

# CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

June 05, 2024 at 5:30 PM

Venue: CMT - Communications Media Technology

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## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 N. Marion Avenue, Lake City, FL 32055. Member of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

### NEW BUSINESS

- i. Case # CE 24-00000026, Kenneth & Kathie Townsend, as owners, Kenneth & Kathie Townsend as respondents, gives address as 530 SE Monroe Street Lake City, FL 32025, located on parcel # 00-00-00-13425-000.

**Violations:**

1. City Ordinance Sec. 104-48,- Dead or diseased tree removal on private property.

- ii. Case # CE 24-00000032, Gloria Jones c/o Tonya Flucas, as owner, Gloria Jones c/o Tonya Flucas as respondents, gives address as 988 NE Bascom Norris Drive Lake City, FL 32055, located on parcel number 28-3S-17-11174-004.

**Violations:**

1. IPMC 108.1.1 Unsafe structures.
2. IPMC 108.1.3 Structure unfit for human occupancy.

### ADJOURNMENT

#### 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/84659541815>

**Meeting ID: 846 5954 1815**

**One Tap Mobile:**

1-305-224-1968,,84659541815# US

1-301-715-8592,,84659541815# US (Washington DC)

**Dial by your location:**

+1 305 224 1968 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

833 548 0282 US Toll-Free

877 853 5247 US Toll-Free

888 788 0099 US Toll-Free

833 548 0276 US Toll-Free

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.

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.

**File Attachments for Item:**

i. Case # CE 24-00000026, Kenneth & Kathie Townsend, as owners, Kenneth & Kathie Townsend as respondents, gives address as 530 SE Monroe Street Lake City, FL 32025, located on parcel # 00-00-00-13425-000.

**Violations:**

1. City Ordinance Sec. 104-48,- Dead or diseased tree removal on private property.



| Subject  | Author        | Last Changed Date/Time |
|--|---------------|------------------------|
| Investigation<br>On May 24, 2024 I posted the NOH and affidavit of notice posting on the property located at 530 SE Monroe Street and at City Hall. Photos were taken.   | Marshall Sova | 05/24/2024 09:54:06 AM |
| Investigation<br>On May 20, 2024 the certified green card was returned to me as delivered to Martha Chatmon. It was delivered on May 15, 2024.   | Marshall Sova | 05/20/2024 10:22:46 AM |
| Re-Inspection<br>On May 10, 2024 I re-inspected the property and the owner has not complied. I prepared a send NOV and a NOH for the owner to appear in front of the Special Magistrate on June 5, 2024. The NOH was posted to the city website on May 10, 2024.<br><br>7021 0350 0000 5416 1713<br><br>A NOH was also sent to Martha Chatmon on 5/10/2024 to appear at the Special Magistrate hearing.<br>7021 0350 0000 5416 1720  | Marshall Sova | 05/10/2024 12:40:12 PM |
| Investigation<br>On April 19, 2024 the certified letter was returned to me as not deliverable as addressed. I was able to get in touch with Mrs. Townsend and obtained a new address of 401 SE Nancy Ave. Branford, FL 32008. A New NOV was prepared and mailed certified to the owner on April 22, 2024 with a compliance date of May 7, 2024.<br><br>Kathie Townsend (386)397-6952<br>7021 0350 0000 5416 1645   | Marshall Sova | 04/22/2024 08:41:23 AM |
| Initial Inspection<br>ON April 8, 2024 I received a phone call form Martha Chatmon complaining of a dead tree in her neighbors yard that is leaning towards her property. The property in question is located at 530 SE Monroe Street. I inspected the tree and deemed that the tree is dead and the bark is falling off of the tree. The tree is also infested in carpenter ants. Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the owner of the property with a compliance date of April 23, 2024.<br><br>The tree is in violation of City Ordinance Sec. 104-48- Dead or diseased tree removal on private property which states: The city shall have the right to cause the removal of any dead or diseased tree(s) on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes a potential threat to other trees within the city. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the administrator to remove such trees and the removal shall be done by said owners at the owners expense within 30 days after the date of service of such notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal to the owner(s) of the property. | Marshall Sova | 04/08/2024 01:31:18 PM |



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

Item i.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: April 8, 2024 Name (required) Martha Chatmon  
Phone: 386-961-5043 Address: 550 SE Monroe St Lake City, FL 32025 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 550 SE Monroe Street Lake City, FL 32025 Nature  
of Complaint: Dead tree

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

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

Date Received: April 8, 2024 Via: Phone Case Number Assigned 24-00000026  
Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Data Sheet for case # 24-00000026

Parcel# 13425-000

Address: 530 SE Monroe St

Owner: Kenneth & Kathie Townsend

Date of first inspection: 04/08/2024

1<sup>st</sup> Notice of Violation sent: 04/08/2024

2<sup>nd</sup> inspection date: 5/10/24

2<sup>nd</sup> Notice of Violation sent: 5/10/24

Date of Public Notice placed on property: 5/24/24

Notice of Mag. Hearing sent: 5/10/24

Notice on City of Lake City website on: 5/10/24

Notice posted in City Hall: 5/24/24

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$8.69 4/8/2024

Mailing Cost/Date: 8.69 5/10/24

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \_\_\_\_\_



Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

Parcel: 00-00-00-13425-000 (41955)

**Owner & Property Info**

Result: 14 of 63

|              |   |              |          |
|--------------|---|--------------|----------|
| Owner        | TOWNSEND KENNETH R<br>TOWNSEND KATHIE H<br>P O BOX 1621<br>LAKE CITY, FL 32056  |              |          |
| Site         | 530 SE MONROE ST, LAKE CITY   |              |          |
| Description* | E DIV: W 10 FT LOT 4 & LOTS 5& 6 & 15 FT OFF N SIDE OF LOTS 7 & 8 & N 15 FT OF W 10 FT LOT 9 BLOCK 6 GELBERGS REPLAT OF BLKS 6, 7, 8 & 9 OAK PARK S/D. 714-239, DC 714-240-244, 754-1571, 875-2099, |              |          |
| Area         | 0.303 AC  | S/T/R        | 32-3S-17 |
| Use Code**   | SFRES/MOBILE HOME (0102)  | 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**

| 2023 Certified Values |   | 2024 Working Values |   |
|-----------------------|---|---------------------|---|
| Mkt Land              | \$12,540  | Mkt Land            | \$12,540  |
| Ag Land               | \$0   | Ag Land             | \$0   |
| Building              | \$59,570  | Building            | \$59,570  |
| XFOB                  | \$50  | XFOB                | \$50  |
| Just                  | \$72,160  | Just                | \$72,160  |
| Class                 | \$0   | Class               | \$0   |
| Appraised             | \$72,160  | Appraised           | \$72,160  |
| SOH Cap [?]           | \$7,972   | SOH Cap [?]         | \$1,553   |
| Assessed              | \$72,160  | Assessed            | \$72,160  |
| Exempt                | \$0   | Exempt              | \$0   |
| Total Taxable         | county:\$64,188 city:\$64,188 other:\$0 school:\$72,160 | Total Taxable       | county:\$70,607 city:\$70,607 other:\$0 school:\$72,160 |

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



**Sales History**

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 3/3/1999   | \$22,000   | 0675/2099 | WD   | I   | Q                     |       |
| 11/14/1991 | \$0        | 0754/1571 | PR   | I   | U                     | 11    |

**Building Characteristics**

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1940     | 1000    | 1512      | \$54,656   |
| Sketch      | MOBILE HME (0800) | 1962     | 520     | 520       | \$4,914    |

\*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**

| Code | Desc       | Year Blt | Value   | Units | Dims  |
|------|------------|----------|---------|-------|-------|
| 0166 | CONC,PAVMT | 1993     | \$50.00 | 1.00  | 0 x 0 |

**Land Breakdown**

| Code | Desc      | Units                    | Adjustments             | Eff Rate | Land Value |
|------|-----------|--------------------------|-------------------------|----------|------------|
| 0100 | SFR (MKT) | 13,200,000 SF (0.303 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF  | \$12,540   |

