC
3131 N Armenia Ave, Tampa FL 33607

Address of Property: 836 MLK Jr Avenue
Lakeland, FL 33815

Legal Description: COOPERS J H RESUB PB 3 PG 52 BLK 7 N 39.0 FT OF LOT 16 & N 39.0 FT OF E 25 FT OF LOT 15

Dates of Violations: November 1st- December 10th 2025.

Violation of Florida Statute: 893.13

Complainant's Name: LPD NLO R. Smith #246

DESCRIPTION OF VIOLATIONS:

STATE OF FLORIDA)

COUNTY OF POLK)

I, Officer Roxanna Smith, on the 2nd day of January 2026, 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 area of responsibility includes all property owned by the CRA, city owned property within the city limits. My primary job is to answer calls for service and solve problems in the community. I have over 6 years of experience in law enforcement and have handled numerous narcotics investigations.

This residence is owned by Sunshine Portfolio II LLC. The residence is occupied by a tenant, Earl Lacy. The electric account is active and is current in the name of Jonathan Gurley.

Detective P. Kellerman led an investigation into complaints of drug activity at this property. After two (2) separate buys of illegal narcotics 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 the residence on December 10th, 2025.

The search warrant revealed the following evidence:

Bag with cocaine residue

3 Glass smoking devices

14.9 grams cannabis

6.1 grams of Cocaine

(3) Oxycodone pills

2 Digital scales

Pill grinder with marijuana residue

Two orange pill bottles containing Gabapentin

Listed resident, Earl Lacy was arrested during the search warrant. He was charged with:

1. Possession of Cocaine
2. Possession of Drug Paraphernalia.

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) Trespassing, disturbance calls, unconfirmed 911 calls, suspicious person
- 2) 2 separate controlled buys of narcotics
- 3) One (1) search warrant (1 narcotics arrest and 4 others arrested for resisting)

The owner of the LLC, Jonathan Doron, has a Tampa address. The LLC was provided a “Diversion” letter on December 11th 2025 via US certified mail. I spoke to Rachel (unknown last name) who was the property manager. She could not advise the last time an inspection of the home was done. Nuisance Abatement process was explained in detail as well as how we hoped to “Divert” the process with the owner’s cooperation. This was also explained on two previous occasions for their other nuisance property. 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 December 21st, 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.

A copy of the Diversion letter was sent to the owner on December 11th, 2025 via certified mail. According to the USPS, the letter was delivered on December 15th, 2025 at 1:22pm.

On December 29th, 2025, I had still not heard from the owner or representative of the owner with any updates.

On December 29th 2025, I checked the Polk County Clerk of courts for the owner, LLC, and known tenant’s name, Earl Lacy. 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.

This property manager Jonathan Doron (owner of Sunshine Portfolio II) had a previous abatement diversions of their rental property located 523½ Quincy Street. One of which was heard in front of the Nuisance Abatement Board, Nuisance Abatement Hearing Case #2025-003, April 16th, 2025. This owner

and property manager have not taken any previous discussions/diversions seriously and continue to allow nuisances on their properties.

The Lakeland Police Department has made the statutorily required attempts to divert this abatement by contacting the owner and property manager of the property, allowing them a period of time to make corrections, of which has 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 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 836 MLK Jr 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 836 MLK Jr 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 2nd day of January 2026.

R. Smith

Roxanna Smith #246
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 Roxanna Smith, 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 2 day of January, 2026.



SHEILA BRACEY
Commission # HH 610906
Expires November 7, 2028

Notary Public, State of Florida

My Commission Expires: 11/7/28

10th JUDICIAL CIRCUIT APPLICATION FOR SEARCH WARRANT

I, the undersigned Affiant, hereby make application for the issuance of a Search Warrant and, in support of this application, state under oath as follows:

1. My name is: Ofc. Parker Kellerman #234
2. My place of employment is: Lakeland Police Department
3. My occupation is: Police Detective
4. The person/place/thing to be searched is: A private dwelling occupied as such. and:
 - (1) Is being used for the unlawful sale, possession, or manufacture of intoxicating liquor.
 - (2) Stolen or embezzled property is contained therein.
 - (3) Is being used to carry on gambling.
 - (4) Is being used to perpetrate frauds and swindles.
 - x (5) The law relating to narcotics or drug abuse is being violated therein.
 - (6) A weapon, instrumentality, or means by which a felony has been committed is contained therein.
 - (7) Evidence relevant to proving that a felony has been committed is contained therein.
 - (8) Or as otherwise provided in Chapter 933.02 Florida Statute (Non-Dwelling) or Chapter 933.18 Florida Statute (Dwelling):
5. Attached hereto as an exhibit and specifically made a part hereof is a particular description of the property to be searched for and, if found, seized.
6. Attached hereto as an exhibit and specifically made a part hereof is a particular description of the person/place/thing to be searched.
7. The name of the person to be searched or who owns/occupies said place/thing is:
Corey Crawford
8. Attached hereto as an exhibit and specifically made a part hereof is a statement constituting probable cause for the issuance of the Search Warrant, which said facts this affiant believes to be true.

