

# CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

July 08, 2021 at 1:00 PM

Venue: City Hall

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Due to the COVID-19 social distancing requirements, the City of Lake City will hold the July 08, 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.

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## AGENDA

### ROLL CALL

### MINUTES

### OLD BUSINESS

i. CASE 2018-283

OWNER: Diane Sherwin

ADDRESS:

PARCEL: 11924-000

REQUEST TO FILE LIEN PURSANT TO 162.09 (FL STATUTE), CITY TO PROCEED WITH FORECLOSURE PROCESS AS LIEN HAS NOT BEEN PAID

ii. removed-complied

CASE 12-148

OWNER: The Bay 421 Land Trust dated 4/1/2021

ADDRESS:628 se Saint Johns St

PARCEL: 13356000

REQUEST TO FILE LIEN PURSANT TO 162.09 (FL STATUTE), CITY TO PROCEED WITH FORECLOSURE PROCESS AS LIEN HAS NOT BEEN PAID

iii. CASE 12-149

OWNER: The Bay 421 Land Trust dated 4/1/2021

ADDRESS:614 se Saint Johns St

PARCEL: 13355000

REQUEST TO FILE LIEN PURSANT TO 162.09 (FL STATUTE), CITY TO PROCEED WITH FORECLOSURE PROCESS AS LIEN HAS NOT BEEN PAID

[iv.](#) CASE 18-575

OWNER: Nadine O'neail

ADDRESS:182 NW Washington

PARCEL: 11978-000

REQUEST TO FILE LIEN PURSANT TO 162.09 (FL STATUTE), CITY TO PROCEED WITH FORECLOSURE PROCESS AS LIEN HAS NOT BEEN PAID

**NEW BUSINESS**

[v.](#) Discuss IPMC 109.1 Imminent Danger-Authority

[vi.](#) CASE 21-87

OWNER: Wannie Lee Trust

ADDRESS:418 SE Evergreen

PARCEL: 07770-000

Violations:

IPMC 2018-301.2 Responsibility, 2018-301.3 Vacant Structures and Land, 2018-302.4 Weeds, 2018-302.8 Motor Vehicles, 109.1 Imminent Danger, 108.5 Prohibited Occupancy, 108.1.1 Unsafe Structure, 108.1 General, 110.1 General Demolition

vii. removed CASE 21-84

OWNER: Cleo Cushion

ADDRESS: 213 NE Martin Luther King St

PARCEL: 10955-000

Violations: IPMC 2018-301.3 Vacant Structure and Land, 2018-304.1 General, 2018 304.6 Exterior Walls, 2018-304.7 Roofs and Drainage, 110.1 General Demolition

viii. CASE 2021-99

OWNER: Bianca Washington

ADDRESS:180 SE McCray Ave

PARCEL: 13264-000

Violations: City Code-22-181 purpose, 22-153 purpose, 22-172 applicability, 22-155 maintenance, 22-191 Public Nuisance,

IPMC: 2018-301.2 Responsibility, 2018-304.1 General, 2018-304.18.2 Windows, 2018-305.1.1 Unsafe conditions, 2018 402.1 Habitable spaces, 2018-404.4 Bedroom and Living room requirements, 2018-502.2 Rooming Houses, 304.3 Premise Identification

ix. Removed- Complied

CASE 21-68

OWNER: Whiddon Construction

ADDRESS:547 SSE Putnam-vacant

PARCEL: 113406-001

Violations: IPMC 2018-302.4 weeds

x. CASE 18-348

OWNER: Patti Shaw

ADDRESS:488 NW Wilson

PARCEL: 11255000

Violations: IPMC 2018 302.4 Weeds, 304.1 General, 304.13 Windows/Doors, 305.4 walking surface, 108.1 Unsafe structure, 110.1 General Demolition

**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@lcfla.com](mailto:submissions@lcfla.com) no later than noon on the day of the meeting.

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING APPEAL**

from 5/13/21

Case # 2018-283

Respondent DIANE SHERWIN

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, JULY 8 2021 \_\_\_\_\_, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(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 \_\_\_\_\_ 6/17/21 \_\_\_\_\_ time being \_\_\_\_\_ Personal Service \_\_\_\_\_

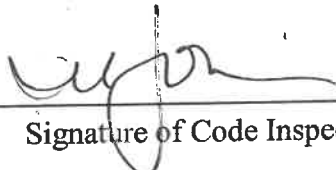
Posted on property and at City Hall

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

**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.

**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

Item i.

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.
<b><u>302.1 SANITATION</u></b>	

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., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(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.**



Jefferson  
Par 28-3S-17-11924-000 (40509) =>

Item i.

**Owner & Property Info**

Owner: **SHERWIN DIANNE**  
954 NE FAMU LN  
LAKE CITY, FL 32055

Site: 954 FAMU LN, LAKE CITY

Description\*: 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 PAGE SURVEY) & N DIV. BEG 454.87 FT E OF NW COR OF LOT 2 TOM PAGE SURVEY, RUN S 170 FT, E 190 FT, N 170 FT, ...more>>>

Area: 1.539 AC S/T/R  
Use Code\*\*: SINGLE FAMILY (0100) Tax District: 1 28-3S-17