Search Result: 14 of 63

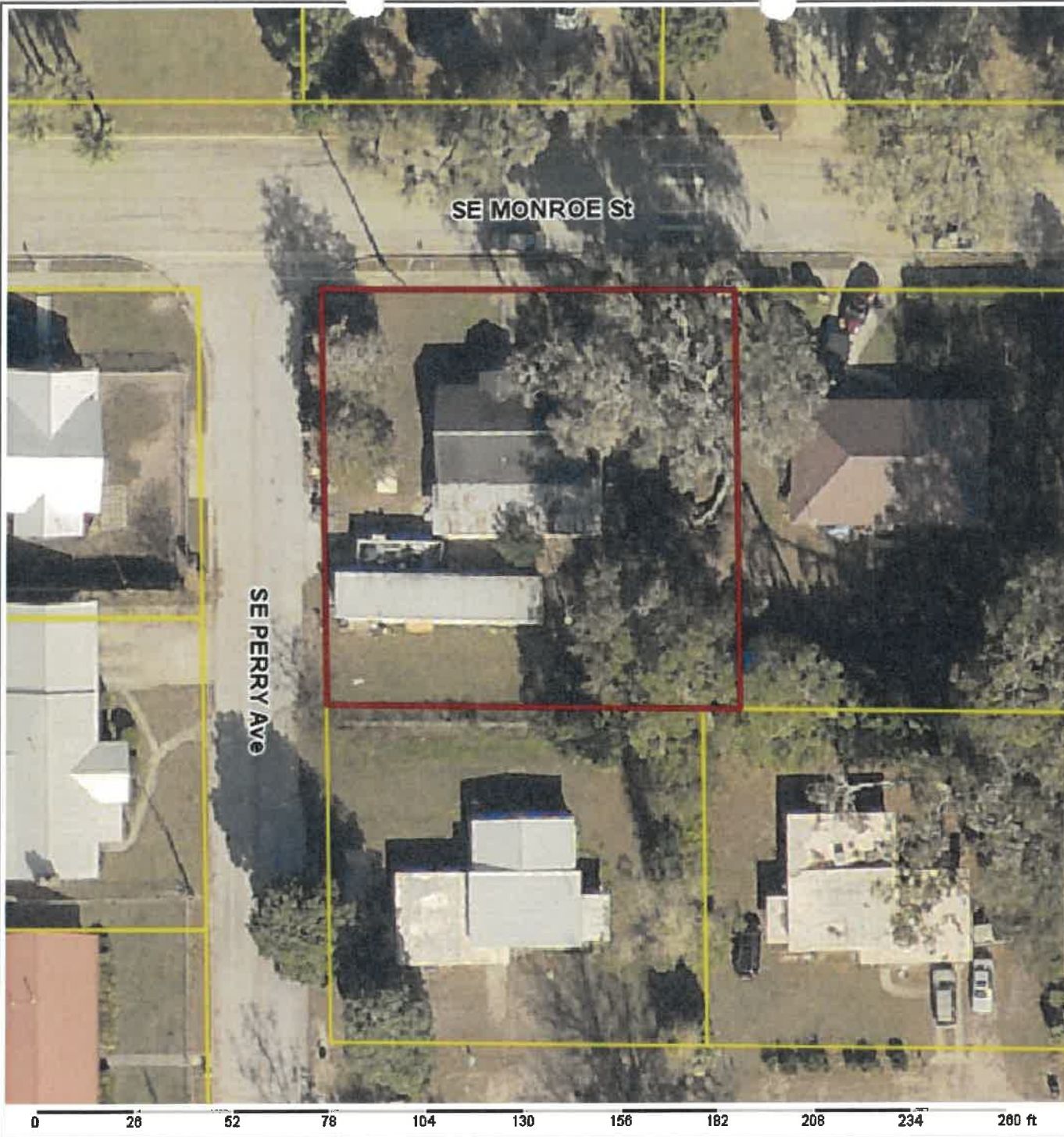
© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrtzyLogic.com

The information presented on this website 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, its use, or its interpretation. This website was last updated: 4/4/2024 and may not reflect the data currently on file at our office.



Item i.



**Columbia County Property Appraiser**

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 00-00-00-13425-000 (41955) | SFRES/MOBILE HOME (0102) | 0.303 AC**

E DIV: W 10 FT LOT 4 & LOTS 5& 6 & 15 FT OFF N SIDE OF LOTS 7 & 8 & N 15 FT OF W 10 FT LOT 9 BLOCK 6  
GELBERGS REPLAT OF BLKS 6, 7, 8 & 9 OAK PARK S/D.

NOTES:

Columbia County, FL



**TOWNSEND KENNETH R**  
**TOWNSEND KATHIE H**  
Owner: P O BOX 1621  
LAKE CITY, FL 32056  
Site: 530 SE MONROE ST, LAKE CITY

|            |   | 2024 Working Values |          |
|------------|---|---------------------|----------|
| Mkt Lnd    | \$12,540                                      | Appraised           | \$72,160 |
| Ag Lnd     | \$0   | Assessed            | \$72,160 |
| Bldg       | \$59,570                                      | Exempt              | \$0      |
| XFOB       | \$50  | county:             | \$70,607 |
| Just       | \$72,160                                      | city:               | \$70,607 |
|            |   | other:              | \$0      |
|            |   | school:             | \$72,160 |
| Sales Info | 3/3/1999 \$22,000 I(O)<br>11/14/1991 \$0 I(U) | Total Taxable       |          |

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[GrizzlyLogic.com](http://GrizzlyLogic.com)



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000026 2<sup>nd</sup> violation**

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

Name: **Kenneth & Kathie Townsend**  
 Address: **530 SE Monroe Street Lake City, FL 32025**

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**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint  X  CE Personnel Observation    
 Date: **04/08/2024** Complainant: Martha Chatmon CE Personnel: Marshall Sova

| Violation Code   | Violation Description   |
|--|---|
| <b>City Ord. Sec. 104-48. - Dead or diseased tree removal on private property.</b> | The city shall have the right to cause the removal of any dead or diseased tree(s) on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes a potential threat to other trees within the city. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the administrator to remove such trees and the removal shall be done by said owners at the owner's expense within 30 days after the date of service of such notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal to the owner(s) of the property. |
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| Violation Code   | Corrective Action   |
|--|---|
| <b>City Ord. Sec. 104-48. - Dead or diseased tree removal on private property.</b> | The tree on your property that borders 550 SE Monroe Street needs to be removed. The tree was inspected and is showing signs of decay all over the tree. The tree is a hazard and is leaning towards the neighbor's property. The trees bark is falling off and is crumbling to the touch. On one part of the tree it appears that it is splitting apart and a high potential for failure exists. |
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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:

Due date: **Attend Special Magistrate Hearing on June 5, 2024 @ 5:30 pm** \_\_\_\_\_



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

**Warning**

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

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

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

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

Name: Kenneth & Kathie Townsend Relationship owner: \_\_\_\_\_

On date: May 10, 2024 time being: 9:15 am \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector



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**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000026**

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

Name: **Kenneth & Kathie Townsend**  
Address: **530 SE Monroe Street Lake City, FL 32025**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
Complaint X CE Personnel Observation \_\_\_\_\_  
Date: **04/08/2024** Complainant: Martha Chatmon CE Personnel: Marshall Sova

| Violation Code   | Violation Description   |
|--|---|
| <b>City Ord. Sec. 104-48. - Dead or diseased tree removal on private property.</b> | The city shall have the right to cause the removal of any dead or diseased tree(s) on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes a potential threat to other trees within the city. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the administrator to remove such trees and the removal shall be done by said owners at the owner's expense within 30 days after the date of service of such notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal to the owner(s) of the property. |
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Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfra.com](mailto:growthmanagement@lcfra.com)

| Violation Code   | Corrective Action   |
|--|---|
| <b>City Ord. Sec. 104-48. - Dead or diseased tree removal on private property.</b> | The tree on your property that borders 550 SE Monroe Street needs to be removed. The tree was inspected and is showing signs of decay all over the tree. The tree is a hazard and is leaning towards the neighbor's property. The trees bark is falling off and is crumbling to the touch. On one part of the tree it appears that it is splitting apart and a high potential for failure exists. |
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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:

Due date: **May 7, 2024** \_\_\_\_\_



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205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

**Warning**

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

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

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

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

Name: Kenneth & Kathie Townsend Relationship owner: \_\_\_\_\_

On date: April 22, 2024 time being: 8:30 am \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested  First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector



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**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-0000026**

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

Name: **Kenneth & Kathie Townsend**  
 Address: **530 SE Monroe Street Lake City, FL 32025**

---

**INITIAL INSPECTION**                      INITIAL INSPECTION PROMPTED BY:

**Date: 04/08/2024**                      Complaint   X                        CE Personnel Observation         
 Complainant: Martha Chatmon    CE Personnel: Marshall Sova

---

| Violation Code   | Violation Description  |
|--|--|
| <b>City Ord. Sec. 104-48. - Dead or diseased tree removal on private property.</b> | The city shall have the right to cause the removal of any dead or diseased tree(s) on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes a potential threat to other trees within the city. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the administrator to remove such trees and the removal shall be done by said owners at the owners expense within 30 days after the date of service of such notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal to the owner(s) of the property. |
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| Violation Code   | Corrective Action   |
|--|---|
| <b>City Ord. Sec. 104-48. - Dead or diseased tree removal on private property.</b> | The tree on your property that borders 550 SE Monroe Street needs to be removed. The tree was inspected and is showing signs of decay all over the tree. The tree is a hazard and is leaning towards the neighbor's property. The trees bark is falling off and is crumbling to the touch. On one part of the tree it appears that it is splitting apart and a high potential for failure exists. |
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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:

Due date: **April 23, 2024** \_\_\_\_\_



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Lake City, Florida 32055  
Telephone: (386) 719-5750  
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I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: Kenneth & Kathie Townsend Relationship owner: \_\_\_\_\_

On date: April 8, 2024 time being: 2:00 pm \_\_\_\_\_

Personal Service

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

Refused to sign , drop service

Marshall Sovia  
Print Name of Code Inspector

  
Signature of Code Inspector

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



7021 0350 0000 5416 1720  
7021 0350 0000 5416 1720

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**OFFICIAL USE**

|   |                  |
|---|------------------|
| Certified Mail Fee<br>\$ <u>4.40</u>  | Postmark<br>Here |
| Extra Services & Fees (check box, add fee as appropriate)   |                  |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>2.65</u>  |                  |
| <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<br>\$ <u>.14</u>  |                  |
| Total Postage and Fees<br>\$ <u>8.69</u>  |                  |
| Sent to<br><u>MARTHA CHATTMAN</u><br>Street and Apt. No., or PO Box No.<br><u>550 SE Marion St.</u><br>City, State, ZIP+4®<br><u>Lake City FL 32025</u> |                  |

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

5/10/24  
N&H

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NON  
5/10/24  
MARTHA CHATMAN  
550 SE 16th St.  
LAKES CITY, FL 32025



9590 9402 8680 3310 5142 23

2. Article Number (Transfer from service label)

7021 0350 0000 5416 1720

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

95 Mail Restricted Delivery \$500

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the card) that is retained for a specified period.
- A record of delivery (including date, time, and location) that is retained for a specified period.
- Electronic verification of delivery.
- A unique identifier for your mailpiece.
- You may purchase Certified Mail with insurance coverage up to \$500.
- Certified Mail service is available for international mail.
- Insurance coverage is not available for Certified Mail service.
- For an additional fee, you can request a hard copy of the return receipt service.
- You can request a hard copy of the return receipt service.
- For an additional fee, you can request a hard copy of the return receipt service.

**Important Reminders:**

- First-Class Mail®, First-Class Mail® Plus®, and Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is not available for Certified Mail service.
- For an additional fee, you can request a hard copy of the return receipt service.
- You can request a hard copy of the return receipt service.
- For an additional fee, you can request a hard copy of the return receipt service.

Receipt; attach PS Form 3811 to the back of the mailpiece. For complete PS Form 3811, see the electronic version. For more information, visit [psforms.usps.com](http://psforms.usps.com).

PS Form 3800, April 2019

AS-1A



7021 0350 0000 5416 1713  
7021 0350 0000 5416 1713

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

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

**OFFICIAL USE**

|   |  |
|---|--|
| Certified Mail Fee  |  |
| \$  | 4.40                                   |
| Extra Services & Fees (check box, add fee if appropriate) |  |
| <input checked="" type="checkbox"/>                       | Return Receipt (hardcopy) \$ 2.20      |
| <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 \$ |

Postmark  
Here

|                        |      |
|------------------------|------|
| Postage                |      |
| \$                     | 1.24 |
| Total Postage and Fees |      |
| \$                     | 8.64 |

|                                    |  |
|------------------------------------|--|
| Sent To                            |  |
| KENNETH & KATHIE TOWNSEND          |  |
| Street and Apt. No., or PO Box No. |  |
| 401 SE Nancy Ave.                  |  |
| City, State, ZIP+4®                |  |
| SEANFORD FL 32018                  |  |

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

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

5/10/24  
NOV  
NOH  
2ND VIOLATION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

5/10/24  
NON  
NON  
2ND VIOLATION

KENNETH KATHIE TOLINSON  
401 SE Nancy Ave.  
Branford FL 32008



9590 9402 8680 3310 5142 30

2. Article Number (Transfer from service label)

7021 0350 0000 5416 1713

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Insured Mail
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the form)
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (no signature) that is retained for a specified period.

**Important Reminders:**

- You may purchase Certified Mail® service, First-Class Mail® or Priority Mail® service
- Certified Mail service is available for international mail.
- Insurance coverage is available with Certified Mail service.
- For an additional fee, an endorsement on the mailpiece may be requested for the following services:
  - Return receipt (including of delivery (including electronic version. For you can request a hard copy PS Form 3800, April 2017)



7021 0350 0000 5416 1645  
7021 0350 0000 5416 1645

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

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

**OFFICIAL USE**

|  |                  |
|--|------------------|
| Certified Mail Fee<br>\$ <u>4.40</u>   | Postmark<br>Here |
| Extra Services & Fees (check box, add fees as appropriate)                   |                  |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.15</u> |                  |
| <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<br>\$ <u>.64</u>   |                  |
| Total Postage and Fees<br>\$ <u>8.69</u>                                     |                  |
| Sent To<br><u>KENNETH J. LEAD</u>  |                  |
| Street and Apt. No., or PO Box No.<br><u>401 S. NADCOY AVE.</u>              |                  |
| City, State, ZIP+4®<br><u>BRADLEND FL 32008</u>                              |                  |

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

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

4/22/24  
Concrete Records

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*4/22/24*  
*Collect Address*  
 KENNETH & KATHIE TOWNSEND  
 401 SE Nancy Ave.  
 Sanford, FL 32088



9590 9402 8680 3310 5143 08

2. Article Number (Transfer from carrier label)

7021 0350 0000 5416 1645

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion)
- A unique identifier for
- Electronic verification o
- A record of delivery (ins
- signature) that is retain
- for a specified period.

**Important Reminders:**

- You may purchase Cert
- First-Class Mail®, First
- or Priority Mail® service
- Certified Mail service is
- international mail.
- Insurance coverage is a
- with Certified Mail serv
- of Certified Mail serv
- insurance coverage aut
- certain Priority Mail ter
- For an additional fee, an
- endorsement on the ma
- the following services:
- Return receipt (includ
- of delivery (including
- You can request a hat
- electronic version. For
- complete PS Form 38
- Receipt attach PS Fo

PS Form 3800, April 2016



*Handwritten:* Toward  
Toll.



7021 0350 0000 5416 1607  
7021 0350 0000 5416 1607

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

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

**OFFICIAL USE**

|  |                  |
|--|------------------|
| Certified Mail Fee<br>\$ <u>4.40</u>   | Postmark<br>Here |
| Extra Services & Fees (check box, add fees as appropriate)                   |                  |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.75</u> |                  |
| <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<br>\$ <u>.44</u>   |                  |
| Total Postage and Fees<br>\$ <u>8.69</u>                                     |                  |
| Sent To<br><u>181 NW Oakwood Terr.</u>                                       |                  |
| Street and Apt. No., or PO Box No.   |                  |
| <u>Lake City, FL 32055</u>   |                  |
| City, State, ZIP+4®  |                  |

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

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

*Handwritten:* 4/8/24

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*7/8/24*  
 KENNETH KATHIE TOWNSEND  
 181 NW Deerwood Terr.  
 Lake City FL 32853



9590 9402 8680 3310 5143 46

2. Article Number (Transfer from service label)

7021 0350 0000 5416 1607

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- id Mail
- id Mail Restricted Delivery (\$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion only) is provided for delivery.
- A unique identifier for each item is provided for delivery.
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained for a specified period.

**Important Reminders**

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service or Priority Mail® service with Certified Mail service.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- Insurance coverage and certain Priority Mail International services are available for an additional fee, an endorsement on the mailpiece.
- Return receipt services of delivery (including the following services):
  - Return receipt services of delivery (including the following services):
  - Return receipt services of delivery (including the following services):

You can request a hard copy of the electronic version of the PS Form 3800, April 2017. Receipt attach PS Form 3800, April 2017.

EXIT

**SPECIAL MAGISTRATE**  
City of Lake City  
205 N. Marion Ave  
Lake City, Florida 32055

**NOTICE OF HEARING**

Case No.: 24-0000026  
Respondent: Kenneth & Kathie Townsend

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 5th day of June, 2024, at (time) 5:30 a.m./p.m.  
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 the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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

**It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.**

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

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

Name Kenneth & Kathie Townsend Relationship \_\_\_\_\_  
On date May 10, 2024 time being 9:15 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sovo  
Print Name of Code Inspector

[Signature]  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

Signature of Respondent/Recipient

Date

5/24/24

EXIT

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this 24th day of May 2024, personally appeared, Marshall Sova Code enforcement officer, 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 24th day of May 2024, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 530 SE Monroe St. and at 205 N Marion Ave, Lake City, FL. 32055

*Marshall Sova*

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
24th day of May 2024, by Marshall Sova  
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



5/24/24



PUBLIC NOTICE

24-026

5/24/24

# PUBLIC NOTICE

**OFFICE OF THE PLANNING COMMISSION**  
 1000 N. W. 10th St.  
 Fort Lauderdale, FL 33304  
 Phone: (954) 350-1234  
 Fax: (954) 350-1235  
 Website: www.fortlauderdale.gov/planning

**NOTICE OF PUBLIC HEARING**

The Planning Commission will hold a public hearing on the following proposed amendments to the Comprehensive Zoning Ordinance (CZO) on the date and at the time and place indicated below. The purpose of the hearing is to receive public input on the proposed amendments. The amendments are available for review at the Planning Commission's office and at the City Clerk's office.