Ofc. Parker Kellerman #234 12-10-2025 | 3:03 PM EST
Affiant: Ofc. Parker Kellerman #234

Is this Search Warrant Application to
request information from a Cellular Phone
Service or Social Media Provider?

STATE OF FLORIDA
COUNTY OF POLK

Yes: No: x

This day, one Ofc. Parker Kellerman #234, who being first duly sworn, deposes and says that he/she is the person named as affiant in, and who executed the above and foregoing Application for Search Warrant and the exhibits hereto, and that each and every allegation contained in said Application for Search Warrant and the exhibits thereto is true and correct, except as to matters which are alleged on information and belief, as to such matters he/she believes them to be true.

Sworn to and subscribed before me on

12-10-2025 | 3:07 PM EST

Det. Joseph Jano # 154

Det. Joseph Jano # 154

Notary Public or Law Enforcement Officer:

WD

SEARCH WARRANT

TO: 1. The Sheriff of Polk County, Florida, the Sheriff's authorized agents and all other law enforcement officers, including but not limited to:

2. The Chief of Police and all Police Officers of the City of Lakeland Florida.

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

I, the undersigned Judge so hereby certify that:

1. Application has this day been made to me for the issuance of a Search Warrant.

2. Said application is duly subscribed and sworn to.

3. Said application particularly describes:

a) The person, places, thing or things to be searched,

b) The thing or things to be seized,

c) The nature of the evidence to be obtained, and sets forth the facts tending to establish grounds of said application and the probable cause for believing that such grounds exist.

4. I have examined said application and proof submitted to me, and I am satisfied that probable cause exists for the issuance of the Search Warrant.

5. The person(s), place(s), or thing(s) to be searched for and the person(s) or thing(s) to be seized are described in the attachment hereto, which is hereby made a part hereof.

NOW, THEREFORE, you or either of you with such lawful assistance as may be necessary, are hereby commanded, in the daytime, nighttime or on Sunday as the exigencies of the situation may require:

1) to search the afore described person(s) or thing(s),

2) to enter and search the afore described place and premises together with the yard and curtilage thereof, and any and all outbuildings and vehicles thereon, and

3) to search any persons on said premises reasonably believed to be connected with the said illegal activity.

For the property described in the attachment hereto and if the same or any part thereof be found, you are hereby authorized to seize and secure same, giving proper receipt therefore and delivering a completed copy of this warrant:

1) to the individual from whose person the property was taken, or

2) to the person in charge of the premises or thing, or in the absence of any such person, leaving a completed copy where the property is found, and

making a return of your doings under this warrant within ten (10) days of the date hereof, and you are further directed to bring said property so found and any person arrested in connection therewith before the Court having jurisdiction of the offense.

Witness my hand seal on 12-10-2025 | 4:47 PM EST



William Sites

Judge of the _____ Circuit _____ Court
in and for Polk _____ County, Florida.

DESCRIPTION OF PROPERTY TO BE SEARCHED FOR:

1. Controlled Substances in violation of Florida Statute 893.13.
2. Drug paraphernalia in violation of Florida Statute 893.147
3. Financial proceeds of dealing drugs, specifically but not limited to United States Currency.
4. Items or articles of personal property tending to show identity of person(s) in ownership, dominion or control of the premises to be searched including but not limited to utility and telephone bills.
5. Logs, records and journals documenting sales of illegal controlled substances, to include: any electronic storage device including cellular telephones used for the purpose of storing logs, journals, and documents as well as communicating and identifying drug dealing organization members and displaying pictures of members of the drug dealing organization.
6. Any surveillance equipment or electronic monitoring devices such as cameras, monitors, microphones, etc. used in any attempt to circumvent law enforcement or further the sale of any controlled substances.

*AK**Jm**WD*

DESCRIPTION OF PLACE/ PERSON/ THING TO BE SEARCHED:

836 Martin Luther King Jr. Ave., Lakeland, Polk County, Florida.

To reach the address of 836 Martin Luther King Jr. Ave., Lakeland, Polk County, Florida from the intersection of Memorial Blvd W and Martin L King Jr Ave, head south on Memorial Blvd W approximately .1 miles to arrive at the residence on the right (west) side Martin Luther King Jr. Ave.

