

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

May 13, 2021 at 1:00 PM

Venue: City Hall 205 N. MARION AVE, LAKE CITY. FL. 32055 2ND FL-COUNCIL
CHAMBERS

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the May 13, 2021 Code Enforcement Special Magistrate Meeting via telephonic and video conferencing communications media technology.

To participate: The Code Enforcement Special Magistrate Meeting instructions are located at the end of this agenda.

AGENDA

PLEDGE

OLD BUSINESS

i. CASE 18-473

OWNER: JAROD AND SHANADA RICHARDSON

ADDRESS: 553 NW BROADWAY AVE

PARCEL: 10812000

REQUEST TO FILE LIEN PURSUANT TO 162.09 (FL STATUTE)

ii. CASE 16-497

OWNER: JULIE ADAMS AND JOHN MIGUEL PREWITT

ADDRESS: 331 NW GWEN LAKE BLVD

PARCEL: 06085000

REQUEST TO FILE LIEN PURSUANT TO 162.09 (FL STATUTE)

iii. CASE 18-283

OWNER: DIANNE SHERWIN

ADDRESS: 954 NE FAMU LANE

PARCEL: 11924-000

VIOLATIONS: CITY CODE ORDINANCE 22-191 AND IPMCE 302.1
SANITATION

NEW BUSINESS

iv. removed-tenant issues

CASE 21-44

OWNER: PEDRO GRANADO/FLORES ALBA LUZ HERNANEZ

ADDRESS: 311 SE MARSH TERACE

PARCEL: 13401-000

VIOLATIONS: CITY CODE ORDINANCE SEC 14-32 PURPOSE, 14-34
DEFINITIONS, SEC. 14-40 DANGEROUS, SEC 14-51 ANIMALS REQUIRED
TO BE VACCINATED, SEC. 14-61 PUBLIC NUISANCE, SEC. 14-71 CERTAIN
ANIMALS PROHIBITED IN CITY

v. removed/complied

CASE 21-46

OWNER: MISTY MCDANIEL GARRETT

ADDRESS: 417 SE CASTILLO TER

PARCEL: 13479000

VIOLATIONS: IPMC 302.8 MOTOR VEHICLES

[vi.](#) CASE 21-48

OWNER: EDWARD GIETKA

ADDRESS: 139 NE MARTIN LUTHER KING ST

PARCEL: 10968-000

VIOLATIONS: IPMC 302.4 WEEDS

ADJOURNMENT

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Members of the public may **attend the meeting online** at:

<https://us02web.zoom.us/j/84067027714>

Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via: (i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing *9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings:

1-844-992-4726 (toll-free)

Enter access code 173 541 6832#

Then it will ask for attendee ID number, just press #

Those attendees wishing to share a document must email the item to submissions@lcfia.com no later than noon on the day of the meeting.

Case Data Sheet for case # 18-473Parcel# 10812-000Address: 553 NE BroadwayOwner(s): Jarod & Shemada RichardsonMag. Hearing 6/13/2019 Notes: Previously heard & order issued1st Notice of Violation sent: _____ / Certified mail: _____

Date of second inspection: _____ Notes: _____

2nd Notice of Violation sent: _____ / Certified mail: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing Sent: 4/28/21 / Certified mail: 701911200001625 64930Notice in Lake City Reporter on: 5/1/21Notice posted in City Hall 4/28/21

Inspected on 4/26/21 - Property in a state
of blight - overgrown - Remaining remnants
of structure is a Public Nuisance - Attraction
NUISANCE

Seeking Lien on Fine

6916 4/29/21

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____



Bev Jones - City of Lake City

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-473

Respondent **RICHARDSON, JAROD AND RICHARDSON, SHANADA**

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 5/13/21 _____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name **RICHARDSON JAROD**

RICHARDSON SHANADA Relationship **OWNER**

On date 4/28/21 time being _____ Personal Service

Posted on property and at City Hall

First class mailing

Refused to sign, drop service

Certified Mail, Return Receipt requested
70191120000162569930



Print Name of Code Inspector

Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.



STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order-Case No. 2018-00000473 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 10th day of July 2019.

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Inst: 201912017010 Date: 07/22/2019 Time: 2:08PM
Page 1 of 5 B: 1389 P: 1478, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk


AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2018-00000473

PETITIONER,

v.

JAROD and SHANADA RICHARDSON,

RESPONDENTS.

ORDER

THIS CAUSE came before the Special Magistrate on June 13, 2019, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

1. Jarod and Shanada Richardson ("Respondents") are the owners of residential property located at 553 Broadway Avenue in Lake City, Florida ("Property"). City of Lake City Code Inspector Beverly Jones appeared and testified at the hearing.
2. City of Lake City Code Inspector Beverly Jones initially inspected Respondents' Property on December 10, 2018, and observed ongoing demolition activity of a vacant structure without a permit and debris from the demolition work on the Property.
3. Petitioner sent a Warning Notice and a Stop Work Order to Respondents via USPS certified mail at 7718 NW Highway 41, Lake City, Florida 32055 on December 12, 2018 requiring Respondents to cease all work no later than December 17, 2018 and obtain a permit from Petitioner.

4. On May 1, 2019, Petitioner re-inspected the Property and sent Respondent a Notice of Violation via USPS certified mail at 7718 NW Highway 41, Lake City, Florida 32055, together with a Notice of Hearing with the time and place of the June 13, 2019 hearing. The Notice of Violation required Respondents to correct the violations no later than June 2, 2019. A receipt for these notices indicating that they were received by Respondents on May 2, 2019 was returned to Petitioner by USPS.
5. On the date of the hearing, the condition of the Property was unchanged.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondents were properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
4. Respondents failed to timely correct all of the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
6. Pursuant to Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned special magistrate is authorized to order the relief granted herein.

Order

1. Within ninety (90) days of the date of this Order, Respondents shall obtain a permit from Petitioner for the demolition of the structure on the Property. Further, Respondents shall maintain the vegetation on the Property to within Petitioner's allowed limits.
2. In the event that Respondents fail to comply with Paragraph 1 above, a daily fine of fifty dollars (\$25.00) will be imposed and begin to accrue on the 91st day, which can become a lien on the Property, which lien could be used by Petitioner to foreclose on the Property.
3. Furthermore, in the event that Respondents fail to timely comply with Paragraph 1 above, Petitioner may proceed with the demolition of the structure and debris removal on the Property, the costs for which may be added to the amount of the lien on the Property under Paragraph 2 above.