**PROPOSED AMENDMENTS:**

1. Amend the CZO to add a new zoning district, the [REDACTED] District, which shall be subject to the same regulations as the [REDACTED] District.

2. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

3. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

4. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

5. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

6. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

7. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

8. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

9. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

10. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

11. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

12. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

13. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

14. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

15. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

16. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

17. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

18. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

19. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

20. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

**OFFICE OF THE PLANNING COMMISSION**  
 1000 N. W. 10th St.  
 Fort Lauderdale, FL 33304  
 Phone: (954) 350-1234  
 Fax: (954) 350-1235  
 Website: www.fortlauderdale.gov/planning

**NOTICE OF PUBLIC HEARING**

The Planning Commission will hold a public hearing on the following proposed amendments to the Comprehensive Zoning Ordinance (CZO) on the date and at the time and place indicated below. The purpose of the hearing is to receive public input on the proposed amendments. The amendments are available for review at the Planning Commission's office and at the City Clerk's office.

**PROPOSED AMENDMENTS:**

1. Amend the CZO to add a new zoning district, the [REDACTED] District, which shall be subject to the same regulations as the [REDACTED] District.

2. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

3. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

4. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

5. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

6. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

7. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

8. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

9. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

10. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

11. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

12. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

13. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

14. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

15. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

16. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

17. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

18. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

19. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

20. Amend the CZO to modify the [REDACTED] District to include [REDACTED] uses.

24-026

5/24/24

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

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, June 5, 2024 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

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

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

MARSHALL SOVA  
Code Enforcement Officer

5/24/24

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

Item i.

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, June 5, 2024 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

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

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

MARSHALL SOVA  
Code Enforcement Officer



**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this 24th day of May 2024, personally appeared, Marshall Sova Code enforcement officer, 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 24th day of May 2024, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 530 SE Monroe St. and at 205 N Marion Ave, Lake City, FL. 32055

*Marshall Sova*

Marshall Sova -Code Enforcement Inspector

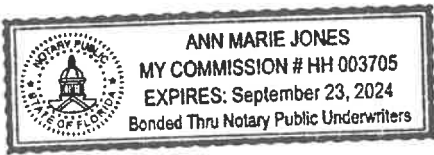
SWORN TO AND SUBSCRIBED before me this  
24th day of May 2024, by Marshall Sova  
who is personally known to me.

*Ann Marie Jones*

Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2024



[SEAL]

**SPECIAL MAGISTRATE**  
City of Lake City  
205 N. Marion Ave  
Lake City, Florida 32055

**NOTICE OF HEARING**

Case No.: 24-00000026  
Witness: Martha Chatmon

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 5th day of June, 2024, at (time) 5:30 a.m./p.m. 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 the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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

**It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.**

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

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

Name Martha Chatmon Relationship \_\_\_\_\_  
On date May 10, 2024 time being 9:15 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-00000026  
Respondent: Kenneth & Kathie Townsend

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 5th day of June, 2024, at (time) 5:30 a.m./p.m. 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 the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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

**It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.**

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

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

Name Kenneth & Kathie Townsend Relationship \_\_\_\_\_  
On date May 10, 2024 time being 9:15 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date



May 10, 2024

To whom it may concern:

The Special Magistrate Hearing will be held on June 5, 2024 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: <https://us02web.zoom.us/j/84659541815>

Meeting ID: 846 5954 1815

833-548-0282 US Toll-free

877-853-5247 US Toll-free

888-788-0099 US Toll-free

833-548-0276 US Toll-free

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

Special Magistrate Hearing Notices

Supporting Documents

- 24-00000019- Tyree Dorty/Vernell Robinson (5/3/2024) uploaded 5/3/2024 (69 KB)
- 24-00000032- Gloria Jones c/o Tonya Fluca (5/3/2024) uploaded 5/3/2024 (68 KB)
- 24-00000026- Kenneth & Kathie Townsend (5/10/2024) uploaded 5/10/2024 (68 KB)

### Growth Management

- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms

Interactive Zoning Map



Navigation menu with links: Video Tour, Search, Your Government, City Department, Our Community. Includes social media icons for Facebook and Twitter.

Browser tabs and address bar showing "Special Magistrate Hearing Notices" and "Growth Management/Special Magistrate Hearing Notices".



Item i.

4/8/20





4/8/24



Item i.



4/8/24

Item i.



4/8/24

Item i.

4/8/24

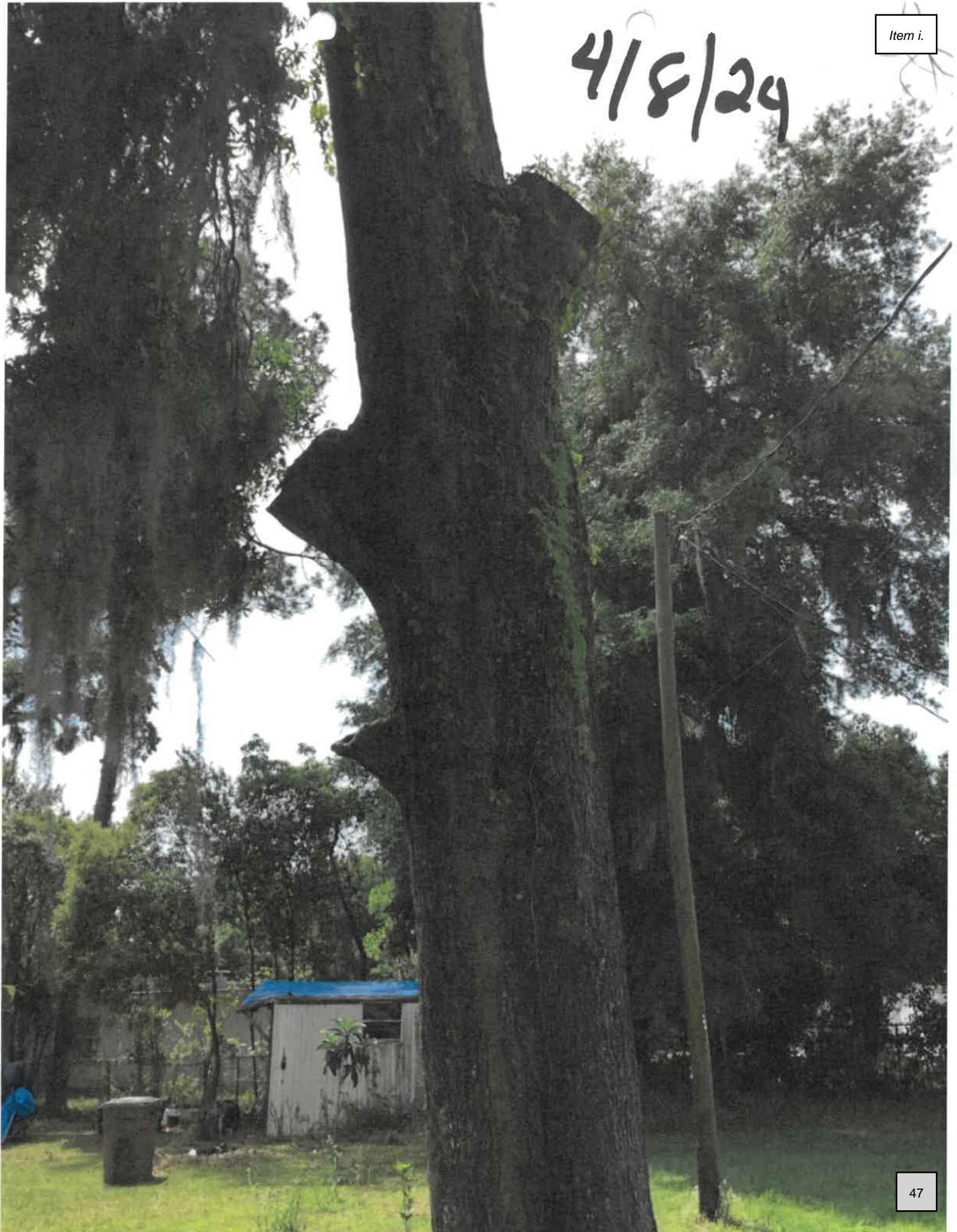
Item i.