The residence is located on the west side Martin Luther King Jr. Ave. with the front entrance facing east. The residence is white in color and has steps leading to the front porch of the residence. The numbers 836 are displayed on the porch on front side of the residence.

x



Mc

jm

WDS

AGENCY:

CASE #:

SAO SW#:

STATEMENTS OF FACTS CONSTITUTING PROBABLE CAUSE:

Your affiant, Detective Parker Kellerman #234, is a Police Officer with the City of Lakeland Police Department. Your affiant has over 6 years of experience in law enforcement. As a Police Officer, your affiant has been involved in numerous investigations involving the possession, sale, and distribution of controlled substances. Your affiant has training in the field of drug investigations. Your affiant is currently assigned to the Special Investigations Section of the Lakeland Police Department as a Police Officer and has been for over 4 years. In this assignment, your affiant is primarily responsible for conducting in-depth investigations relating to violent crimes that occur within the city limits of Lakeland, investigating organized criminal organization (Gangs), firearm violations, and narcotic investigations.

In this assignment, I am primarily responsible for investigations involving the Florida Drug Abuse Prevention and Control Act, Florida State Statute 893. I have attended multiple advanced specialized training classes related to my current position such as narcotics identification, enforcement, interdiction.

In November (2025), I, received information that numerous males are selling illegal narcotics from the residence of 836 Martin Luther King Jr. Ave., Lakeland, Polk County, Florida. The information provided advised that the males are utilizing the residence to sell and package various narcotics to include crack cocaine.

Throughout surveillance, many people were observed coming to the residence and leaving after briefly being inside. These action are consistent with narcotics sales and support the information received.

Within the last 30 days of 12/10/2025 I, Det. Kellerman, came in contact with a documented Lakeland Police Department confidential source. Det. Jano #154 was present with me during the meet. The confidential source displayed a vast knowledge about illegal drugs and individuals and locations actively involved with the illegal drug sales occurring within the jurisdictional boundaries of the city limits of Lakeland, Polk County, Florida. Det. Jano and I met with the confidential source and found him/her to be free and clear of any money or contraband. Det. Jano and I met with the confidential source to arrange a controlled purchase of narcotics from the residence of 836 Martin Luther King Jr. Ave., Lakeland, Polk County, Florida. The confidential source was provided with confidential funds for the purpose of purchasing crack cocaine. Constant surveillance was maintained on the confidential source while en-route to the target location. The confidential source responded to the rear door of the residence. Detectives observed the confidential source arrive at the residence. A short

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WDS

STATEMENTS OF FACTS CONSTITUTING PROBABLE CAUSE:
Continuation

time later Detectives observed the confidential source exiting the residence. A field test was conducted a presumptive field test was conducted on the suspected cocaine. The test yielded positive results for cocaine. The substance was submitted to the Lakeland Police Department's property and evidence system.

Within the last 10 days of 12/10/2025 I, Det. Kelleman, came in contact with a documented Lakeland Police Department confidential source. Det. Jano #154 was present with me during the meet. The confidential source displayed a vast knowledge about illegal drugs and individuals and locations actively involved with the illegal drug sales occurring within the jurisdictional boundaries of the city limits of Lakeland, Polk County, Florida. Det. Jano and I met with the confidential source and found him/her to be free and clear of any money or contraband. Det. Jano and I met with the confidential source to arrange a controlled purchase of narcotics from the residence of 836 Martin Luther King Jr. Ave., Lakeland, Polk County, Florida. The confidential source was provided with confidential funds for the purpose of purchasing crack cocaine. Constant surveillance was maintained on the confidential source while en-route to the target location. The confidential source responded to the rear door of the residence. Detectives observed the confidential source arrive at the residence. A short time later Detectives observed the confidential source exiting the residence. A field test was conducted a presumptive field test was conducted on the suspected cocaine. The test yielded positive results for cocaine. The substance was submitted to the Lakeland Police Department's property and evidence system.

During the course of this investigation, information was received that Corey Crawford is one of the males selling narcotics from 836 Martin Luther King Jr. Ave. Crawford is a known narcotics dealer with criminal history of 13 felony convictions and 24 misdemeanor convictions to include Possession of Cocaine with Intent to Sell, Possession of Cocaine, Possession of Cannabis, Possession of Drug Paraphernalia, Felony Battery, Carrying a Concealed Weapon, False Identification to Law Enforcement, Resisting Officer without Violence, and Prisoner Escape.

Your affiant researched investigative resources and databases related to the target location. The property is registered to Sunshine Portfolio II LLC, according to the Polk County Property Appraiser's website. The electricity is under the account of Jonathan Gurley according to the Lakeland Electric database.