DONE AND ORDERED in this 28th day of June 2019.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

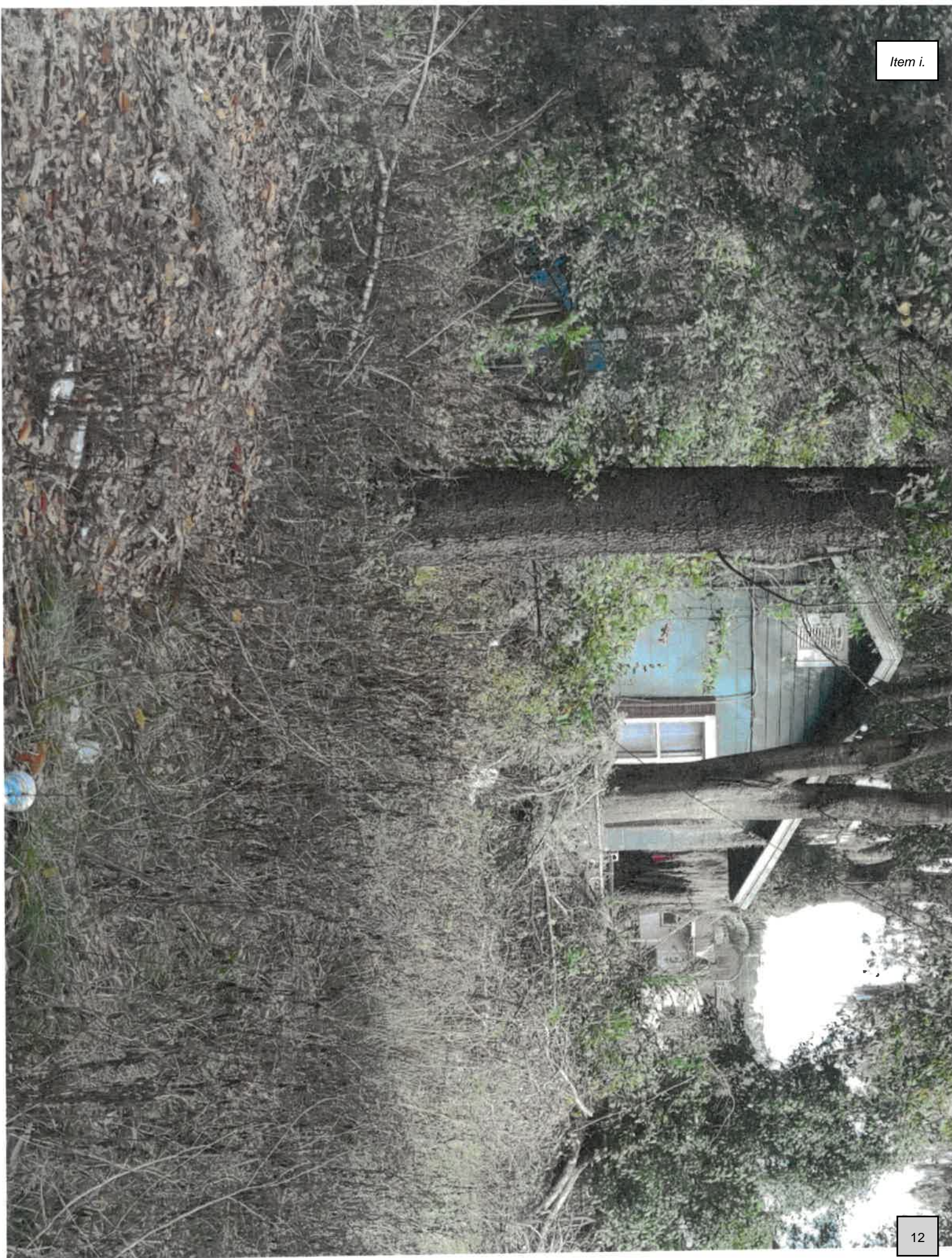
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondents Jarod and Shanada Richardson at 7718 NW Highway 41, Lake City, Florida 32055 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to jonesb@lcfla.com this 28th day of June 2019.


Jennifer B. Springfield

Copies to:
Joseph Helfenberger
David Young



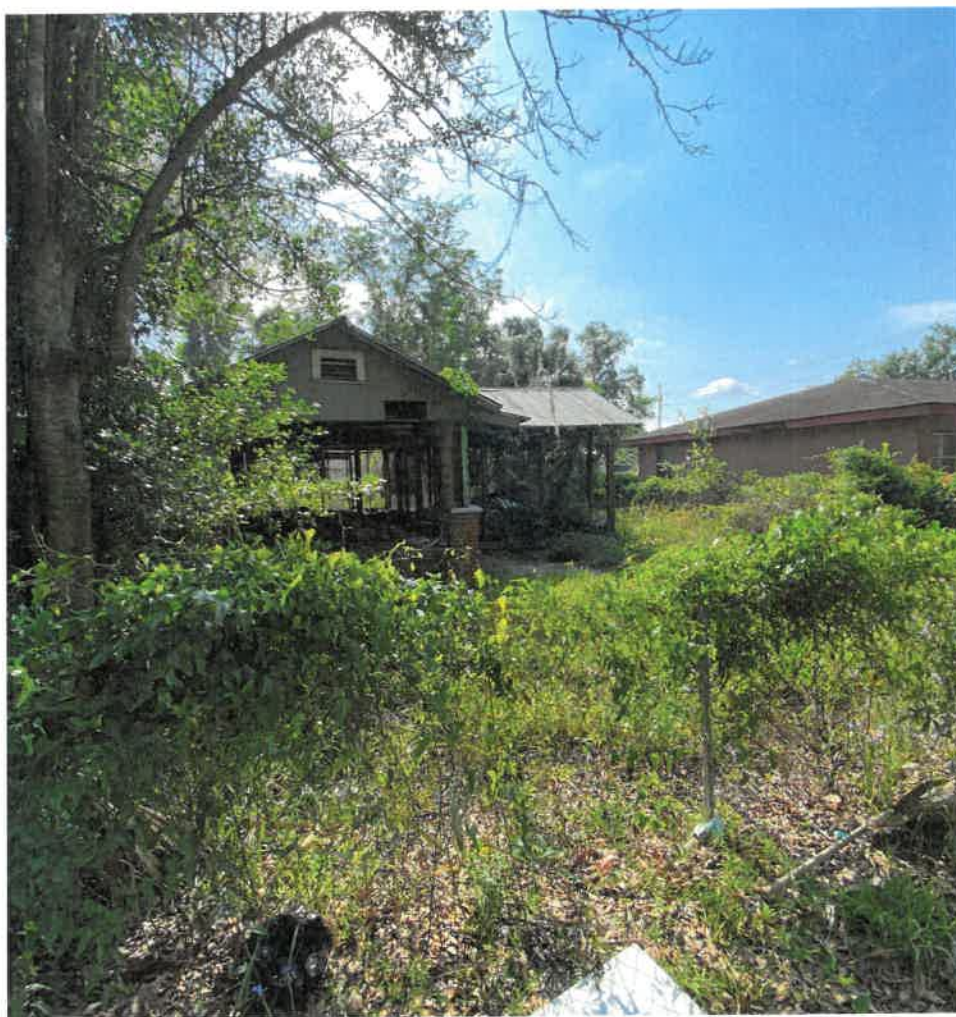














**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000048

Respondent GIETKA, EDWARD M JR

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) May 13, 2022 at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said