\*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**

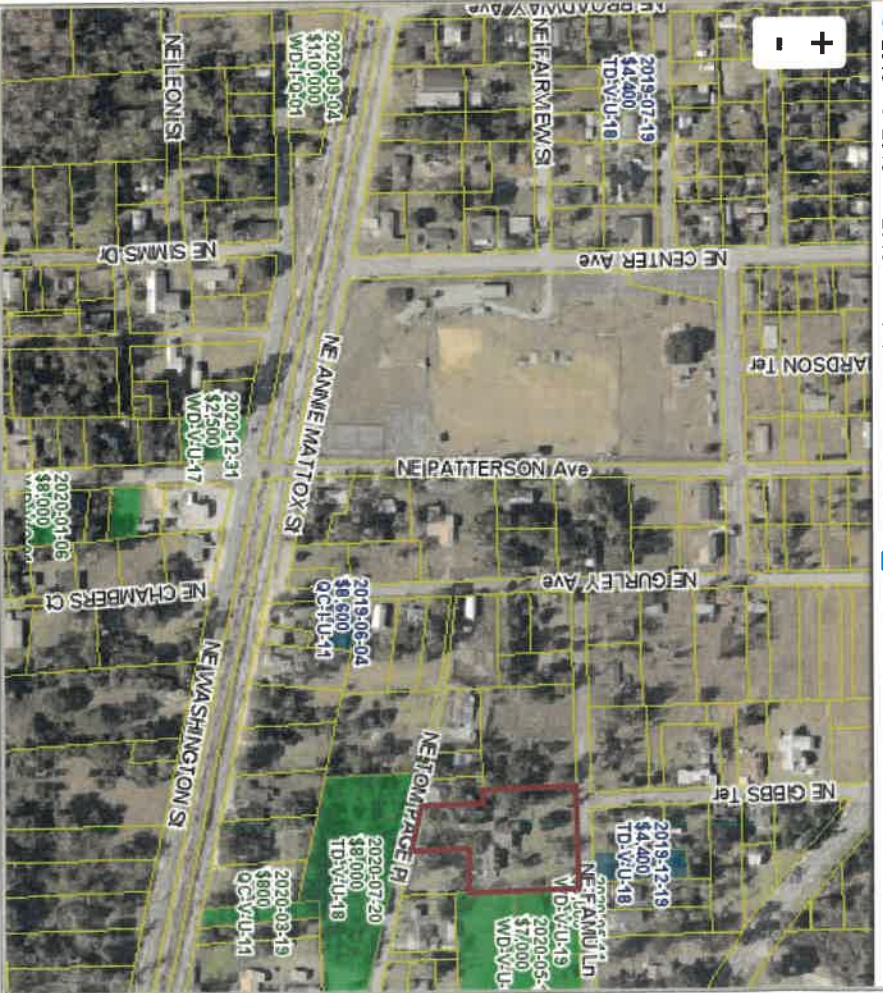
	2020 Certified Values	2021 Working Values
Mkt Land	\$10,858	\$10,859
Ag Land	\$0	\$0
Building	\$36,361	\$39,750
XFOB	\$1,800	\$1,800
Just	\$49,019	\$52,409
Class	\$0	\$0
Appraised	\$49,019	\$52,409
SOH Cap [?] [?]	\$0	\$0
Assessed	\$49,019	\$52,409
Exempt	\$0	\$0
Total Taxable	county:\$49,019 city:\$49,019 other:\$49,019 school:\$49,019	county:\$52,409 city:\$52,409 other:\$0 school:\$52,409

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/17/2020	\$100	1411/0373	WD	V	U	11
4/17/2020	\$100	1411/0371	WD	V	U	11
4/17/2020	\$100	1411/0369	WD	V	U	11
4/17/2020	\$100	1411/0367	WD	I	U	11
6/25/2019	\$100	1389/0449	WD	V	U	11
6/12/2019	\$100	1386/1681	PR	V	U	30
6/12/2019	\$100	1386/1677	PR	V	U	30
12/4/2018	\$0	1373/1906	PB	V	U	18
12/19/2017	\$100	1350/2112	WD	V	U	11
8/24/2017	\$100	1347/2276	WD	V	U	11
10/2/2009	\$100	1181/2081	WD	I	U	14

**Building Characteristics**

Aerial Viewer  
 2019  
 2016  
 2013  
 2010  
 2007  
 2005  
 Sales



## Track Another Package +

### Track Packages Anytime, Anywhere

Get the free Inform@d Delivery® feature to receive automated notifications on your packages

[Learn More](#)

([https://reg.usps.com/xsall?](https://reg.usps.com/xsall?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action))

**Tracking Number:** 70180680000115811384

Remove X

Your item was delivered to the front desk, reception area, or mail room at 3:16 pm on June 10, 2021 in WESLEY CHAPEL, FL 33544.

## Delivered, Front Desk/Reception/Mail Room

June 10, 2021 at 3:16 pm  
WESLEY CHAPEL, FL 33544

**Get Updates** v

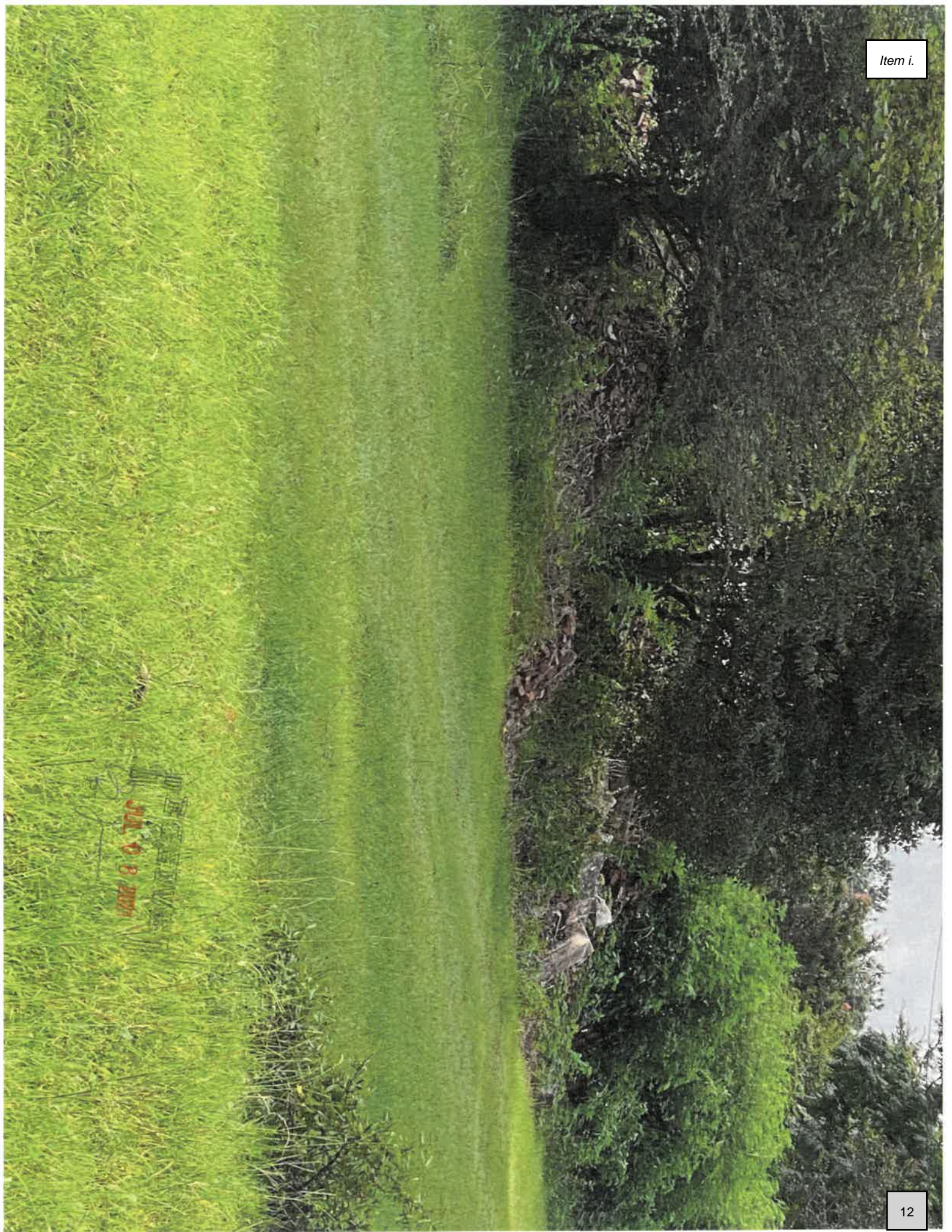
**Text & Email Updates** v

**Tracking History** v

**Product Information** v

Item i.