Based on your affiant's training and experience and participation in numerous investigations involving drug dealing operations your affiant knows the following:

JK

gm

WDC

STATEMENTS OF FACTS CONSTITUTING PROBABLE CAUSE:
Continuation

- A) That drug dealers must maintain on hand large amounts of US currency in order to maintain and finance their ongoing narcotics business.
- B) That drug dealers maintain books, records, receipts, notes, ledgers, and other papers relating to the transportation, ordering, sale and distribution of controlled substances.
- C) That drug dealers commonly maintain addresses or telephone numbers in cellular telephones, books and papers which reflects names, addresses and telephone numbers of associates in the drug dealing organization.
- D) That drug dealers have photographs taken of them, their associates, their property and their product. These drug dealers usually have these photographs in their possession.
- E) That drug dealers commonly conceal in their residence's caches of drugs, large amounts of money, jewelry and other items of value and or proceeds of drug transactions.
- F) That drug dealers commonly arm themselves or have firearms readily accessible to them to help protect their criminal enterprise.

This investigation has revealed the information received is accurate about drug activity occurring at 836 Martin Luther King Jr. Ave., Lakeland, Polk County, Florida. Your affiant would note that the cocaine purchased tested positive utilizing a presumptive field test.

In a review of this statement of facts constituting probable cause, your affiant would ask that this Honorable Court would find the existence of sufficient probable cause for the issuance of a search warrant for the above-mentioned residence located at 836 Martin Luther King Jr. Ave., Lakeland, Polk County, Florida.

AKC

Jm

WDS

STATEMENTS OF FACTS CONSTITUTING PROBABLE CAUSE:
Continuation

This page was purposely left blank.

SK

jm

WDS

INVENTORY AND RECEIPT***** SEE ATTACHED PROPERTY RECEIPT *******RETURN**STATE OF FLORIDA
COUNTY OF POLK

Received this Search Warrant on the 10 day of December, 2025,
and executed the same in Polk County, Florida on the 11 day of
December, 2025 by searching the premises described therein and by taking into my
custody the property described in the attached Inventory and Receipt and by having read and delivered a copy of this
Search Warrant and Inventory and Receipt to:

Ofc. Parker Kellerman #234 12-17-2025 | 7:58 AM ESTLEO: Ofc. Parker Kellerman #234

I, Ofc. Parker Kellerman #234, the officer by whom the Warrant was executed, do swear
that the attached Inventory and Receipt contains a true and detailed account of all of the property taken by me on
said Warrant.

Ofc. Parker Kellerman #234 12-17-2025 | 7:58 AM ESTLEO: Ofc. Parker Kellerman #234SWORN TO AND SUBSCRIBED before me on 12-17-2025 | 9:27 AM EST.Det. Joseph Jano # 154

Det. Joseph Jano # 154

WITNESS: LAW ENFORCEMENT OFFICER

RECEIPT OF RETURN

Received this Search Warrant Return on 12-17-2025 | 10:02 AM ESTRachelle Williamson

JUDGE

Rachelle Williamson



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

Lakeland Police Department

Sammy L. Taylor, Jr.
Chief of Police

December 11, 2025

Owner: SUNSHINE PORTFOLIO II LLC

Registered Agent: Jonathan Waysman

3113 N. Armenia Ave.

Tampa, Florida 33607

To whom it may concern,

The City of Lakeland Police Department is requesting that the property manager or owner of **836 Martin Luther King Jr Ave.** 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.

Respectfully,

Officer R. Smith #246

Lakeland Police Department

Special Operations Division

Neighborhood Liaison Unit

C. 863-979-9301



LAKELAND POLICE DEPARTMENT

INVENTORY RECEIPT

EVENT NUMBER 25-110619

DATE 12/11/25

TIME 1425 hrs

EVENT LOCATION 836 Martin Luther King

EXHIBIT #	DESCRIPTION OF ARTICLE AND LOCATION FOUND	OFFICER
1	Glass smoking device atop table (1 of 2) SW bedrm laying down	Conner
2	Glass smoking device from atop table (2 of 2) standing up SW Bdrm	Conner
3	Grinder (backwoods) w/ marijuana (+ cannabis) located in west room	Linton
4	Glass smoking device on SW couch	Peralta
5	0.10 gms crack cocaine LR couch, east wall	Jano
6	Approx 14.9 gms marijuana in SE Bdrm on coffee table	Linton
7	Plastic baggie EX6 was in	Linton
8	Glass smoking device from atop table SE Bdrm	Linton
9	\$550 US Currency in safe	Mulderrig
10	Smoking devices E wall living rm couch	Jano
11	(Qty 3) white pills marked M523/10/325) Oxycodone via drugs.com	Linton
12	Digital scale w/ cannabis residue	Linton
13	DVR Living room	Jano
14	Digital scale w/ residue	Linton
15	Qty 4 unknown pills under safe in drawer	Mulderrig
16	Orange pill bottle containing Gabapentin under safe	Mulderrig