4/8/24

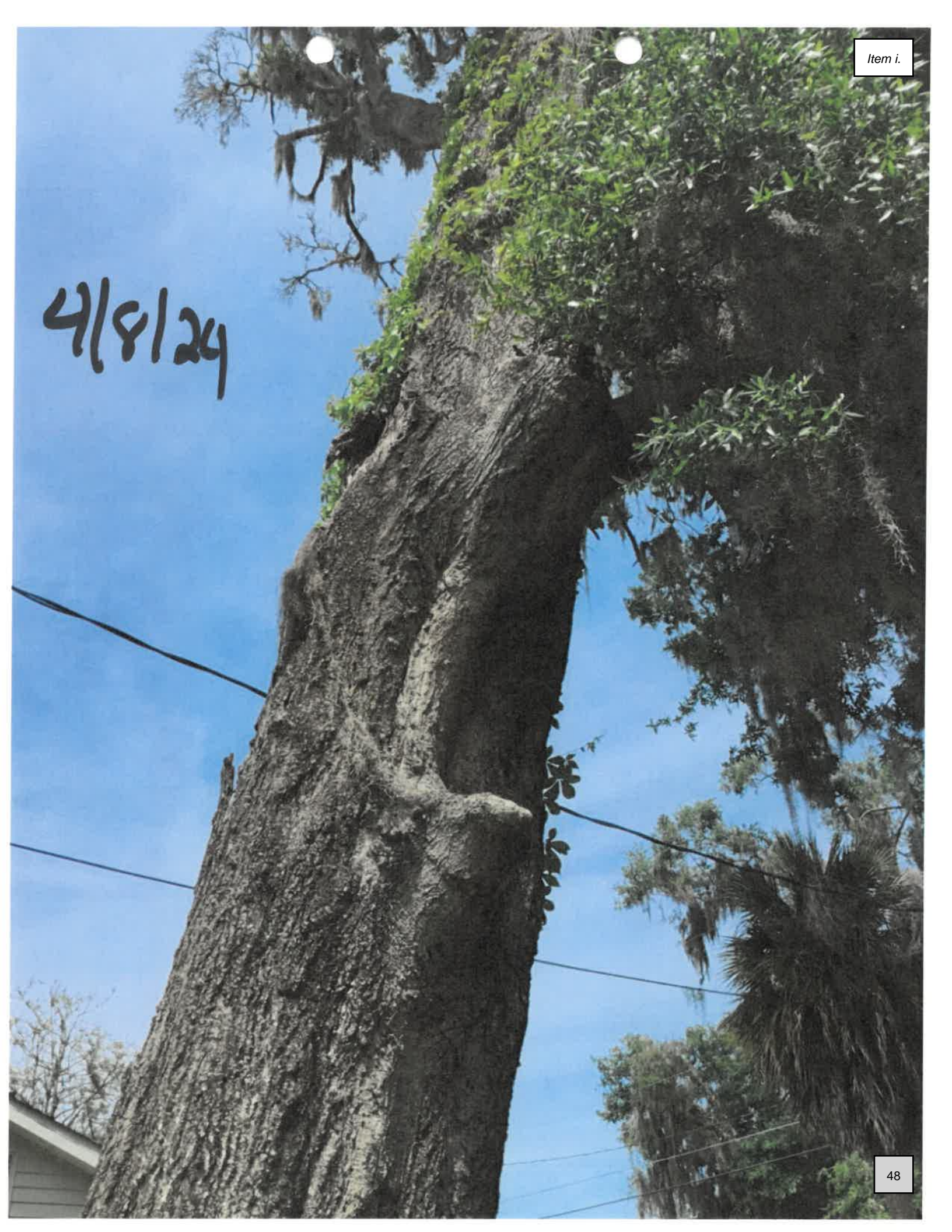
Item i.