Case Data Sheet for case # 18-575

Parcel# 11 978-000

Address: 182 NW Washington

Owner: Nadine V. O'neal

Date of first inspection: 6/1/21

Notice of Violation sent: \_\_\_\_\_

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> NOV sent: \_\_\_\_\_

Notice of Hearing Sent: 6/1/21

Re-inspection: \_\_\_\_\_

process lien to start fine lien

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**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2018-00000375

Respondent O'NEAIL, NADINE V

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, July 8, 2021 \_\_\_\_\_, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(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 O'NEAIL, NADINE V Relationship owner

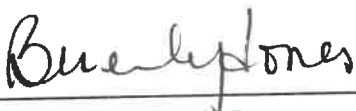
On date 6/1/21 time being \_\_\_\_\_ Personal Service

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.

Item iv. 00-00-00-11978-000 (40562) (→)

Property Info Result: 1 of 48

Owner	O'NEAL MADINE V		
Owner	182 NW WASHINGTON ST LAKE CITY, FL 32055		
Site	182 NW WASHINGTON ST, LAKE CITY		
Description*	N DIV: N1/2 EX E 141 FT. (BLOCK 69), ORB 493-523, 717-544	S/TR	29-3S-17
Area	0.166 AC	Tax District	1
Use Code**	SINGLE FAMILY (0100)		

\*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		\$5,433	Mkt Land \$5,434
Ag Land		\$0	Ag Land \$0
Building		\$19,120	Building \$15,518
XFOB		\$700	XFOB \$700
Just		\$25,253	Just \$21,652
Class		\$0	Class \$0
Appraised		\$25,253	Appraised \$21,652
SOH Cap [?]		\$0	SOH Cap [?] \$0
Assessed		\$25,253	Assessed \$21,652
Exempt		\$0	Exempt \$0
Total Taxable		country:\$25,253 city:\$25,253 other:\$25,253	country:\$21,652 city:\$21,652 other:\$0



Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005  Sales

Sales History		Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
Sale Date	12/1/1986	\$10,000	0609/0494	WD	1	U	01
	5/1/1979	\$15,000	0427/0284	03	1	Q	

Building Characteristics		Description*	Year Bt	Base SF	Actual SF	Bldg Value
Bldg Sketch		SINGLE FAM (0100)	1945	1083	1241	\$15,518
Sketch						

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

Extra Features & Out Buildings (Codes)		Desc	Year Bt	Value	Units	Dimns
Code	0252	LEAN-TO W/O FLOOR	2015	\$100.00	1.00	0 x 0
	0120	CLFENCE 4	2015	\$300.00	1.00	0 x 0
	0263	PRCH,USP	2015	\$300.00	1.00	0 x 0

Land Breakdown



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. 2018-00000575 (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 10<sup>th</sup> day of July 2019.

MAYOR - COUNCIL MEMBER  
STEPHEN M. WITT

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

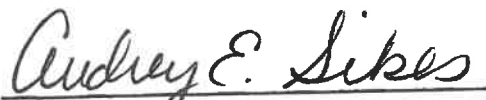
CITY MANAGER  
JOSEPH HELFENBERGER

CITY CLERK  
AUDREY E. SIKES

CITY ATTORNEY  
FRED KOBERLEIN, JR.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Inst: 201912017011 Date: 07/22/2019 Time: 2:08PM  
Page 1 of 5 B: 1389 P: 1483, 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. 2018-00000575

PETITIONER,

v.

NADINE O'NEAIL,

RESPONDENT.

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. Nadine O'Neil ("Respondent") is the owner of residential property located at 182 NW Washington Street 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 Respondent's Property on September 6, 2018, and observed a fire-damaged, vacant structure, an immobile, unlicensed motor vehicle, and overgrown vegetation and scattered debris on the Property.
3. Petitioner sent a Warning Notice to Respondent via USPS certified mail at 182 NW Washington Street, Lake City, Florida 32055 on September 13, 2018 requiring

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 obtain a permit from Petitioner for the demolition of the structure on the Property. Further, Respondent shall maintain the vegetation on the Property as needed to remain within Petitioner's allowed limits.
2. In the event that Respondent fails to comply with Paragraph 1 above, a daily fine of twenty-five 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.

DONE AND ORDERED in this 28<sup>th</sup> day of June 2019.

  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

Respondent to repair or demolish the structure and remove the vehicle no later than October 31, 2018.

4. On February 12, 2019, City of Lake City Code Inspector Beverly Jones re-inspected Respondent's Property and the condition was unchanged. Petitioner sent a second Warning Notice to Respondent via USPS certified mail at 182 NW Washington Street, Lake City, Florida 32055 requiring Respondent to repair or demolish the structure and remove the vehicle no later than March 30, 2019.
5. On May 13, 2019, Petitioner sent Respondent a Notice of Violation via USPS certified mail at 182 NW Washington Street, 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 Respondent to correct the violations no later than June 11, 2019. A receipt for these notices indicating that they were received by Respondent was not returned to Petitioner by USPS. Petitioner also posted copies of the Notice of Violation and Notice of Hearing at the Property and at the City of Lake City City Hall on May 31, 2019.
6. 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.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Nadine O'Neil at 182 NW Washington Street, Lake City, Florida. 32055 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to [jonesb@lcfla.com](mailto:jonesb@lcfla.com) this 28<sup>th</sup> day of June 2019.

  
Jennifer B. Springfield

Copies to:  
Joseph Helfenberger  
David Young

Item iv.



Item iv.



Item iv.



**PUBLIC NOTICE**  
**WARNING**  
THIS BUILDING AND OR LAND HAS BEEN FOUND TO BE DANGEROUS OR HAZARDOUS BY THE ENFORCING OFFICIAL. THIS NOTICE IS TO REMAIN ON THIS BUILDING OR LAND AS PLACED THEREON UNTIL THE REQUIREMENTS OF THE NOTICE WHICH HAS BEEN GIVEN THE OWNER HAVE BEEN FULLY COMPLIED WITH. IT IS UNLAWFUL TO REMOVE THIS NOTICE UNTIL SUCH REQUIREMENTS HAVE BEEN COMPLIED WITH.  
(ORD. NO. A-371, 7, 8 & 73)