left on scene 12/11/25 Detect. Berta 12/11/25
 Recipient Date Witness Date

Na 12/11/25
 Witness Date

LAKELAND POLICE DEPARTMENT

INVENTORY RECEIPT

EVENT NUMBER 25-110619

DATE 12/11/25

TIME 1425 hrs

EVENT LOCATION 836 Martin Luther King

EXHIBIT # DESCRIPTION OF ARTICLE AND LOCATION FOUND OFFICER

17	Orange pill bottle that contained Gabapentin kitchen cabinet	Mulderrig
18	6 grams cocaine on top NW kitchen cabinet	Peralta
19	Baggie cocaine was in from EX18	Peralta

left on scene
Recipient

12/11/25
Date

Det W. Berube
Witness

12/11/25
Date

P. A. K.
Witness

12/11/25
Date

Property Description

Parcel ID: 232813075500007151
Owner1: SUNSHINE PORTFOLIO II LLC
Physical Street Address: 836 MARTIN LUTHER KING JR AVE
Postal City/St/Zip: LAKELAND FL 33815

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:

COOPERS J H RESUB PB 3 PG 52 BLK 7 N 39.0 FT OF LOT 16 & N 39.0 FT OF E 25 FT OF LOT 15

Tracking Number:

Remove X

9489009000276537154571

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 1:22 pm on December 15, 2025 in TAMPA, FL 33607.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

TAMPA, FL 33607

December 15, 2025, 1:22 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package



Feedback

City of Lakeland - Nuisance Abatement Compliance Checklist

CASE INFORMATION

Case Number:	2026-	Date of Complaint:	12/11/2025
Primary Officer:	LPD Ofc. Roxanna Smith	<input checked="" type="checkbox"/> Agency Initiated	<input type="checkbox"/> Citizen Complaint

Property Address:	836 MLK Jr Avenue, Lakeland FL 33815
Legal Description:	COOPERS J H RESUB PB 3 PG 52 BLK 7 N 39.0 FT OF LOT 16 & N 39.0 FT OF E 25 FT OF LOT 15
Owner's Name (if known):	Jonathan Doron
Occupied Status:	<input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Not Owner-Occupied
Type of Property	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Vacant <input type="checkbox"/> Other: _____

VIOLATION CRITERIA (CHECK ALL THAT APPLY)

FREQUENCY AND TYPE OF VIOLATIONS

The above location has been used:

- ☐ on 2+ occasions within a 6-month period as the site for prostitution-related offenses [§ 796.07]
- ☒ on 2+ occasions within a 6-month period as the site for the unlawful sale, delivery, manufacture, or cultivation of any controlled substance
- ☐ on 1 occasion for unlawful possession of a controlled substance (felony level)
AND
 has previously been used on 1+ occasion as the site for the unlawful sale, delivery, manufacture, or cultivation of controlled substances
- ☐ by a criminal gang for conducting criminal gang activity [§ 874.03]
- ☐ on 2+ occasions within a 6-month period for dealing in stolen property [§ 812.019]
- ☐ on 2+ occasions within a 6-month period for a violation of Chapter 499 (Florida Drug & Cosmetic Act)
- ☐ on 2+ occasions within a 6-month period for any combination of the following:
 - ☐ Murder [§ 782.04]
 - ☐ Attempted felony murder [§ 782.051]
 - ☐ Aggravated battery with a deadly weapon [§ 784.045(1)(a)2]
 - ☐ Aggravated assault with a deadly weapon without intent to kill [§ 784.021(1)(a)]
- ☐ on 2+ occasions within a 12-month period as the site for unlicensed/unlawful sale of alcoholic beverages [§ 562.12]

[Pain Management Clinics Only]

- ☐ This location is a pain-management clinic [§ 458.3265 or § 459.0137]
AND
 has been used on 2+ occasions within a 6-month period for violations of:
 - ☐ Assault or Battery [§ 784.011, § 784.021, § 784.03, § 784.045]
 - ☐ Burglary [§ 810.02]
 - ☐ Theft [§ 812.014]
 - ☐ Robbery by sudden snatching [§ 812.131]
 - ☒ Unlawful distribution of controlled substances [§ 893.13]

PREREQUISITE DATE(S) OF VIOLATIONS

- ☒ Evidence supports a finding that the above violations occurred within the applicable time period.
 - o Violation Dates: November 1st through December 11th, 2025

City of Lakeland - Nuisance Abatement Compliance Checklist

PROCEDURAL COMPLIANCE

Notice to Property Owner

- ☒ Narrative contains detailed history of interaction (or attempted interaction), *if any*, with Property Owner.
- ☒ Law enforcement has personally communicated with Property Owner about the existence of a nuisance in this case prior to initiating a formal complaint.
- ☐ Written notice of complaint was provided to Property Owner at least 3 days prior to hearing before the Board.
 - o **Date of Notice:** _____
 - o **Method of Delivery:**
 - ☒ Certified/Registered Mail
 - ☐ Personal Service/Hand Delivery
 - ☐ Other: _____
- ☒ *[If Property is not Owner-Occupied]* Property Owner has been provided a reasonable amount of time to abate the nuisance in this complaint *prior to scheduling a hearing before the Board.*