NOTICE OF HEARING

Case # 2018-473

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

Respondent: RICHARDSON, JAROD AND RICHARDSON, SHANADA
You are hereby notified and commanded to appear before the _____ at (time) _____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the _____ at (time) _____

Special magistrate- of Lake City, Florida on (day) Thursday, 5/13/21, _____ at (time) _____
The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said

NOTICE OF HEARING

CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE

Case # 2016-00000017

AFFIDAVIT OF NOTICE BY POSTING

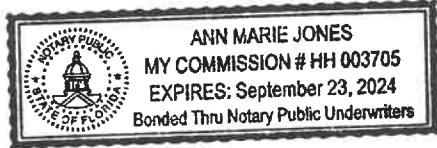
STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of April 2021, personally appeared, Beverly Jones, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 27th day of April 2021, I personally observed violations of City ordinances on real property located at: 553 NW BROADWAY AVE ID# 10812000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.
3. On the 1st day of March 2021, I personally posted a copy of Notice of Violation and Hearing (a true and correct copy of which is attached) to the following person, at the following property location: 553 NW BROADWAY AVE ID# 10812000 where the violation occurred and also posted said notices at 205 N. Marion Ave, Lake City, Fl. 32055-City Hall on April 27th, 2021

Beverly Jones -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this ____ day of May 2021, by Be
who is personally known to me.

Signature of Notary

____ Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024

Case Data Sheet for case # 16-497Parcel# 06085000Address: 331 NW 9th Lake BlvdOwner(s): Julie Adams + John Miguel PrewittPrev. Mag. Hearing - 12-14-17 Notes: order issued
11/2021 order issued1st Notice of Violation sent: _____ / Certified mail: _____

Date of second inspection: _____ Notes: _____

2nd Notice of Violation sent: _____ / Certified mail: _____Date of Public Notice placed on property: 4/28/21Notice of Mag. Hearing Sent: 4/28/21 / Certified mail: 2019112000162569423Notice in Lake City Reporter on: 5/1/21Notice posted in City Hall 4/28/21Inspected on 4/26/21 - overgrown-blight
structure has caught fire twice -
public nuisanceseeking lien on fine -Mailing Cost/ Date: 6.96 4/28/21

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____

Tara M. Krieghauser COE/ City of Lake City

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2016-00000497

Respondent ADAMS JULIE & PREWETT JOHN MIGUEL

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 5/13/21 _____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name **ADAMS JULIE & PREWETT JOHN MIGUEL**

Relationship **OWNER**

On date 4/28/21 time being _____

Personal Service

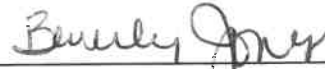
Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

70191120000162569923

Refused to sign, drop service



Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

Inst. Number: 201812000825 Book: 1351 Page: 1566 Page 1 of 5 Date: 1/17/2018 Time: 9:17 AM
P.DeWitt Cason Clerk of Courts, Columbia County, Florida



STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 201812000825 Date: 01/17/2018 Time: 9:17AM
Page 1 of 5 B: 1351 P: 1566, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

MAJOR COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES
GEORGE WARD

CITY MANAGER
WENDELL JOHNSON


CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case No. 2017-00000497 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 10th day of January 2018.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.


AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2017-00000497

PETITIONER,

v.

JULIE ADAMS AND JOHN MIGUEL PREWETT,

RESPONDENTS.

ORDER

THIS CAUSE came before the Special Magistrate on December 14, 2017, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

1. Julie Adams and John Miguel Prewett ("Respondents") are the owners of residential property located at 331 NW Gwen Lake Avenue in Lake City, Florida ("Property"). City of Lake City Code Inspector Beverly Jones appeared and testified at the hearing.
2. City of Lake City Code Inspector Beverly Jones initially inspected Respondents' Property on August 3, 2016 and observed severe exterior damage to the structure, roof damage and interior damage resulting from a fire in 2016 and in the structure being uninhabitable. The Property was also overgrown with grass and weeds.
3. An Order was entered on December 19, 2016 requiring Respondents to repair or demolish the structure and properly remove the debris within ninety (90) days of the date of that Order, and to maintain the Property by mowing.

4. On October 25, 2017, City of Lake City Code Inspector Beverly Jones re-inspected the Respondents' Property and the conditions were unchanged. On October 25, 2017, Petitioner sent Respondents a second Notice of Violation together with a Notice of Hearing via USPS certified mail to 587 SE Ermine Avenue, Lake City, Florida 32025-6126, with the time and place of the December 14, 2017 hearing. USPS returned signed certified mail receipts to Petitioner indicating that these notices were received by both Respondents.
5. On the date of the hearing, the condition of the Property remained unchanged.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondents were properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
4. Respondents failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.
6. The Property constitutes a nuisance or public nuisance as defined in Chapter 22, Article VII, Section 22-164 of Lake City, Florida Code of Ordinances, and a danger to the public that cannot be made safe.

7. Pursuant to Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned special magistrate is authorized to order the relief granted herein.

Order

1. Within thirty (30) days of the date of this Order, Petitioner shall post a Notice to Vacate on the Property that fairly informs Respondents and/or Respondents' tenants, if any, that the hearing before Petitioner's Code Enforcement Special Magistrate resulted in an Order requiring Petitioner to demolish the structure on the Property and authorizing the costs associated with the demolition to be assessed to Respondents.
2. No sooner than sixty (60) days and no later than three-hundred and sixty-five (365) days of the date of this Order, Petitioner shall take all actions necessary to demolish and remove the structure found on the subject Property, as stated and described herein.
3. Petitioner's costs to demolish and remove the structure may be assessed to Respondents and may become a lien on the property upon which Petitioner may foreclose.
4. In addition, Respondents are ordered to pay Petitioner's enforcement costs in the amount of thirteen dollars and fifty-four cents (\$13.54) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondent, \$13.54 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 9th day of January 2018.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondents Julie Adams and John Miguel Prewett at 587 SE Ermine Avenue, Lake City, Florida 32025-6126 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to jonesb@lcfla.com this 10th day of January 2018.