**PUBLIC NOTICE**

NOTICE OF PUBLIC HEARING

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HAS SET FOR A PUBLIC HEARING TO BE HELD AT THE BOARD OF SUPERVISORS' OFFICE, 100 WEST WASHINGTON STREET, SAN DIEGO, CALIFORNIA, ON WEDNESDAY, SEPTEMBER 15, 2010, AT 10:00 AM. THE MATTER TO BE CONSIDERED AT THE HEARING IS THE PROPOSED AMENDMENT TO THE ZONING ORDINANCES OF THE COUNTY OF SAN DIEGO, CALIFORNIA, TO AMEND THE ZONING MAP AND ZONING ORDINANCES TO REPEAL THE EXISTING ZONING MAP AND ZONING ORDINANCES AND TO ADOPT A NEW ZONING MAP AND ZONING ORDINANCES. THE PROPOSED AMENDMENT IS AVAILABLE FOR PUBLIC REVIEW AT THE BOARD OF SUPERVISORS' OFFICE, 100 WEST WASHINGTON STREET, SAN DIEGO, CALIFORNIA, FROM 9:00 AM TO 5:00 PM, DAILY, EXCEPT ON WEDNESDAY, SEPTEMBER 15, 2010, WHEN THE OFFICE WILL BE CLOSED FOR THE PUBLIC HEARING. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSED AMENDMENT SHOULD CONTACT THE BOARD OF SUPERVISORS' OFFICE AT (619) 491-2200 OR VISIT THE BOARD OF SUPERVISORS' WEBSITE AT WWW.SANDEGO.CA.GOV. THE BOARD OF SUPERVISORS' OFFICE IS OPEN TO THE PUBLIC FOR COMMENT FROM 9:00 AM TO 5:00 PM, DAILY, EXCEPT ON WEDNESDAY, SEPTEMBER 15, 2010, WHEN THE OFFICE WILL BE CLOSED FOR THE PUBLIC HEARING. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSED AMENDMENT SHOULD CONTACT THE BOARD OF SUPERVISORS' OFFICE AT (619) 491-2200 OR VISIT THE BOARD OF SUPERVISORS' WEBSITE AT WWW.SANDEGO.CA.GOV. THE BOARD OF SUPERVISORS' OFFICE IS OPEN TO THE PUBLIC FOR COMMENT FROM 9:00 AM TO 5:00 PM, DAILY, EXCEPT ON WEDNESDAY, SEPTEMBER 15, 2010, WHEN THE OFFICE WILL BE CLOSED FOR THE PUBLIC HEARING. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSED AMENDMENT SHOULD CONTACT THE BOARD OF SUPERVISORS' OFFICE AT (619) 491-2200 OR VISIT THE BOARD OF SUPERVISORS' WEBSITE AT WWW.SANDEGO.CA.GOV.

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, the 17th day of June 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 17th day of June 2021, I personally observed violations of City ordinances on real property located at: 182 NW WASHINGTON ST/parcel -11978-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.

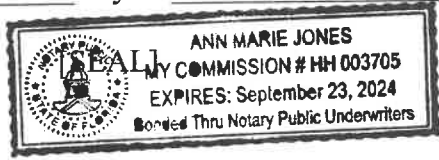
3. On the 17th day of June 2021, 2021, at, I personally POSTED A NOTICE TO APPEAR, a copy of Notice of NOTICE OF VIOLATION AND AN NOTICE TO APPEAR (a true and correct copy of which is attached) AT THE PARCEL LOCATION AND AT CITY HALL (205 n Marion Ave)

*Beverly Jones*

\_\_\_\_\_  
Beverly Jones  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this

18 day of June, 2021, by Beverly Jones, who is personally known to me.



*Ann Marie Jones*

\_\_\_\_\_  
Signature of Notary

*Ann Marie Jones*

\_\_\_\_\_  
Print or Type Name

My Commission expires: September 23, 2024





sures to correct the unsafe condition. If this is not done promptly, the code official has the authority to directly abate the unsafe conditions and bill the owner for the abatement work in accordance with the code.

**108.7 Record.** The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the structure and the nature of the unsafe condition.

- ❖ The code official must file a report on each investigation of unsafe conditions, stating the occupancy of the structure and the nature of the unsafe condition.

## SECTION 109 EMERGENCY MEASURES

**109.1 Imminent danger.** When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

- ❖ If the code official has determined that failure or collapse of a building or structure is imminent, failure has occurred that results in a continued threat to the remaining structure or adjacent properties or any other unsafe condition as described in this section exists in a structure, he or she is authorized to require the occupants to vacate the premises and to post such buildings or structures as unsafe and not occupiable. Unless authorized by the code official to make repairs, secure or demolish the structure, it is illegal for anyone to enter the building or structure. This will minimize the potential for injury.

**109.2 Temporary safeguards.** Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code official* shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency.

- ❖ This section recognizes the need for immediate and effective action in order to protect the public. This section empowers the code official to cause the necessary work to be done to temporarily minimize the imminent danger without regard for due process. This

section has to be viewed critically insofar as the danger of structural failure must be "imminent"; that is, readily apparent and immediate.

**109.3 Closing streets.** When necessary for public safety, the *code official* shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

- ❖ The code official is authorized to temporarily close sidewalks, streets and adjacent structures as needed to provide for the public safety from the unsafe building or structure when an imminent danger exists. Since the code official may not have the direct authority to close sidewalks, streets and other public ways, the agency having such jurisdiction (e.g., the police or highway department) must be notified.

**109.4 Emergency repairs.** For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

- ❖ The cost of emergency work may have to be initially paid for by the jurisdiction. The important principle here is that the code official must act immediately to protect the public when warranted, leaving the details of costs and owner notification for later.

**109.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the *owner* of the *premises* or *owner's* authorized agent where the unsafe structure is or was located for the recovery of such costs.

- ❖ The cost of emergency repairs is to be paid by the jurisdiction, with subsequent legal action against the owner to recover such costs. This does not preclude, however, reaching an alternative agreement with the owner.

**109.6 Hearing.** Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

- ❖ Anyone ordered to take an emergency measure or to vacate a structure because of an emergency condition must do so immediately.

Thereafter, any affected party has the right to appeal the action to the appeals board to determine whether the order should be continued, modified or revoked.

It is imperative that appeals to an emergency order occur after the hazard has been abated, rather than before, to minimize the risk to the occupants, employees, clients and the public.

## SECTION 110 DEMOLITION

**110.1 General.** The *code official* shall order the *owner* or *owner's* authorized agent of any *premises* upon which is located any structure, which in the *code official's* or *owner's*

## SCOPE AND ADMINISTRATION

authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the *code official* shall order the *owner* or *owner's* authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the building official.

❖ This section describes conditions where the code official has the authority to order the owner to remove the structure. Conditions where the code official may give the owner the option of repairing the structure or boarding the structure for future repair are also in this section. The code official should carefully document the condition of the structure prior to issuing a demolition order to provide an adequate basis for ordering the owner to remove the structure. Note that Appendix A contains boarding provisions, but must be specifically referenced in the adopting ordinance of the jurisdiction to be mandatory.

**110.2 Notices and orders.** Notices and orders shall comply with Section 107.

❖ Before the code official can pursue action to demolish a building in accordance with Section 110.1 or 110.3, it is imperative that all owners and any other persons with a recorded encumbrance on the property be given proper notice of the demolition plans (see Section 107 for notice and order requirements).