Evidence of Violations

- ☒ Supporting documentation (e.g., sworn affidavits/investigative reports, photographs, video, or witness statements) is attached to the report for consideration.
[Note: Supporting documentation excludes any exempt or confidential records under Florida law and such records, if any, are not material to finding a sufficient factual basis for the existence of a nuisance.]
 - o **List of Exhibits/Documents attached:** Type list of documents included with complaint
- ☒ Evidence as to general reputation of the premises has been collected and will be presented at the hearing.

Abatement Measures (If Known)

- ☒ Information regarding potential or past abatement measures has been included in the narrative.
 - o **Description of Abatement Measures:** [Insert here or include in attached narrative]
 - ☐ Ongoing nuisance abatement plan has been initiated by the Property Owner.
 - ☒ Previous nuisance declarations or abatement orders exist for this property.
 - o **Order Date(s):** _____

FINAL REVIEW

- ☒ All required documentation in support of the complaint is attached and complete.
- ☒ This case complies with due process requirements of § 893.138 and applicable City ordinances.
- ☒ Sufficient evidence exists for a finding of a nuisance as required by § 893.138 and applicable City ordinances.
- ☒ The case is ready for submission to the Board for consideration and review at a quasi-judicial hearing.

Officer Signature: Ofc. R. Smith #246 Lakeland Police Department

Officer Name: R. Smith

Report Date: 12/29/2025

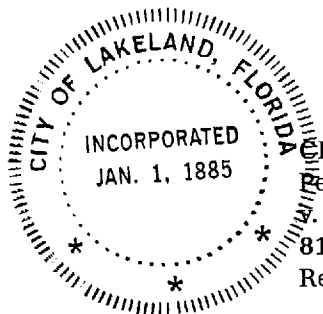
2025-005 815 N. Mass. Ave.

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 15th day of October 2025

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

INSTR # 2025246426
BK 13743 Pgs 2131-2136 PG(s)6
10/20/2025 10:32:52 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 52.50



NUISANCE ABATEMENT BOARD
CITY OF LAKE LAND, POLK COUNTY, FLORIDA

CITY OF LAKE LAND, FLORIDA,
Petitioner

CASE NO. 2025-005

815 N MASS AVE LLC,
Respondent

Property Address:
815 N. Massachusetts Avenue
Lakeland, FL 33801

Legal Description:
DEED APPEARS IN ERROR
SCHIPMANS SURVEY DB G PG 360 361 BLK
20 LOT 3 LESS S 15 FT & THAT PORTION OF
S1/2 LOT 5 DESC AS BEG SW COR S 1/2 LOT
5 RUN N 38 FT E 75 FT S 10.94 FT E 60 FT S
26.67 FT W 135 FT TO POB

FINAL ORDER OF NUISANCE ABATEMENT BOARD
OF THE CITY OF LAKE LAND

This complaint was heard by the Nuisance Abatement Board ("Board") of the City of Lakeland, Florida on September 17, 2025. The Board, having received sworn written complaint, testimony, affidavits, other competent evidence, and being otherwise fully advised in the premises, issues its findings of fact, conclusions of law, and orders as follows:

FINDINGS OF FACT

1. The Respondent, 815 N MASS AVE LLC, is the titled owner of the subject commercial property located at 815 North Massachusetts Avenue, Lakeland, FL 33801 ("Subject Property"). The Subject Property primarily consists of a convenience store, operated by a commercial tenant, with a parking lot located in the front along Massachusetts Avenue.
2. The Complaint and Notice of Hearing were duly served on the Respondent, and the Board has jurisdiction over the matter. The sworn complaint is attached to this Order and incorporated by reference ("Complaint").
3. The Respondent had the opportunity to appear before the Board, in person or through legal counsel, to offer evidence in defense of or in mitigation against the Complaint. Raia Odeh and Adel Odeh, owners of 815 MASS AVE LLC, appeared on behalf of Respondent.
4. Testimony and evidence presented by the Lakeland Police Department established a persistent and ongoing pattern of criminal activity occurring at or directly related to the subject property.