Jennifer B. Springfield

Copies to:
JohnsonW@lcfla.com
Robertss@lcfla.com

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2016-00000497

Respondent ADAMS JULIE & PREWETT JOHN MIGUEL

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 5/13/21 _____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection****

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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name **ADAMS JULIE & PREWETT JOHN MIGUEL**

Relationship **OWNER**

On date 4/28/21 time being _____

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

70191120000162569923

Refused to sign, drop service

Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

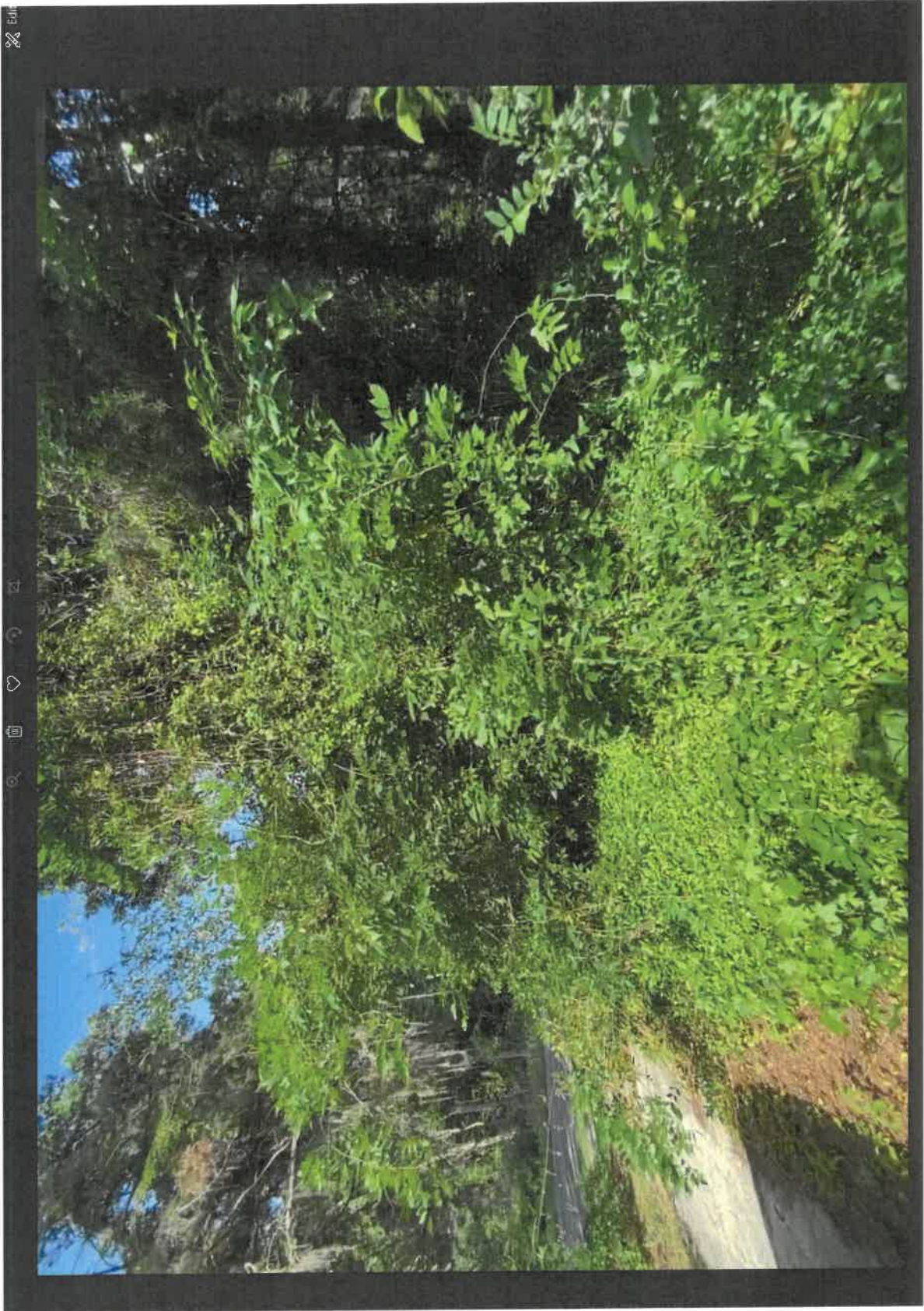


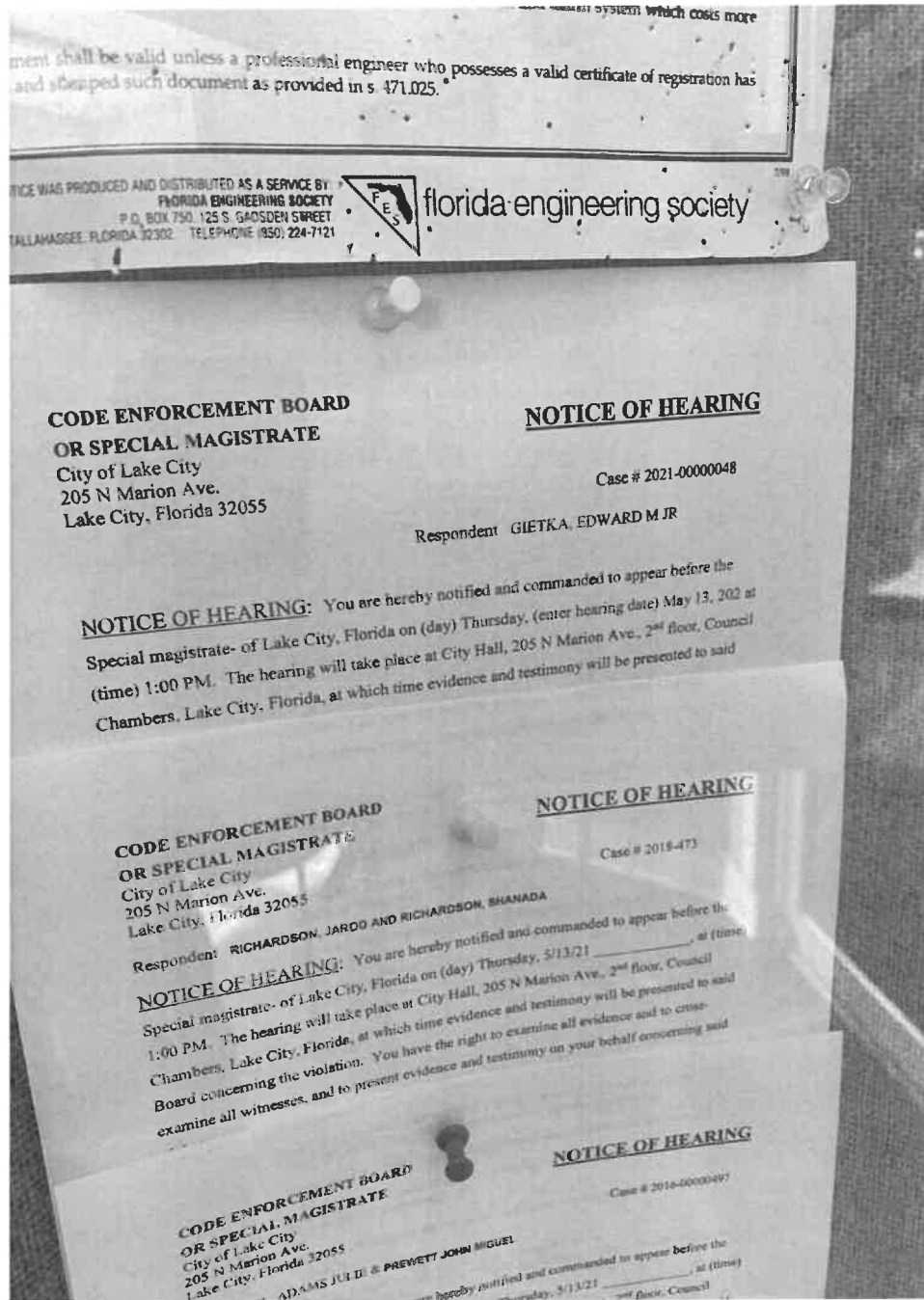














STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 202112003778 Date: 03/02/2021 Time: 12:47PM
Page 1 of 4 B: 1431 P: 1533, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER


CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2016-00000497 (3pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 29th day of January 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



Audrey E. Sikes

AUDREY E. SIKES
City Clerk

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2016-00000497

v.

JULIE ADAMS and JOHN MIGUEL PREWETT,

RESPONDENTS.

ORDER

THIS CAUSE came before the Special Magistrate on January 14, 2021, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondents, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

FINDINGS OF FACT

1. Julie Adams and John Miguel Prewett ("Respondents") are the owners of residential property located at 331 NW Gwen Lake Avenue, Lake City, Florida ("Property"). City of Lake City Code Enforcement Inspector Beverly Jones appeared and testified at the hearing on behalf of Petitioner. No one appeared or testified at the hearing on behalf of Respondents.
2. The Special Magistrate issued an Order on January 9, 2018 concluding that Respondents were properly notified of alleged violations on the Property, provided with a reasonable period of time within which to correct the violations and failed to timely correct the alleged violations on the Property. As such, the Special Magistrate ordered the Petitioner to take all actions necessary to demolish and remove the structure on the subject Property and that

the Petitioner's cost to demolish and remove the structure may be assessed to Respondents and may become a lien on the property upon which Petitioner may foreclose. The Special Magistrate further ordered that the Respondents shall pay the Petitioner's enforcement costs in the amount of thirteen dollars and fifty-four cents (\$13.54) within ten (10) days, and that if not paid, may be added to the lien placed on the subject Property.

3. Inspector Jones testified that the structure on the Property suffered from a fire in 2018, and that the Property is vacant with no evidence of anyone living at the Property since 2018.
4. Notice of the January 14, 2021 hearing was sent to the Respondents on December 4, 2020 via registered mail, return receipt requested, but was returned unclaimed. Inspector Jones personally posted the Notice of Hearing at the Property and City Hall, 205 North Marion Avenue, Lake City, Florida 32055 on December 29, 2020.
5. Inspector Jones testified that the Respondents live in a nursing home and she spoke with the caregiver for Ms. Adams regarding this case. The caregiver indicated that Ms. Jones should do what she needs to do with the Property.

CONCLUSIONS OF LAW

5. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.
6. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
7. Respondents were properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.

8. Respondents failed to timely correct all of the alleged violations on the Property.
9. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.
10. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

ORDER

11. Petitioner shall take all actions necessary to demolish and remove the structure found on the subject Property, as stated and described herein according to the January 9, 2018 Order.
12. Petitioner's costs to demolish and remove the structure may be assessed to Respondents and may become a lien on the Property, which lien can be used to foreclose on the Property by the Petitioner, according to the January 9, 2018 Order.
13. Respondents shall pay the Petitioner's enforcement costs in the amount of thirteen dollars and fifty-four cents (\$13.54) within ten (10) days, and that if not paid, may be added to the lien placed on the subject Property, according to the January 9, 2018 Order.

DONE AND ORDERED on this 19th day of January, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Julie Adams
John Miguel Prewett
Joseph Helfenberger
David Young
Beverly Jones



STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 202112003778 Date: 03/02/2021 Time: 12:47PM
Page 1 of 4 B: 1431 P: 1533, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER

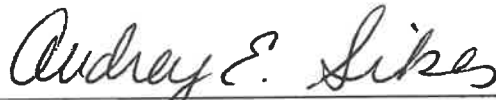
CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2016-00000497 (3pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 29th day of January 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



AUDREY E. SIKES
City Clerk

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2016-00000497

v.

JULIE ADAMS and JOHN MIGUEL PREWETT,

RESPONDENTS.

ORDER

THIS CAUSE came before the Special Magistrate on January 14, 2021, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondents, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

FINDINGS OF FACT

1. Julie Adams and John Miguel Prewett ("Respondents") are the owners of residential property located at 331 NW Gwen Lake Avenue, Lake City, Florida ("Property"). City of Lake City Code Enforcement Inspector Beverly Jones appeared and testified at the hearing on behalf of Petitioner. No one appeared or testified at the hearing on behalf of Respondents.
2. The Special Magistrate issued an Order on January 9, 2018 concluding that Respondents were properly notified of alleged violations on the Property, provided with a reasonable period of time within which to correct the violations and failed to timely correct the alleged violations on the Property. As such, the Special Magistrate ordered the Petitioner to take all actions necessary to demolish and remove the structure on the subject Property and that

the Petitioner's cost to demolish and remove the structure may be assessed to Respondents and may become a lien on the property upon which Petitioner may foreclose. The Special Magistrate further ordered that the Respondents shall pay the Petitioner's enforcement costs in the amount of thirteen dollars and fifty-four cents (\$13.54) within ten (10) days, and that if not paid, may be added to the lien placed on the subject Property.

3. Inspector Jones testified that the structure on the Property suffered from a fire in 2018, and that the Property is vacant with no evidence of anyone living at the Property since 2018.
4. Notice of the January 14, 2021 hearing was sent to the Respondents on December 4, 2020 via registered mail, return receipt requested, but was returned unclaimed. Inspector Jones personally posted the Notice of Hearing at the Property and City Hall, 205 North Marion Avenue, Lake City, Florida 32055 on December 29, 2020.
5. Inspector Jones testified that the Respondents live in a nursing home and she spoke with the caregiver for Ms. Adams regarding this case. The caregiver indicated that Ms. Jones should do what she needs to do with the Property.