4/8/24

4/8/24

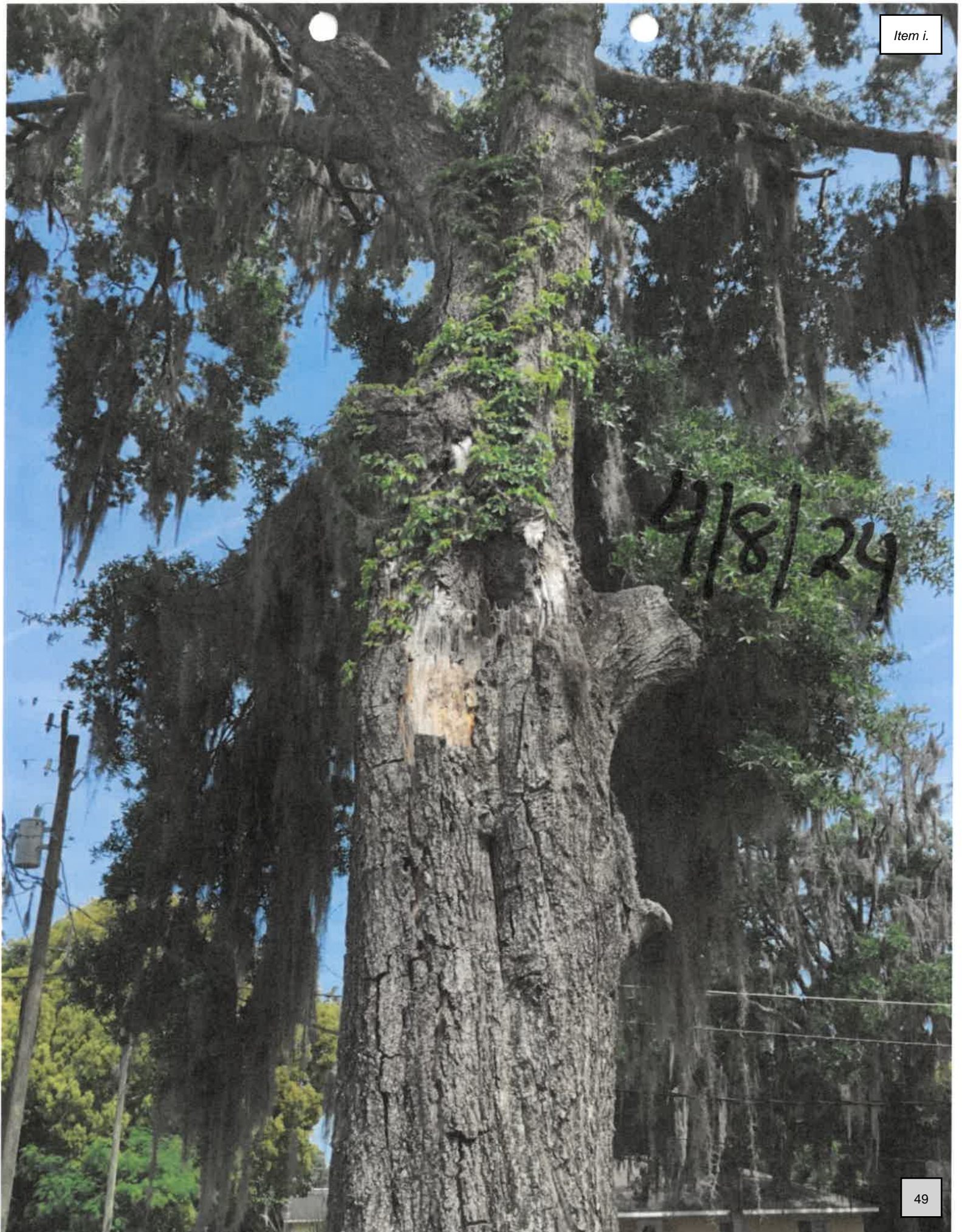


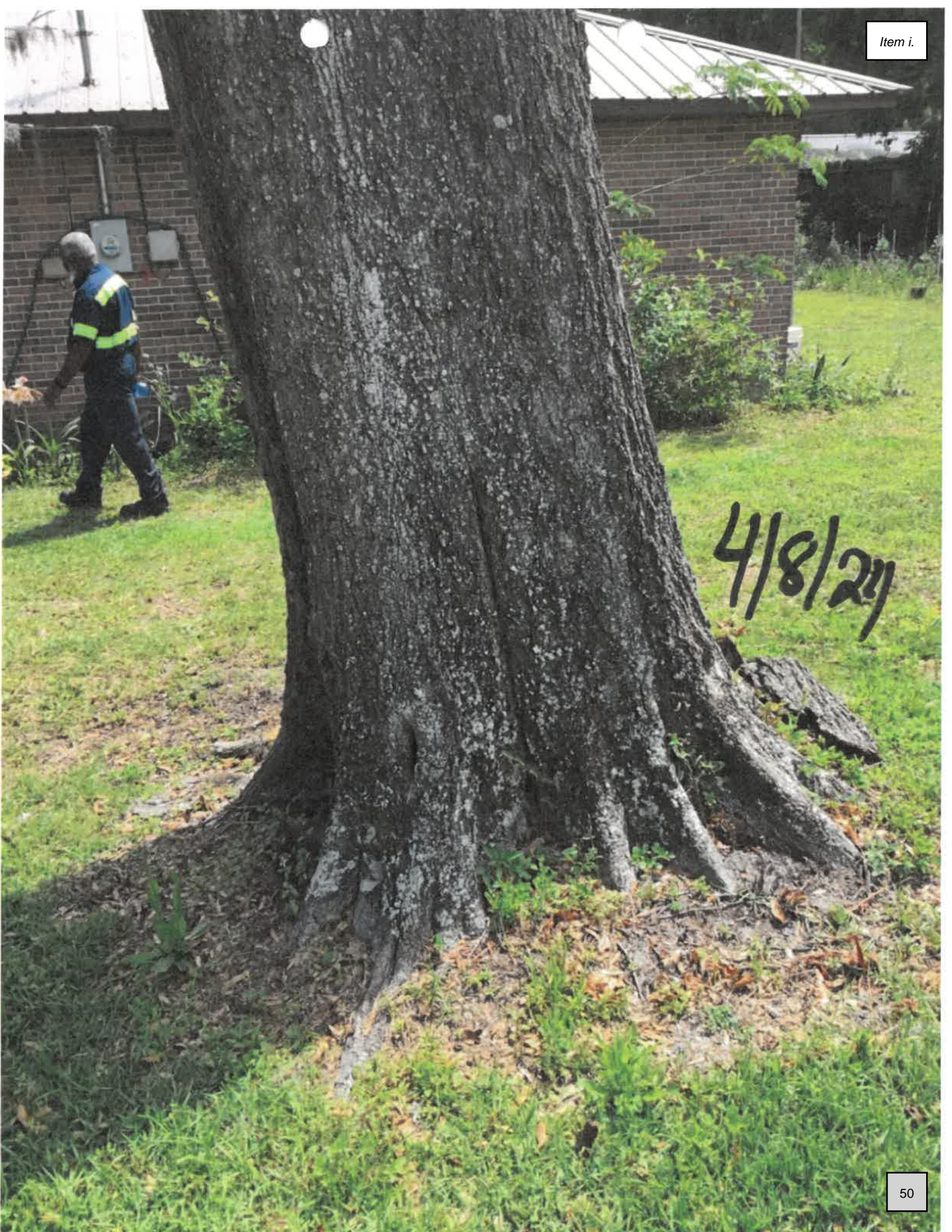
4/8/24



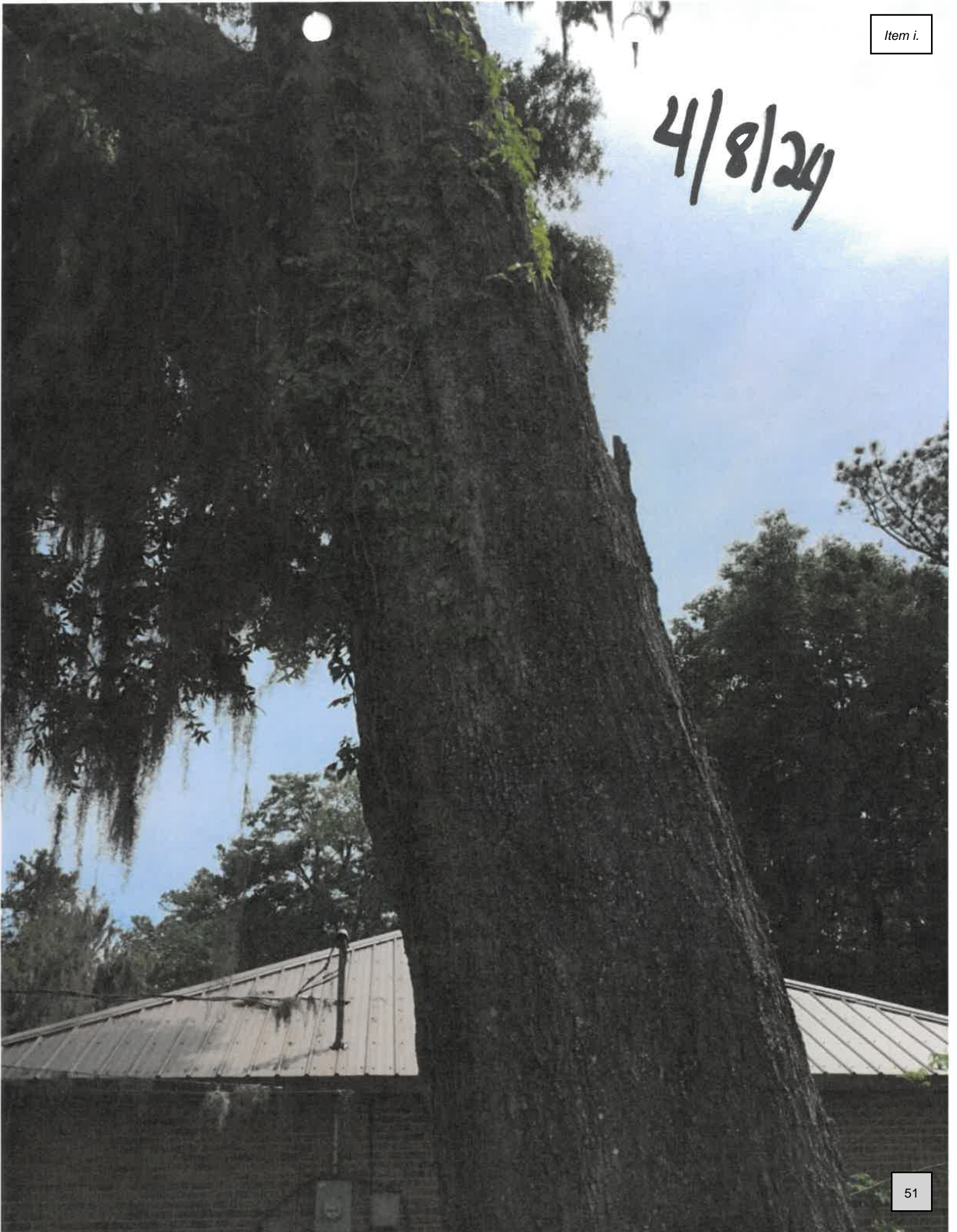


4/8/24





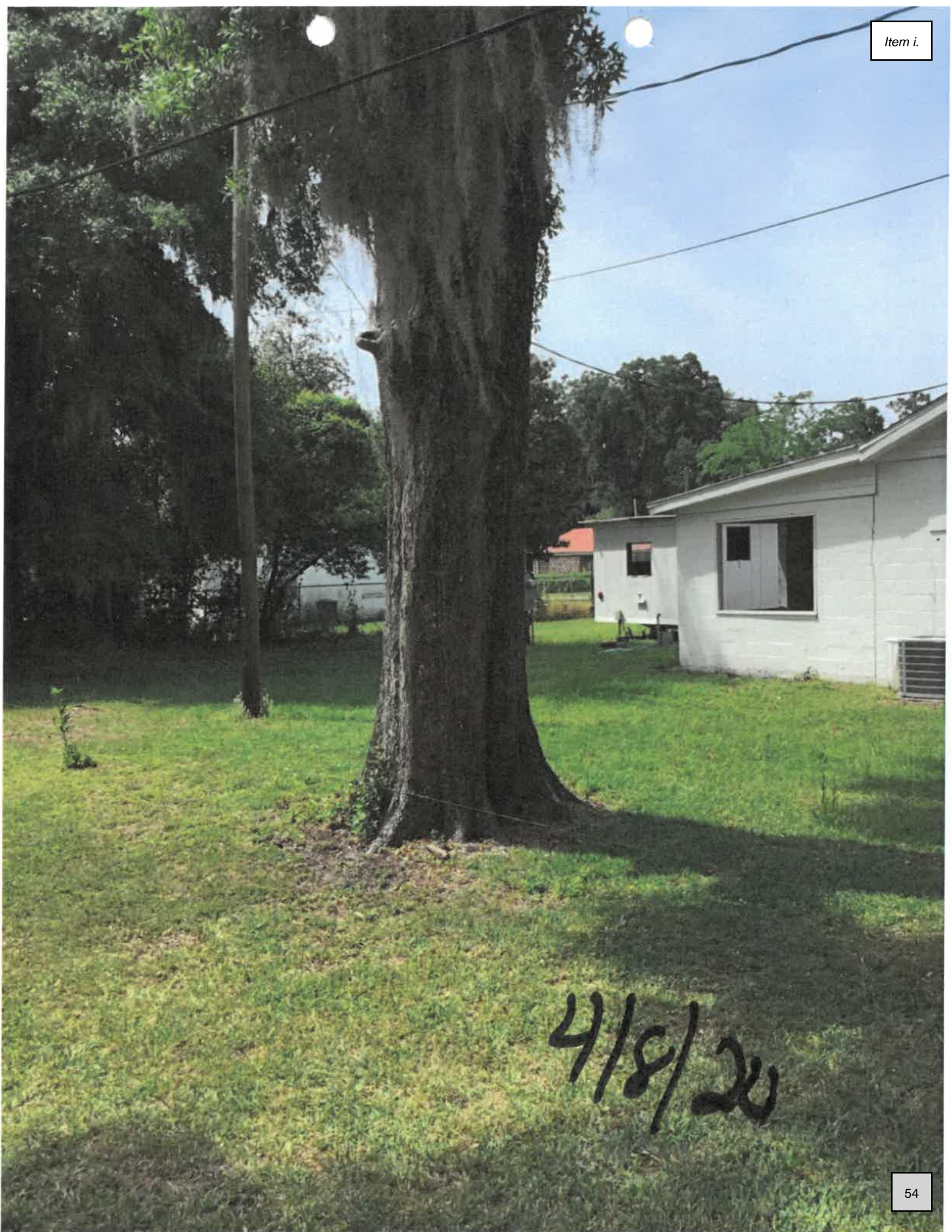
4/8/24







4/8/24



4/8/20

**File Attachments for Item:**

ii. Case # CE 24-00000032, Gloria Jones c/o Tonya Flucas, as owner, Gloria Jones c/o Tonya Flucas as respondents, gives address as 988 NE Bascom Norris Drive Lake City, FL 32055, located on parcel number 28-3S-17-11174-004.

**Violations:**

1. IPMC 108.1.1 Unsafe structures.
2. IPMC 108.1.3 Structure unfit for human occupancy.



Subject Author Last Changed Date/Time

Investigation Marshall Sova 05/24/2024 09:55:03 AM

On May 24, 2024 I posted the NOH and affidavit of notice posting on the property located at 988 NE Bascom Norris Drive and at City Hall. Photos were taken.

Investigation Marshall Sova 05/23/2024 10:32:23 AM

On May 20, 2024 I checked the USPS tracking on their website. It is showing it was delivered to a individual at the address. It was signed for on May 2, 2024.

Investigation Marshall Sova 05/03/2024 10:23:46 AM

On may 3, 2024 the NOH was placed on the city website.

Initial Inspection Marshall Sova 04/24/2024 12:59:05 PM

On April 24, 2024 I received a complaint from Sylvester Warren in reference to a unsafe structure located at 988 NE Bascom Norris Drive. The roof on the structure is damaged and the exterior of the structure has extremely deteriorated. This structure is unsafe for human occupancy. Photos were taken and placed into the case file.

A NOV was prepared and mailed certified to the owner on April 24, 2024 with a compliance date of May 9, 2024. A NOH was also mailed with the NOV for a hearing in front of the Special Magistrate on June 5, 2024.

There are three prior cases on this property:

2016-00000208 Vacant structure and land, Motor vehicles, weeds and Roofs and drainage.

2017-00000493 Vacant structures and land, motor vehicles, unsafe conditions and roofs and drainage.

2019-00000168 Overgrowth, trash and deteriorated structure.



# USPS Tracking

Tracking Number:

Remove X

## 7021035000054161669

Copy

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

### Latest Update

Your item was delivered to an individual at the address at 12:11 pm on May 2, 2024 in CAIRO, GA 39827.

Get More Out of USPS Tracking:

USPS Tracking Plus®

### Delivered

Delivered, Left with Individual

CAIRO, GA 39827

May 2, 2024, 12:11 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



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

Item ii.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: April 24, 2024 Name (required) Sylvester Warren  
Phone: (386)628-7152 Address: 930 NE Joe Coney Terr. Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 988 NE Bascom Norris Drive Lake City, FL 32055 Nature  
of Complaint: Deteriorated structure

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Received: April 24, 2024 Via: Person Case Number Assigned 24-00000032  
Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Data Sheet for case # 24-00000032

Parcel# 11174-004

Address: 988 NE Bascom Norris Drive

Owner: Gloria Jones

Date of first inspection: 4/24/2024

1<sup>st</sup> Notice of Violation sent: 4/24/24

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

2<sup>nd</sup> Notice of Violation sent: N/A