5. The Board received sworn testimony from Officer Michael Hammersla, who is assigned to the Neighborhood Liaison Section of the Lakeland Police Department and has over 30 years of experience in narcotics and nuisance investigations.
6. Ofc. Hammersla documented the ongoing nuisance and narcotic activities occurring at the Subject Property, including open consumption of alcohol, public intoxication, use and possession of narcotics, sale of controlled substances, and other assorted criminal activity.
 - a. Over the past decade, law enforcement has received over 2,600 calls for service at or around the subject property. Between April 1, 2024 and March 31, 2025 alone, there were 323 calls for service and 113 arrests at this location.
 - b. Between September 8, 2024 and June 1, 2025, there were at least fourteen (14) arrests for narcotics-related offenses connected to the location:
 - (1) September 8, 2024: Officer witnessed a hand-to-hand transaction; buyer arrested with crack cocaine and marijuana.
 - (2) September 20, 2024: Officer observed a transaction in a vehicle; buyer arrested with possession crack cocaine; seller later charged.
 - (3) September 20, 2024: Officer arrested previously trespassed subject in possession of methamphetamine.
 - (4) November 13, 2024: Officer arrested a previously trespassed subject in possession of a trafficking quantity of fentanyl; charged with sale/delivery.
 - (5) November 20, 2024: Officer arrested a loitering subject in possession of methamphetamine.
 - (6) December 18, 2024: Officer arrested a loitering subject in possession of cocaine.
 - (7) December 21, 2024: Officer arrested a subject for possession with intent to sell counterfeit methamphetamine; suspect admitted to ongoing sales.
 - (8) January 1, 2025: Officer arrested previously trespassed subject for possession of methamphetamine.
 - (9) January 10, 2025: Arrest for Possession of Synthetic Drug, and Poss. of Drug Paraphernalia.
 - (10) January 18, 2025: Officer pursued a suspect who discarded baggies containing cocaine.
 - (11) February 14, 2025: Possession of Heroin, Armed Trespass
 - (12) February 14, 2025: Possession of Cocaine, Possession of Paraphernalia on a previously trespassed subject.
 - (13) April 15, 2025: Resisting Officer without violence and Possession of Paraphernalia
 - (14) April 15, 2025: Cannabis Possession

7. Ofc. Hammersla testified that the property continues to serve as a regular gathering point for convicted felons and other individuals engaged in the use and distribution of illegal narcotics. Store employees are observed mingling with such individuals without reporting or discouraging the conduct, and in some cases appear to facilitate or tolerate the activity.
8. LPD has previously provided written warnings to the Respondent. On June 2, 2025, LPD eventually discussed the issues with the Respondent, who either denied knowledge of what was occurring or faulted a nearby homeless shelter. The Respondent likewise had blamed a former employee for excessively requesting LPD to respond to the location.
9. After speaking with the Respondent on June 2, 2025, the issues persisted, with at least 10 calls for service documented over a 2-week period, including an arrest for the sale of narcotics at the Subject Property.
10. This culminated in the filing of the original sworn nuisance abatement complaint, which was heard by the Board on July 16, 2025. As reflected in the approved minutes from that hearing:

Alex Landback swore in Adel Odeh and Raia Odeh.

The property owners, Adel and Raia Odeh, who lease the commercial space, expressed a willingness to cooperate. They acknowledged that nuisance conditions existed but noted they had already taken steps to abate the issues, including firing problem employees, installing surveillance cameras, and changing store management.

The owners committed to resolving outstanding issues within 30 days and returning to the Board with a status update on August 15, 2025 to avoid the possibility of closure.

Board members questioned the nature of the lease and ownership structure, and whether a language barrier existed (it did not).

David Carmichael and Officer Hammersla confirmed that, although no signed agreement was yet in place, the owners were actively working with law enforcement and understood the severity of the situation.

Action: LPD General Counsel David Carmichael recommended withdrawing the case from the docket pending the outcome of corrective actions. The Board agreed to allow the owners to demonstrate progress at a later meeting.

11. Ofc. Hammersla testified that, despite their representations at the July hearing, the Respondent implemented only minimal measures while the nuisance activity continued to be maintained on the Subject Property.
12. Following the July 16 hearing, criminal activity continued on the Subject Property, requiring nineteen (19) additional call-outs by LPD.
13. Evidence was presented that the store routinely sells products commonly used as drug paraphernalia, including but not limited to glass tubes, steel wool, small containers, and

other household products. These items, while lawful to sell, are readily and frequently repurposed for illegal drug use. The quantity and display of such products in a relatively small commercial space supports the inference that the business caters to individuals engaged in illegal activity.