CONCLUSIONS OF LAW

5. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.
6. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
7. Respondents were properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.

8. Respondents failed to timely correct all of the alleged violations on the Property.
9. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.
10. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

ORDER

11. Petitioner shall take all actions necessary to demolish and remove the structure found on the subject Property, as stated and described herein according to the January 9, 2018 Order.
12. Petitioner's costs to demolition and remove the structure may be assessed to Respondents and may become a lien on the Property, which lien can be used to foreclose on the Property by the Petitioner, according to the January 9, 2018 Order.
13. Respondents shall pay the Petitioner's enforcement costs in the amount of thirteen dollars and fifty-four cents (\$13.54) within ten (10) days, and that if not paid, may be added to the lien placed on the subject Property, according to the January 9, 2018 Order.

DONE AND ORDERED on this 19th day of January, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Julie Adams
John Miguel Prewett
Joseph Helfenberger
David Young
Beverly Jones

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of April 2021, personally appeared, Beverly Jones, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 27th day of April 2021, I personally observed violations of City ordinances on real property located at: 331 NW GWEN LAKE BLVD ID# 06085000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.
3. On the 1st day of March 2021, I personally posted a copy of Notice of Violation and Hearing (a true and correct copy of which is attached) to the following person, at the following property location: 331 NW GWEN LAKE BLVD ID# 06085000 where the violation occurred and also posted said notices at 205 N. Marion Ave, Lake City, Fl. 32055-City Hall on April 27th, 2021

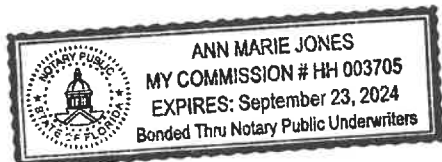

Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this _____ day of May 2021, by Be
who is personally known to me.


Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024



[SEAL]

Case Data Sheet for case # 18-288

Parcel#

Parcel # chg due to sales & parcel changes

Address:

954 NE FAMU LN

Owner(s):

Diane SherwinMagistrate hearing

Date of first inspection:

10/19/21

Notes:

order issued1st Notice of Violation sent:

/ Certified mail:

Date of second inspection:

Notes:

2nd Notice of Violation sent:

/ Certified mail:

Date of Public Notice placed on property:

4/28/21

Notice of Mag. Hearing Sent:

4/14/21

/ Certified mail:

see postage printout

Notice in Lake City Reporter on:

5/1/21

Notice posted in City Hall

4/28/21

Respondent had 90 days to stack bricks - not complied
had 6 months to complete projects (using bricks) not complied
564 days of \$25 per day Fine = \$ 14,100.00 fine

Comply with order - pay fine

Mailing Cost/ Date:

6.96 4/28/21

Mailing Cost/ Date:

Mailing Cost/ Date:

TOTAL Mailing Cost:



Tara M. Krieghauser COE/ City of Lake City

Ber Jones

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item iii.

City of Lake City
 205 N Marion Ave.
 Lake City, Florida 32055
 386-719-5746

Case # 2018-00000283

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11924000:

REINSPECTION	Beverly A Jones	4/14/2021	9:38AM	<u>Results-follow up complaint-property has been before magistrate regarding this issue. Respondent has not complied. brick/construction debris is still present. Bricks present a sanitation and a public nuisance as they harbor snakes and pests, also an attraction nuisance.</u>
REINSPECTION	Beverly A Jones	05/20/2019	2:37PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	08/28/2018	2:22PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	07/23/2018	9:00AM	<u>Results</u>

Violation Code Violation Description Corrective Action

22-191-Public Nuisance	Remove bricks due to sanitation and nuisance issue. Previous magistrate order is attached.
<u>302.1 SANITATION</u>	

Violation Code Municipal Code

22-191 -city ordinance-Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.

302.1 SANITATION.Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant

occupies or controls in a clean and sanitary condition.

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

Type of Corrective Action	Due Date
NOTICE OF HEARING	05/13/2021
NOTICE OF VIOLATION	04/30/2021

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Diane Sherwin Relationship owner

On date 4/15/2021 time being Personal Service

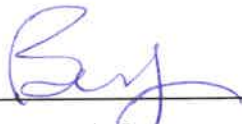
Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Beverly Jones

Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000283

Respondent: SHERWIN, DIANNE

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) May 13, 2021 at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Diane Sherwin Relationship owner
On date 4/15/21 time being Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector

Beverly Jones
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

Aerial View Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005

2019-12-19
\$4,400
TD:V-U-10

NE GIBBS Ter

NE FARMER LN
2020-05-24
VD:V-U-19
\$7,000

NE GURLEY Ave

ARDSON Ter

NE CENTER Ave

2019-07-19
\$4,400
TD:V-U-10

NE FAIRVIEW ST

NE BROADWAY

+

NE TOMPKINS ST

2020-07-20
\$8,000
TD-V-U-18

2020-03-19
\$900
QCV-U-11

2013-06-04
\$8,500
QC-U-11

NE WASHINGTON ST

NE CHAMBERS ST

2020-01-06
\$8,000
WD-V-U-02

NEPA

NE ANNE MATTOX ST

2020-12-31
\$2,500
WD-V-U-47

NE SIMMS DR

NE LEON ST

2020-09-04
\$110,000
WD-U-01

Deed	V/I	Qualification (Codes)	RCode
WD	V	U	11
WD	V	U	11
WD	V	U	11
WD	I	U	11
WD	V	U	11
PR	V	U	30
PR	V	U	30
PB	V	U	18
WD	V	U	1
WD	V	U	1
WD	I	U	1



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

PARCEL: 28-3S-17-11924-000 (40509) | SINGLE FAMILY (0100) | 1.539 AC
N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PA

		2021 Working Values			
Owner:	SHERWIN DIANNE 954 NE FAMU LN LAKE CITY, FL 32055	Mkt Lnd	\$10,859	Appraised	\$52,409
		Ag Lnd	\$0	Assessed	\$52,409
Site:	954 FAMU LN, LAKE CITY	Bldg	\$39,750	Exempt	\$0
		XFOB	\$1,800		
Sales Info	4/17/2020	\$100	V(U)	Total	county:\$52,409
	4/17/2020	\$100	V(U)	Taxable	city:\$52,409
	4/17/2020	\$100	V(U)		other:\$0
					school:\$52,409

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com



Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Si
e

Item iii.

Tax Record

print    

Account Nu
1 of 1

Last Update: 4/27/2021 9:11:18 AM EDT

Details

Tax Record

» Print View

Legal Desc.