**110.3 Failure to comply.** If the *owner* of a *premises* or *owner's* authorized agent fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

❖ Where the owner fails to comply with a demolition order, the code official is authorized to take action to have the building razed and removed. The costs are to be charged as a lien against the real estate. To reduce complaints regarding the validity of demolition costs, the code official will obtain competitive bids from several demolition contractors before authorizing any contractor to raze the structure.

**110.4 Salvage materials.** Where any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including

the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

❖ The governing body may sell any valuables or salvageable materials for the highest price obtainable. The costs of demolition are then to be deducted from any proceeds from the sale of salvage. If a surplus of funds remains, it is to be remitted to the owner with an itemized expense and income account; however, if no surplus remains, this must also be reported.

## SECTION 111 MEANS OF APPEAL

**[A] 111.1 Application for appeal.** Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

❖ This section allows a person with a material or definitive interest in the decision of the code official to appeal that decision. The aggrieved party may not appeal a code requirement. The appeal process is not intended to waive or set aside a code requirement, but to provide a means of reviewing a code official's decision on an interpretation or application of the code or to approve or reject the equivalency of protection to the code requirement.

**[A] 111.2 Membership of board.** The board of appeals shall consist of not less than three members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The *code official* shall be an ex-officio member but shall not vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

❖ The concept of the board is to provide an objective group of persons who review the matters brought to them and make a collective decision. The members of the board are not to be employees of the jurisdiction and are to have sufficient knowledge and experience to act on the concerns that are heard. A minimum of three board members is specified for a fair and impartial hearing process. Staggered terms are appropriate for uniform changeover such that a minimum number of board members are new each year. The number of members is to be determined by the chief appointing authority.

**[A] 111.2.1 Alternate members.** The chief appointing authority shall appoint not less than two alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate

Case Data Sheet for case # 21-87

Parcel# 07770-000

Address: 418 SE Evergreen

Owner: Wannie Lee Trust

Date of first inspection: 5/28/21

Notice of Violation sent: 5/28/21

2<sup>nd</sup> inspection date: 6/17/21

2<sup>nd</sup> NOV sent: \_\_\_\_\_

Notice of Hearing Sent: 5/28/21

Re-inspection: \_\_\_\_\_

Imminent danger - City is boarding structure  
as roof has collapsed

**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 # 2021-00000087**

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 418 SE EVERGREEN DR Parcel ID# 07770000:

INITIAL INSPECTION	Beverly A Jones	05/28/2021	11:45AM	<u>Results structure roof has collapsed, overgrown, debris scattered. Vehicle abandoned in yard.</u>
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Violation Code	Violation Description	Corrective Action
2018-301.2 Responsibility	Structure's roof has collapsed and structure is unsafe. Posted prohibited occupancy, structure must be demolished as it is in a state of disrepair that can not be fixed.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. Remove all inoperative or unlicensed motor vehicles from property. Owner must take action immediately to demolish the structure, obtain permits to do so.
2018-301.3 Vacant structures and land.		
2018-302.4 Weeds		
2018-302.8 Motor vehicles.		
<b>109.1 Imminent danger</b>		
<b>108.5</b>		
<b>108.1.1</b>		
<b>108.1 General</b>		
<b>110.1 General</b>		

Violation Code	Municipal Code
2018-301.2 Responsibility	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.
2018-301.3 Vacant structures and land.	Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
2018-302.4 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.	Item vi.
2018-302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.	
<b>109.1 Imminent danger</b>	<b>109.1 Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.</b>	
<b>108.5</b>	108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner, owner's authorized agent or person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.	
<b>108.1.1</b>	108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.	
<b>108.1 General</b>	108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code	
<b>110.1 General</b>	110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure;	

	<p>or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.</p>	<div style="border: 1px solid black; padding: 2px; font-size: small;">Item vi.</div>
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**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
Immediately secure the open structure	
Demolish structure by 7/4/21	
Weeds, vehicle and debris removal by 6/10/21	

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.

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

Name Wannie Lee Trust Relationship owner

On date 5/28/21 time being Personal Service

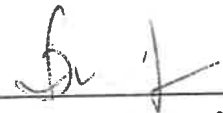
Posted on property and at City Hall  Certified Mail, Return Receipt requested

class mailing

Refused to sign, drop service

First

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 # 2021-00000087

Respondent WANNIE LEE TRUSTEE

**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 7/8/21 \_\_\_\_\_, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(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 WANNIE LEE TRUSTEE Relationship owner

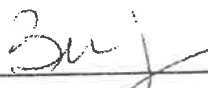
On date 5/28/21 time being \_\_\_\_\_ Personal Service

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.**

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, the 17th day of June 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.

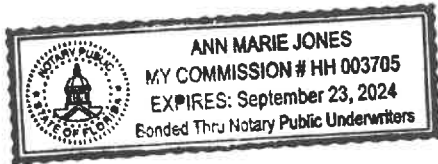
2. On the 17th day of June 2021, I personally observed violations of City ordinances on real property located at: 418 se Evergreen/ parcel -07770-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.

3. On the 17th day of June 2021, 2021, at, I personally POSTED A NOTICE TO APPEAR, a copy of Notice of NOTICE OF VIOLATION AND AN NOTICE TO APPEAR (a true and correct copy of which is attached) AT THE PARCEL LOCATION AND AT CITY HALL (205 n Marion Ave)

B. J.  
Beverly Jones  
Code Enforcement Inspector

18 day of June, 2021, by Beverly Jones, who is personally known to me.

[SEAL]



Ann Marie Jones  
Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2024

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

7018 0580 0001 1581 1391



JACKSONVILLE FL 320  
8 JUN 2021



UNITED STATES POSTAGE  
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MAILED FROM ZIP CODE 32055  
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\$ 006.960  
JUN 07 2021

Manue Lee Trust  
418 SE Evergreen  
Lake Nixie

Q-3  
0006/14/21

~~32055-10001~~  
VAC

BC: 32055391805

\*1438-02534-08-40  
RETURN TO SENDER  
VACANT FORWARD  
UNABLE TO FORWARD





Item vi.













Case Data Sheet for case # 2021-99

Parcel# 13264-000

Address: 180 ~~SE~~ Mcray

Owner: Bianca Washington

Date of first inspection: 6/15/21

Notice of Violation sent: 6/15/21

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> NOV sent: \_\_\_\_\_

Notice of Hearing Sent: 6/15/21

Re-inspection: \_\_\_\_\_

Life Safety

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**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

Item viii.