Date of Public Notice placed on property: 5/24/24

Notice of Mag. Hearing sent: 4/24/24

Notice on City of Lake City website on: 5/3/24

Notice posted in City Hall: 5/24/24

3 - Prior Cases  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$8.65 4/24/24

Mailing Cost/Date: \_\_\_\_\_

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \_\_\_\_\_



Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

Parcel: [←](#) 28-3S-17-11174-004 (39581) [→](#)

**Owner & Property Info**

|  |  |              |          |
|--|--|--------------|----------|
| Owner  | JONES GLORIA<br>633 MATHIS RD<br>CAIRO, GA 39827   |              |          |
| Site   | 988 NE BASCOM NORRIS DR, LAKE CITY   |              |          |
| Description*   | COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682. |              |          |
| Area   | 0.544 AC   | S/T/R        | 28-3S-17 |
| Use Code**   | MOBILE HOME (0200)   | Tax District | 1        |
| *The Description above is not to be used as the Legal Description for this parcel in any legal transaction.<br>**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**

| 2023 Certified Values |   | 2024 Working Values |   |
|-----------------------|---|---------------------|---|
| Mkt Land              | \$8,902   | Mkt Land            | \$8,902   |
| Ag Land               | \$0   | Ag Land             | \$0   |
| Building              | \$14,268  | Building            | \$14,268  |
| XFOB                  | \$7,400   | XFOB                | \$7,400   |
| Just                  | \$30,570  | Just                | \$30,570  |
| Class                 | \$0   | Class               | \$0   |
| Appraised             | \$30,570  | Appraised           | \$30,570  |
| SOH Cap [?]           | \$4,522   | SOH Cap [?]         | \$1,917   |
| Assessed              | \$30,570  | Assessed            | \$30,570  |
| Exempt                | \$0   | Exempt              | \$0   |
| Total Taxable         | county:\$26,048 city:\$26,048 other:\$0 school:\$30,570 | Total Taxable       | county:\$28,653 city:\$28,653 other:\$0 school:\$30,570 |

Aerial Viewer Pictometry Google Maps  
 2023  2022  2019  2016  2013  Sales



**▼ Sales History**

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

**▼ Building Characteristics**

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | MOBILE HME (0800) | 1973     | 1647    | 2529      | \$14,268   |

\*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**

| Code | Desc       | Year Blt | Value      | Units | Dims  |
|------|------------|----------|------------|-------|-------|
| 0166 | CONC,PAVMT | 1993     | \$400.00   | 1.00  | 0 x 0 |
| 9945 | Well/Sept  |          | \$7,000.00 | 1.00  | 0 x 0 |

**▼ Land Breakdown**

| Code | Desc         | Units                    | Adjustments                    | Eff Rate | Land Value |
|------|--------------|--------------------------|--------------------------------|----------|------------|
| 0102 | SFR/MH (MKT) | 23,739.000 SF (0.544 AC) | 1.0000/1.0000 1.0000/7500000 / | \$0 /SF  | \$8,902    |

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

by: GrizzlyLogic.com

The information presented on this website 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. This website was last updated: 4/18/2024 and may not reflect the data currently on file at our office.