Tax Payment

Payment History

Print Tax Bill **NEW!**

Change of Address

Regis

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

Account Number	Tax Type	Ta
R11924-000	REAL ESTATE	
Mailing Address SHERWIN DIANNE 954 NE FAMU LN LAKE CITY FL 32055		Property Address 954 FAMU NE LAKE CITY GEO Number 283S17-11924-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Co
Legal Description (click for full description) 28-3S-17 0100/01001.54 Acres N DIV: COMM 480 FT E OF NW COR OF : SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454 OF NW COR OF LOT 2 TOM PAGE SURVEY, See Tax Roll For Extra Lega.		

Site Functions

Tax Search

Local Business Tax

Contact Us

County Login

Home

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

CASE NO. 2018-00000283

PETITIONER,

V.

DIANE SHERWIN,

RESPONDENT.

Inst: 201912025972 Date: 11/07/2019 Time: 8:30AM
Page 1 of 4 B: 1398 P: 670, P.DeWitt Cason, Clerk of Court Colum
County, By: BS
Deputy Clerk

ORDER

THIS CAUSE came before the Special Magistrate on October 10, 2019, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondent, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

1. Dianne Sherwin ("Respondent") is the owner of residential property located at 954 NE FAMU Lane in Lake City, Florida, which property has been assigned Tax Parcel Nos. 11932-000 and 11925-000 by the Columbia County Property Appraiser ("Property"). City of Lake City Code Inspector Beverly Jones appeared and testified at the hearing. Respondent also appeared and testified at the hearing.
2. City of Lake City Code Inspector Beverly Jones initially inspected Respondent's Property on August 1, 2019, and observed piles of landscaping materials, including reclaimed bricks. Petitioner testified that it is concerned that the piles of landscaping materials may harbor pests that could pose a risk to public health and safety. Respondent testified that she intends to use all of the materials for landscaping purposes on the

Property. Respondent further testified that she has taken measures to ensure that there are no pests in the piles.

3. On August 6, 2019, Petitioner hand-delivered a Notice of Violation to Respondent at the City of Lake City's City Hall, requiring Respondent to remove the piles of landscaping materials no later than August 30, 2019, together with a Notice of Hearing with the time and place of the October 10, 2019 hearing.
4. Petitioner re-inspected the Property several days before the hearing and the condition was unchanged.

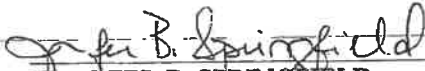
Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct all of the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
6. Pursuant to Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned special magistrate is authorized to order the relief granted herein.

Order

1. Within ninety (90) days of the date of this Order, Respondent shall establish orderly stacks on pallets comprised of all of the bricks and similarly organize all other landscaping materials on the Property, as necessary to prevent them from attracting pests.
2. Within six months (180 days) of the date of this Order, Respondent shall complete her landscaping projects on the Property using the bricks and other materials or remove and properly dispose of all such materials, including the bricks.
3. Respondent shall continue to maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
4. In the event that Respondent fails to timely comply with Paragraph nos. 1 or 2 above, a daily fine of twenty-five dollars (\$25.00) will be imposed and begin to accrue on either the 91st or 181st day, which can become a lien on the Property, which lien can be used by Petitioner to foreclose on the Property.

DONE AND ORDERED in this 17th day of October 2019.

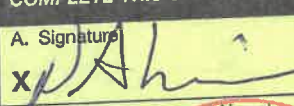
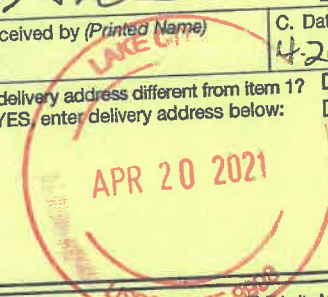

JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Dianne Sherwin at 954 FAMU Lane, Lake City, Florida 32055 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to jonesb@lcfla.com this 17th day of October 2019.


Jennifer B. Springfield

Copies to:
Joseph Helfenberger
David Young

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 		A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Dianne Sherwin 954 NE FAMULIN Lake City Fl. 32055		B. Received by (Printed Name)  C. Date of Delivery 4-20-2021	
2. Article Number (Transit) 7018 1130 0000 4860 6481		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	
9590 9402 5360 9189 2551 73		Domestic Return Receipt	

PS Form 3811, July 2015 PSN 7530-02-000-9053

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ 3.60	
Extra Services & Fees (check box, add fee for each service) <input type="checkbox"/> Return Receipt (hardcopy) \$ 2.65 <input type="checkbox"/> Return Receipt (electronic) <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery	
Postage \$ 0.71	
Total Postage and Fees \$ 7.16	
Sent To Dianne Sherwin 954 NE FAMULIN Lake City FL 32055	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



4/14/21





Case Data Sheet for case # 21-48

Parcel# 10968-000
 Address: 139 NE Martin Luther King St
 Owner(s): Edward Gietka