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

**Case # 2021-00000099**

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 180 SE MCCRAY AVE Parcel ID# 13264000:

INITIAL INSPECTION	Beverly A Jones	06/15/2021	11:40AM	Results- complainant stated that single family zoned home was being used as a rooming house, shed being occupied as a home. No 911 address.
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Violation Code	Violation Description	Corrective Action
22-181 purpose	Tenant advised structure was a rooming house with 8 or more individuals staying in it. Safety concerns are present as construction occurred without permits to add additional rooms, no exit signs, windows are broken. Property is zoned as residential single family and can only be used as this. Occupancy must cease immediately. Shed is for storage only it is not rated for occupancy. All tenants must be removed immediately as structure is a safety hazard and causing blight activity for neighborhood	
22-153 purpose		
22-172 applicability		
22-155 maintenance		
2018-301.2 Responsibility		
2018-304.1 General		
2018-304.18.2 Windows		
2018-305.1.1 Unsafe conditions.		
2018-402.1 Habitable spaces		
2018-404.4 Bedroom and living room requirements.		
2018-502.2 Rooming houses.		
<b>304.3 Premises identification</b>		
SECTION 22-191 PUBLIC NUISANCE		

Violation Code	Municipal Code
22-181 purpose	The purpose of this Code is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance,

	<p>appearance and condition of commercial, business and industrial premises; establish minimum standards governing utilities, facilities and other physical components and conditions essential to make the aforesaid facilities fit for human occupancy and use; to fix certain responsibilities and duties upon owners and operators; to authorize and establish procedures for the inspection of commercial, business and industrial premises; to fix penalties for violations of this Code, and to provide for the repair, demolition or vacation of commercial, business or industrial premises. This Code is hereby declared to be remedial and essential for the public interest and it is intended that this Code be liberally construed to effectuate the purposes as stated herein.</p>	<i>Item viii.</i>
<b>22-153 purpose</b>	All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by these minimum standards codes in a building when erected, altered, or repaired, shall be maintained in good working order.	
<b>22-172 applicability</b>	The overall purpose of these minimum standards codes is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance, appearance and condition of residential, rental properties, housing, commercial, business and industrial premises; to establish minimum standards governing utilities, facilities and other physical components and conditions essential to make the aforesaid facilities fit or occupancy and use; to require structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire, nuisances, and other hazards; to conserve and maintain a viable housing stock to basic standards essential for human occupancy and use; to minimize the degree to which the economic welfare of adjacent property is adversely affected or impaired; and to positively influence those factors which contribute to neighborhood blight.	
<b>22-155 maintenance</b>	<p>Every building used in whole or in part as a dwelling unit or as two or more dwelling units, or as rooming or boarding houses, shall conform to the requirements of this Code irrespective of the primary use of such building, and irrespective of when such building may have been constructed, altered or repaired.</p> <p>This Code establishes minimum standards for occupancy, and does not replace or modify standards otherwise established for construction, replacement or repair of buildings except such as are contrary to and less stringent than the provisions of this Code.</p> <p>No owner or operator shall let for occupancy by any person any premises, any dwelling, dwelling unit, rooming house, or building which contain major violations as defined in this minimum standards code.</p>	
<b>2018-301.2 Responsibility</b>	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.	

<p>4.5.1 District and intent LDR</p>	<p>The "RSF" Residential, Single Family category includes three (3) zone districts: RSF-1, RSF-2, and RSF-3. It is the intent of these districts to provide for single family areas of low to medium density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requirements for lot area, width, and certain yards.</p>
<p>4.5.2 PERMITTED PRINCIPAL USES AND STRUCTURES</p>	<p>1. Single family dwellings.</p>
<p>2018-304.1 General</p>	<p>The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.</p>
<p>2018-304.18.2 Windows</p>	<p>Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p>
<p><b><u>. 2018-305.1 General.</u></b></p>	<p>The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.</p>
<p>2018-305.1.1 Unsafe conditions</p>	<p>The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. 3. Structures or components thereof that have reached their limit state. 4. Structural members are incapable of supporting nominal loads and load effects. 5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>
<p>2018-402.1 Habitable spaces</p>	<p>Every habitable space shall have not less than one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for</p>



	every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall	Item viii.
<b>2018/IPMC/2018-404.5 Overcrowding..</b>	Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.	
<b>.304.3 premise address</b>	Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).	
<b>22-191</b>	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	

**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  
**Cease rooming house activity immediately**

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 Bianca Washington

Relationship owner

On date 6/15/21 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

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 # 2021-99

Respondent BIANCA WASHINGTON

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, July 8, 2021 \_\_\_\_\_, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(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 BIANCA WASHINGTON Relationship \_\_\_\_\_ owner \_\_\_\_\_

On date 6/16/21 time being \_\_\_\_\_ Personal Service

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

First class mailing

Refused to sign, drop service



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.

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, the 17TH day of JUNE, 2021, personally appeared, BEVERLY JONES, who, after being first duly sworn on oath, deposes and says:

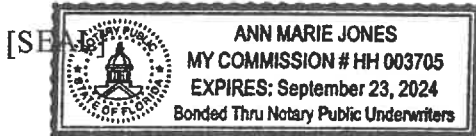
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. On the 17TH day of JUNE, 2021 I personally observed violations of City ordinances on real property located at: 180 SE MCCRAY/Parcel 13264000 (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 17TH day of JUNE, 2021, at \_\_\_\_\_ time, I personally POSTED A NOTICE OF VIOLATION AND AN NOTICE TO APPEAR, a copy of Notice of NOTICE OF VIOLATION AND AN NOTICE TO APPEAR (a true and correct copy of which is attached) AT THE PARCEL LOCATION AND AT CITY HALL (205 n Marion Ave)

\_\_\_\_\_  
BEVERLY JONES  
Code Enforcement Inspector

16 day of June, 2021, by BEVERLY JONES, who is personally known to me.



Ann Marie Jones  
Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2024

Parcel: << 00-00-00-13264-000 (41775) >>

Owner & Property Info

Owner	WASHINGTON BIANCA 180 SE MCCRAY AVE LAKE CITY, FL 32025		
Site	180 MCCRAY AVE, LAKE CITY		
Description*	E DIV: LOTS 5 & 6 THOMPSON S/D BLOCK 264, 468-569, 768-245, 805-1269, 806-507 THRU 511, 832-1465, 856-336, WD 1019-1150,		
Area	0.366 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

Aerial Viewer Pictometry Google Maps

- 2019 2016 2013 2010 2007 2005 2000 Sales



Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$11,970	Mkt Land	\$11,970
Ag Land	\$0	Ag Land	\$0
Building	\$69,283	Building	\$75,774
XFOB	\$2,200	XFOB	\$2,200
Just	\$83,453	Just	\$89,944
Class	\$0	Class	\$0
Appraised	\$83,453	Appraised	\$89,944
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$83,453	Assessed	\$89,944
Exempt	\$0	Exempt	\$0
Total	county:\$82,438 city:\$82,438 Total	Total	county:\$89,944 city:\$89,944
Taxable	other:\$82,438 school:\$83,453 Taxable	Taxable	other:\$0 school:\$89,944

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/25/2004	\$79,000	1019/1150	WD	I	Q	
9/15/2000	\$65,000	0910/1955	WD	I	Q	
4/1/1998	\$58,500	0856/0336	WD	I	Q	
12/13/1996	\$55,000	0832/1465	WD	I	Q	
6/2/1995	\$15,000	0806/0511	WD	I	U	12
6/1/1995	\$30,000	0806/0507	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Bilt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1940	1693	2179	\$75,774

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Bilt	Value	Units	Dims

Item viii.