14. Testimony and photographic evidence established that individuals were observed purchasing these items from the store and were subsequently arrested while in possession of those same items used to ingest narcotics. This directly connects the store's sales practices to the facilitation of drug activity. A particular example that was testified to in the hearings was LPD case (2025-73465) another narcotics-related arrest where a Defendant was observed buying paraphernalia from the location, building a pipe and then driving off, only to be stopped by LPD and found to be in Possession of Cocaine and Paraphernalia.
15. In addition to narcotics activity, Ofc. Hammersla testified to ongoing issues of open drug use and alcohol consumption, public intoxication, loitering, disorderly conduct, and suspected prostitution occurring in the store's parking lot.
16. Representatives of neighboring businesses provided sworn testimony as to safety concerns, loss of clientele, and negative impacts on their operations due to the continued criminal activity and loitering associated with the Subject Property.
17. The Respondent had an opportunity to present evidence to the Board in its defense. The owners of Respondent disputed the claims made during the hearing, stating that 90% of what was said by LPD is not true, and that the Subject Property is fine now. They also asserted that activities occurring outside the front of the store were beyond their control as landlords.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this matter pursuant to § 893.138, Florida Statutes, and Article IV, Chapter 38 of the Code of Ordinances of the City of Lakeland.
2. Based on the competent and substantial evidence presented and incorporated herein, the Subject Property constitutes a public nuisance as defined under applicable law.
3. The Subject Property has been used on one occasion as the site of the unlawful possession of a controlled substance, where such possession constitutes a felony and that has been previously used on more than one occasion as the site of the unlawful sale, delivery, manufacture, or cultivation of any controlled substance, as described in § 893.138, Florida Statutes.
4. The Board further finds that a direct nexus exists between the nuisance activities and the Subject Property, such that the conduct, operation, or maintenance of the convenience store on the premises is conducive to such nuisance. The combination of persistent narcotics activity, sale of drug-related items, and the tolerance or encouragement of loitering and unlawful behavior has contributed to and facilitated the conditions conducive to ongoing nuisance activity.

5. The Board finds that the Respondent had actual and constructive knowledge of the nuisance conduct occurring on the Subject Property. The Respondent was given an adequate opportunity to abate the nuisance activity occurring on the Subject Property and failed to do so.
6. Accordingly, the Board finds that closure of the premises is the only effective means of abating the nuisance, given the failure of prior efforts to gain compliance and the ongoing harm to the surrounding community.

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, it is ORDERED as follows:

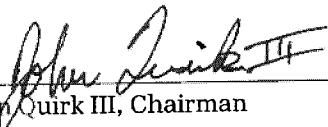
1. The Subject Property, located at 815 North Massachusetts Avenue, Lakeland, Florida, is hereby declared to be a public nuisance pursuant to § 893.138, Florida Statutes, and Sec. 38-86 of the Code of Ordinances of the City of Lakeland.
2. The Respondent shall immediately take all actions reasonably necessary to abate the nuisance, and shall cease operating, maintaining, or permitting any activity conducive to such nuisance on the premises.
3. Additionally, forty-five (45) days following the execution of this Order, the City of Lakeland is authorized to proceed with the closure of the Subject Property, such that entry into the property or onto the premises is prevented. Upon closure pursuant to this authorization:
 - a. the City shall post a trespass warning at the Subject Property indicating that the premises are closed by the City pursuant to a violation of the Lakeland Nuisance Abatement Ordinance; and
 - b. the Subject Property shall remain closed until one (1) year from the date of execution of this Order, unless the nuisance has been abated to the satisfaction of the Board or the City prior to that time.
4. This Order shall be recorded with the Polk County Clerk of Court so that notice must be given to subsequent purchasers, successors in interest, or assigns of the real property that is the subject of the order.
5. Pursuant to Sec. 38-89 of the City Code, the Owner is required to pay investigative and administrative costs to the City in the amount of \$5,000.00, which constitutes the recovery of reasonable costs, including reasonable attorney fees, associated with investigations of and hearings on public nuisances in this matter.
6. This amount shall become due and payable to the City of Lakeland within ninety (90) days of the date of this Order.
7. Upon recording, this Order shall constitute a lien against the place or premises which shall be superior to all other liens, except a lien for taxes, and shall bear interest at the maximum rate allowed by law as set forth in s. 687.03, as amended from time to time, from the date of

its filing. Interest shall continue to accrue until a judgment is rendered in a suit to foreclose on the lien or alternatively, as provided by law for the foreclosure of mortgages. Upon foreclosure, the city shall be entitled to recover all costs, including reasonable attorney's fees, associated with the recording of orders and foreclosure.

8. The Board retains jurisdiction over this matter for one (1) year from the date of this Order to address compliance, modification, or enforcement issues.
9. Any party seeking judicial review of this Order must do so by filing a petition for writ of certiorari in the Circuit Court of the Tenth Judicial Circuit within thirty (30) days after rendition of this Order, in accordance with Rule 9.100, Florida Rules of Appellate Procedure.

DONE AND ORDERED in Lakeland, Polk County, Florida, this 15th day of October, 2025.

NUISANCE ABATEMENT BOARD
OF THE CITY OF LAKELAND, FLORIDA

By: 
John Quirk III, Chairman