Date of first inspection: 4/15/21 Notes: _____

1st Notice of Violation sent: 4/15/21 / Certified mail: _____

Date of second inspection: 4/27/2021 Notes: _____

2nd Notice of Violation sent: 4/27/21 / Certified mail: _____

Date of Public Notice placed on property: 4/27/21

Notice of Mag. Hearing Sent: 4/27/21 / Certified mail: yes

Notice in Lake City Reporter on: 5/1/21

Notice posted in City Hall 4/28/21

Overgrown/debris scattered

Mailing Cost/ Date: 6.96 4/27/21

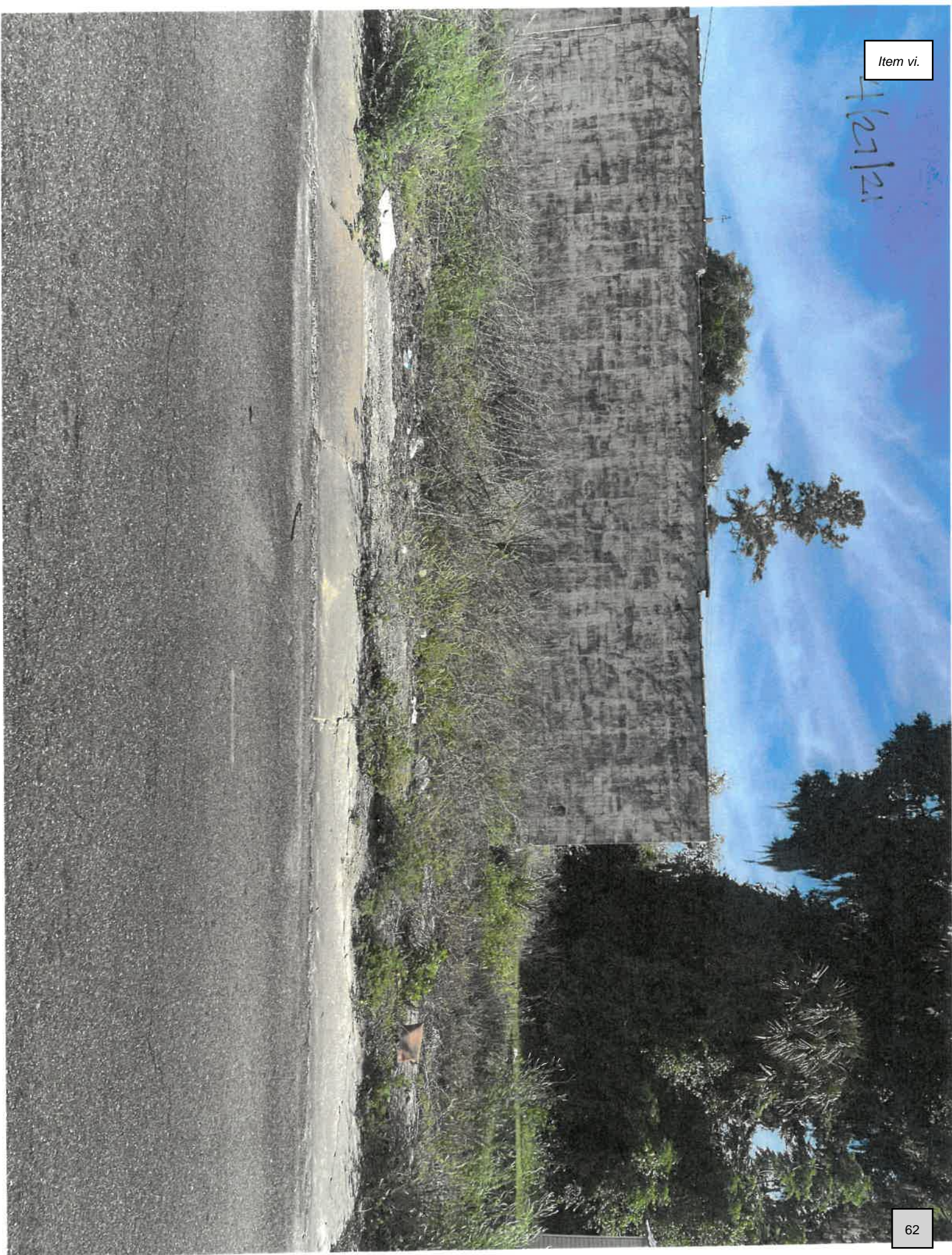
Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____

Bex Jones
 Tara M. Krieghauser COE/ City of Lake City
Bex Jones

4/27/21





CODE ENFORCEMENT- SPECIAL MAGISTRATE

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

NOTICE OF Violation

Item vi.

Case # 2021-00000048

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at 139 NE MARTIN LUTHER KING ST Parcel ID# 10968000:

INITIAL INSPECTION	Beverly A Jones	04/15/2021	3:57PM	Results <u>overgrown</u> <u>with debris</u> <u>scattered.</u>
--------------------	-----------------	------------	--------	---

Violation Code	Violation Description	Corrective Action
302.4 weeds	302.4 weeds IPMC	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. Remove all debris and dispose of

Violation Code	Municipal Code
302.4 weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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

Type of Corrective Action Due Date

Mow and remove debris by 4/26/21

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not

be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is heard.

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I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name

GIETKA, EDWARD M JR

Relationship owner

On date 4/15/21 time being _____

Personal Service

Posted on property and at City Hall
class mailing

Certified Mail, Return Receipt requested

First

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

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City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2021-00000048

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at 139 NE MARTIN LUTHER KING ST Parcel ID# 10968000:

INITIAL INSPECTION	Beverly A Jones	04/27/2021	10:54AM	<u>Results overgrown, trash scattered.</u>
INITIAL INSPECTION	Beverly A Jones	04/15/2021	3:57PM	<u>Results</u>

Violation Code	Violation Description	Corrective Action
302.4 weeds	302.4 weeds IPMC	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.

Violation Code	Municipal Code
302.4 weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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

Type of Corrective Action	Due Date
NOTICE OF VIOLATION	05/10/2021

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;

(3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement

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proceedings;

(4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name GIETKA, EDWARD M JR

Relationship owner

On date 4/27/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000048

Respondent GIETKA, EDWARD M JR

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) May 13, 202 at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

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

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name GIETKA, EDWARD M JR
Relationship owner

On date 4/27/21 time being Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector


Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

Parcel: << 00-00-00-10968-000 (39347) >>

Aerial Viewer Pictometry Google Maps

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Owner & Property Info

Owner	GIETKA EDWARD M JR 1100 N MARION AVE LAKE CITY, FL 32055-1320		
Site	139 MARTIN LUTHER KING ST, LAKE CITY		
Description*	NE DIV: BEG SE COR BLOCK 40, RUN N 50 FT, W 80 FT, S 50 FT, E 80 FT TO POB. (BLOCK 40) ORB 751-248, DC 882-2519, WD 1052-2105, WD 1052-2106, WD 1222-78, WD 1238-2410,		
Area	0.091 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1

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

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

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$1,600	Mkt Land	\$1,600
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,600	Just	\$1,600
Class	\$0	Class	\$0
Appraised	\$1,600	Appraised	\$1,600
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,600	Assessed	\$1,600
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,600 city:\$1,600 other:\$1,600 school:\$1,600	Total Taxable	county:\$1,600 city:\$1,600 other:\$0 school:\$1,600



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/24/2012	\$5,000	1238/2410	WD	I	Q	01
9/16/2011	\$100	1222/0078	WD	I	U	11
7/20/2005	\$10,000	1052/2106	WD	I	Q	
7/15/2005	\$100	1052/2105	WD	I	U	01

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	4,000.000 SF (0.091 AC)	1.0000/1.0000 1.0000/.8000000 /	\$0 /SF	\$1,600





Case # 2016-10000077

AFFIDAVIT OF NOTICE BY POSTING

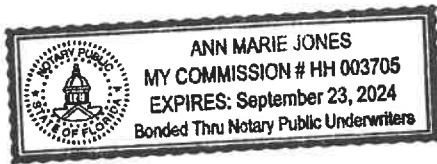
STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of April 2021, personally appeared, Beverly Jones, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 27th day of April 2021, I personally observed violations of City ordinances on real property located at: 139 NE MARTIN LUTHER KING ST ID# 010968-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.
3. On the 1st day of March 2021, I personally posted a copy of Notice of Violation and Hearing (a true and correct copy of which is attached) to the following person, at the following property location: 139 NE MARTIN LUTHER KING ST ID# 010968-000 where the violation occurred and also posted said notices at 205 N. Marion Ave, Lake City, Fl. 32055-City Hall on April 27th, 2021

Beverly Jones -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this ____ day of May 2021, by Be
who is personally known to me.

Signature of Notary

____ Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024