Item viii.



Item viii.



Item viii.





MAGISTRATE

City  
n Ave.  
lorida 32055

Case # 2021-99

Item viii.

Respondent BIANCA WASHINGTON

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the  
magistrate- of Lake City, Florida on (day) Thursday, July 8, 2021 \_\_\_\_\_, at

**ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

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

Case # 2021-00000099

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 180 SE MCCRAY AVE Parcel ID# 13264000:

INITIAL INSPECTION	Beverly A Jones	06/15/2021	11:40AM	Results- complainant stated that single family zoned home was being used as a rooming house, shed being occupied as a home. No 911 address.
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Violation Code	Violation Description	Corrective Action
22-181 purpose	Tenant advised structure was a rooming house with 8 or more individuals staying in it. Safety concerns are present as construction occurred without permits to add additional rooms, no exit signs, windows are broken. Property is zoned as residential single family and can only be used as this. Occupancy must cease immediately. Shed is for storage only it is not rated for occupancy. All tenants must be removed immediately as structure is a safety hazard and causing blight activity for neighborhood	
22-153 purpose		
22-172 applicability		
22-155 maintenance		
2018-301.2 Responsibility		
2018-304.1 General		
2018-304.18.2 Windows		
2018-305.1.1 Unsafe conditions.		
2018-402.1 Habitable spaces		
2018-404.4 Bedroom and living room requirements.		
2018-502.2 Rooming houses.		
304.3 Premises Identification		
SECTION 22-191 PUBLIC NUISANCE		

Violation Code Municipal Code  
 22-181 purpose The purpose of this Code is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance.





**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

Item x.

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

**Case # 2018-00000348**

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 499 NW SEABOARD LN Parcel ID# 11255000: AKA 488 NW WILSON

INSPECTION	Beverly A Jones	04/22/2021	2:07PM	<u>Results-Results-structure has since caught fire, needs the remaining portion of structure to be demolished.</u>
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Violation Code	Municipal Code
302.4 weeds	REMAINING PORTION OF STRUCTURE TO BE DEMOLISHED WITH PERMIT. REMOVE ALL DEBRIS AND OVERGROWTH
302.7	
Accessory structures	
304.1 General.	
304.13	
Window, skylight and door	
305.4 Stairs and walking surface	
sec 108.1	
sec 110.1	
sec 506.2	

Violation Code	Violation Description
302.4 weeds	<p><b>302.4 weeds IPMC</b></p> <p>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,</p>

		and the costs of such removal shall be paid by the owner or agent responsible for the property.	Item x.
302.7 Accessory structures	302.7 Accessory structures IPMC	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.	
304.1 General.	304.1 General. IPMC	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	
304.13 Window, skylight and door	304.13 Window, skylight and door frames	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	
305.4 Stairs and walking surface	305.4 Stairs and walking surfaces IPMC	Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.	
sec 108.1	sec 108.1 general ipmc unsafe structures and equipment	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.	
sec 110.1	sec 110.1 general-demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	

**X 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

Comply WITH NOTICE OF VIOLATION'S CORRECTIVE ACTION BY 7/10/21

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.

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

Name PATTI SHAW Relationship OWNER

On date 4/22/21 time being Personal Service

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

First class mailing

Refused to sign, drop service



Print Name of Code Inspector

Signature of Code Inspector

**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

Item x.

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

**Case # 2020-00000348**

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 499 NW SEABOARD LN Parcel ID# 11255000: AKA 488 NW WILSON

REINSPECTION	Beverly A Jones	06/16/2021	9:45AM	NO IMPROVEMENT
INSPECTION	Beverly A Jones	04/22/2021	2:07PM	<u>Results-Results-structure has since caught fire, needs the remaining portion of structure to be demolished.</u>

Violation Code	Municipal Code
302.4 weeds	REMAINING PORTION OF STRUCTURE TO BE DEMOLISHED WITH PERMIT. REMOVE ALL DEBRIS AND OVERGROWTH
302.7	
Accessory structures	
304.1 General.	
304.13	
Window, skylight and door	
305.4 Stairs and walking surface	
sec 108.1	
sec 110.1	
sec 506.2	

Violation Code	Violation Description
302.4 weeds	<p><b>302.4 weeds IPMC</b></p> <p>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</p>





(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):

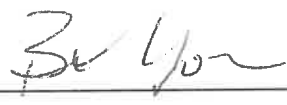
Name PATTI SHAW Relationship OWNER

On date 6/17/21 time being Personal Service

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

First class mailing

Refused to sign, drop service

  
\_\_\_\_\_

Print Name of Code Inspector

Signature of Code Inspector

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, the 17TH day of JUNE, 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.

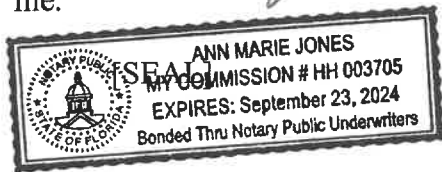
2. On the 17TH day of JUNE, 2021 I personally observed violations of City ordinances on real property located at: 488 nw Wilson/11255-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.

3. On the 17TH day of JUNE, 2021, at \_\_\_\_\_ time, I personally POSTED A NOTICE OF VIOLATION AND AN NOTICE TO APPEAR, a copy of Notice of NOTICE OF VIOLATION AND AN NOTICE TO APPEAR (a true and correct copy of which is attached) AT THE PARCEL LOCATION AND AT CITY HALL (205 n Marion Ave)

\_\_\_\_\_  
BEVERLY JONES  
Code Enforcement Inspector

16 day of June, 2021, by BEVERLY JONES, who is personally known to me.

SWORN TO AND SUBSCRIBED before me this



Ann Marie Jones  
Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2024

Jefferson  
Part 00-00-00-11255-000 (39673) Item x.

Owner & Property Info

**SHAW PATTI**  
 C/O CLIFFORD RAWLS  
 488 NW WILSON ST  
 LAKE CITY, FL 32055

Site: 488 NW WILSON ST, LAKE CITY

Description\*: NW DIV: E1/3 OF LOT 17, ORB 518-421

Area: 0.291 AC S/T/R: 30-3S-17

Use Code\*\*: SINGLE FAMILY (0100) Tax District: 1

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

Property & Assessment Values

	2020 Certified Values	2021 Working Values
Mkt Land	\$6,354	\$6,354
Ag Land	\$0	\$0
Building	\$11,170	\$12,566
XFOB	\$550	\$550
Just	\$18,074	\$19,470
Class	\$0	\$0
Appraised	\$18,074	\$19,470
SOH Cap [?]	\$0	\$0
Assessed	\$18,074	\$19,470
Exempt	\$0	\$0
Total Taxable	county:\$18,074 city:\$18,074 other:\$18,074 school:\$18,074	county:\$19,470 city:\$19,470 other:\$0 school:\$19,470

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
			NONE			

Building Characteristics

Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1960	756	935	\$12,566

Extra Features & Out Buildings (Codes)

Code	Desc	Year Bit	Value	Units	Dims
0285	SALVAGE	0	\$350.00	1.00	0 X 0
0120	CLFENCE 4	1993	\$200.00	1.00	0 X 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value



Aerial Viewer | Picometry | Google Maps

2019 | 2016 | 2013 | 2010 | 2007 | 2005 | Sales

- 22-155
- 301.3 Vacant structures and land
- 302.4 weeds
- 304.1 General.
- 305.4 Stairs and walking surface
- Sec 22-191

removed. Structure is a ...  
via a fl licensed contractor.

Item x.

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**  
City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055

**NOTICE OF HEARING**

Case # 2018-00000348



respondent SHAW PATTI

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, August 12, 2021 \_\_\_\_\_, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said

**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**  
City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055  
386-719-5746

Case # 2018-00000348

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 499 NW SEABOARD LN Parcel ID# 11255000: AKA 488 NW WILSON

REINSPECTION	Beverly A Jones	06/16/2021	9:45AM	NO IMPROVEMENT <u>Results-Results-structure has since caught fire, needs the remaining portion of structure to be demolished.</u>
INSPECTION	Beverly A Jones	04/22/2021	2:07PM	

Violation Code: 302.4 weeds  
302.7 Accessory structures  
304.1 General.  
304.13 Window, skylight and door  
305.4 Stairs and walking surface  
sec 108.1  
sec 110.1  
sec 506.2

Municipal Code: REMOVE ALL DERRIS AND OVERGROWTH

REMAINING PORTION OF STRUCTURE TO BE DEMOLISHED WITH PERMIT.

Violation Code	Violation Description
302.4 weeds	302.4 weeds IPPMC

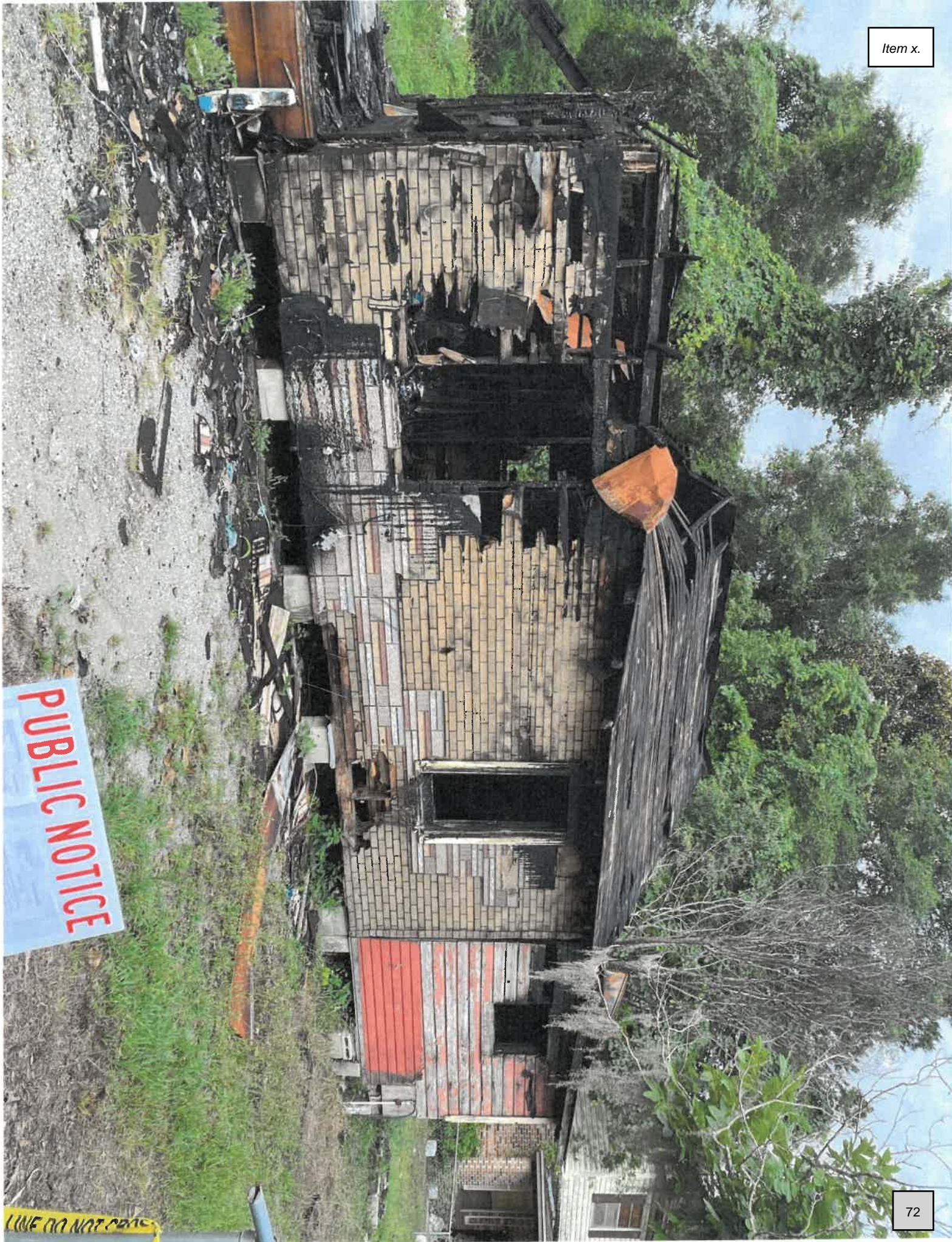
Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious grasses shall be prohibited. Weeds shall be defined as all shrubs provided; however, this term shall not include cultivated flowers and gardens, other than those which are...





**Public Notice**  
**WARNING**  
THIS BUILDING AND ON LAND HAS BEEN FOUND TO BE  
UNSAFE TO OCCUPY. IT IS TO BE DEMOLISHED BY THE  
CITY OF HOUSTON. YOU ARE ADVISED THAT THE CITY OF  
HOUSTON HAS BEEN ADVISED THAT YOU ARE THE  
OWNER OF THIS PROPERTY. YOU SHOULD CONTACT THE  
CITY OF HOUSTON IMMEDIATELY AT 713-755-3333  
FOR MORE INFORMATION.

**PUBLIC NOTICE**





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JUL 08 2021

BY: *Ryan*



Item x.

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BY:

*[Handwritten signature]*