**Columbia County Property Appraiser**

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 28-3S-17-11174-004 (39581)** | MOBILE HOME (0200) | 0.544 AC

COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALO

**JONES GLORIA**  
 Owner: 633 MATHIS RD  
 CAIRO, GA 39827  
 Site: 988 NE BASCOM NORRIS DR,  
 LAKE CITY  
 Sales Info: NONE

**2024 Working Values**

|         |          |               |          |
|---------|----------|---------------|----------|
| Mkt Lnd | \$8,902  | Appraised     | \$30,570 |
| Ag Lnd  | \$0      | Assessed      | \$30,570 |
| Bldg    | \$14,268 | Exempt        | \$0      |
| XFOB    | \$7,400  | county:       | \$28,653 |
| Just    | \$30,570 | city:         | \$28,653 |
|         |          | other:        | \$0      |
|         |          | school:       | \$30,570 |
|         |          | Total Taxable |          |

**NOTES:**

Columbia County, FL



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[GrizzlyLogic.com](http://GrizzlyLogic.com)

# Kyle Keen

## Ad Valorem Taxes and Non-Ad Valorem Assessments

### Columbia County Tax Collector

REAL ESTATE 2023 31639

| Account Number | Payor | Exemptions | Taxable Value | Millage Code |
|----------------|-------|------------|---------------|--------------|
| R11174-004     |       | See Below  | See Below     | 001          |

JONES GLORIA  
633 MATHIS RD  
CAIRO GA 39827

28-3S-17 0200/0200.54 Acres COMM  
720 FT N OF SW COR OF NW1/4 OF  
SW1/4, RUN E 105 FT FOR POB, RUN N  
245 FT MOL TO S LINE OF AUSTIN  
WILBERT LOT, RUN E 20 FT TO S R/W  
US-100, SE ALONG R/W TO A PT 270 FT  
E OF W LINE OF NW1/4 OF SW1/4, S  
100 FT, W 165 FT TO POB. ORB 391-  
682.

| Ad Valorem Taxes                              |        |                |                    |               |              |
|---|--------|----------------|--------------------|---------------|--------------|
| Taxing Authority                              | Rate   | Assessed Value | Exemption Amount   | Taxable Value | Taxes Levied |
| CITY OF LAKE CITY                             | 4.9000 | 26,048         |                    | \$26,048      | \$127.64     |
| BOARD OF COUNTY COMMISSIONERS                 | 7.8150 | 26,048         |                    | \$26,048      | \$203.57     |
| COLUMBIA COUNTY SCHOOL BOARD<br>DISCRETIONARY | 0.7480 | 30,570         |                    | \$30,570      | \$22.87      |
| LOCAL   | 3.2170 | 30,570         |                    | \$30,570      | \$98.34      |
| CAPITAL OUTLAY                                | 1.5000 | 30,570         |                    | \$30,570      | \$45.85      |
| SUWANNEE RIVER WATER MGT DIST                 | 0.3113 | 26,048         |                    | \$26,048      | \$8.11       |
| LAKE SHORE HOSPITAL AUTHORITY                 | 0.0001 | 26,048         |                    | \$26,048      | \$0.00       |
| <b>Total Millage</b>                          |        | 18.4914        | <b>Total Taxes</b> |               | \$506.38     |

| Non-Ad Valorem Assessments |                      |          |
|----------------------------|----------------------|----------|
| Code                       | Levying Authority    | Amount   |
| XLCF                       | CITY FIRE ASSESSMENT | \$311.26 |
| <b>Total Assessments</b>   |                      | \$311.26 |

| Taxes & Assessments |           |           |           |           |
|---------------------|-----------|-----------|-----------|-----------|
| IF PAID BY          | 3/31/2024 | 4/30/2024 | 5/20/2024 | 5/31/2024 |
| PLEASE PAY          | \$817.64  | \$842.17  | \$879.42  | \$879.42  |



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

Site Provided  
 aumentumte

**Tax Record**

print [icons]

Account Number  
 1 of 1

Last Update: 4/24/2024 8:57:05 AM ET

**Details**

- Tax Record
- Legal Desc.
- Tax Payment
- Payment History**
- » Print View
- Print Tax Bill **NEW!**
- Change of Address

**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.

| Account Number | Tax Type    | Tax Year |
|----------------|-------------|----------|
| R11174-004     | REAL ESTATE | 2023     |

**Payment History**

| Year        | Folio      | Date Paid               | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|-------------------------|--------------|---------------|-------------|
| <b>2021</b> | 35645      | 4/12/2024               | 1800522.0001 | \$672.61      | \$806.54    |
|             | Owner Name | JONES GLORIA (DECEASED) |              |               |             |
|             | Paid By    | JONES GLORIA/IVR        |              |               |             |

**Searches**

- Account Number**
- GEO Number
- Owner Name
- Property Address
- Mailing Address

| Year        | Folio      | Date Paid               | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|-------------------------|--------------|---------------|-------------|
| <b>2020</b> | 29036      | 5/1/2023                | 1506369.0002 | \$635.53      | \$801.66    |
|             | Owner Name | JONES GLORIA (DECEASED) |              |               |             |
|             | Paid By    | JOHNSON R11174-004      |              |               |             |

| Year        | Folio      | Date Paid               | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|-------------------------|--------------|---------------|-------------|
| <b>2019</b> | 28870      | 5/1/2023                | 1506369.0001 | \$720.45      | \$1,061.41  |
|             | Owner Name | JONES GLORIA (DECEASED) |              |               |             |
|             | Paid By    | JOHNSON R11174-004      |              |               |             |

**Site Functions**

- Tax Search**
- Local Business Tax
- Contact Us
- County Login
- Home

| Year        | Folio      | Date Paid                    | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|------------------------------|--------------|---------------|-------------|
| <b>2018</b> | 28805      | 3/31/2021                    | 1800383.0001 | \$681.33      | \$958.97    |
|             | Owner Name | JONES GLORIA (DECEASED)      |              |               |             |
|             | Paid By    | JONES GLORIA (DECEASED) /IVR |              |               |             |

| Year        | Folio      | Date Paid               | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|-------------------------|--------------|---------------|-------------|
| <b>2017</b> | 28683      | 6/3/2020                | 3804810.0001 | \$669.69      | \$1,046.40  |
|             | Owner Name | JONES GLORIA (DECEASED) |              |               |             |
|             | Paid By    | jaunita flucas          |              |               |             |

| Year        | Folio      | Date Paid                   | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|-----------------------------|--------------|---------------|-------------|
| <b>2016</b> | 28663      | 4/23/2019                   | 1800466.0001 | \$648.53      | \$936.69    |
|             | Owner Name | JONES GLORIA (DECEASED)     |              |               |             |
|             | Paid By    | JONES GLORIA (DECEASED) ivr |              |               |             |

| Year        | Folio      | Date Paid               | Receipt      | Amount Billed | Amount Paid |
|-------------|------------|-------------------------|--------------|---------------|-------------|
| <b>2015</b> | 28585      | 3/9/2018                | 3504477.0001 | \$703.70      | \$1,068.30  |
|             | Owner Name | JONES GLORIA (DECEASED) |              |               |             |
|             | Paid By    | SHOMARI DUKES           |              |               |             |

| Year | Folio | Date Paid | Receipt      | Amount Billed | Amount Paid |
|------|-------|-----------|--------------|---------------|-------------|
|      | 28512 | 2/21/2017 | 1800152.0001 | \$664.47      | \$780.00    |

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-0000032  
Respondent: Gloria Jones c/o Tonya Flucas

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 5th day of June, 2024, at (time) 5:30 a.m./p.m. 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 the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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

**It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.**

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

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

Name Gloria Jones c/o Tonya Flucas Relationship \_\_\_\_\_  
On date April 24, 2024 time being 12:35 pm  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date



**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

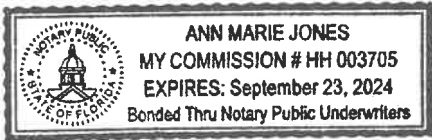
COUNTY OF COLUMBIA

BEFORE ME, this 24th day of May 2024, personally appeared, Marshall Sova Code enforcement officer, 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 24th day of May 2024, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 988 NE Bascom Norris Drive and at 205 N Marion Ave, Lake City, FL. 32055

*Marshall Sova*

Marshall Sova -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this  
\_\_24th\_\_ day of April 2024, by Marshall  
Sova 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

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

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, June 5, 2024 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

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

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

MARSHALL SOVA  
Code Enforcement Officer

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-00000032  
Respondent: Gloria Jones c/o Tonya Flucas

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 5th day of June, 2024, at (time) 5:30 a.m./p.m.  
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 the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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

**It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.**

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

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

Name Gloria Jones c/o Tonya Flucas Relationship \_\_\_\_\_  
On date April 24, 2024 time being 12:35 pm  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000032**

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

Name: **Gloria Jones c/o Tonya Flucas**  
 Address: **998 NE Bascom Norris Dr. Lake City, FL 32055**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint  X  CE Personnel Observation  \_\_\_\_\_   
 Date: **04/24/2024** Complainant: Sylvester Warren CE Personnel: Marshall Sova

| Violation Code   | Violation Description   |
|--|---|
| <b>IPMC 108.1.1 Unsafe structures.</b>                   | An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> 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>IPMC 108.1.3 Structure unfit for human occupancy.</b> | A structure is unfit for human <i>occupancy</i> whenever the <i>code official</i> finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks <i>ventilation</i> , illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the <i>occupants</i> of the structure or to the public. |
|  |   |
|  |   |
|  |   |



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

| Violation Code   | Corrective Action   |
|--|---|
| <b>IPMC 108.1.1</b><br><b>Unsafe structures.</b>                   | On March 20, 2020 this property went in front of the Special Magistrate Stephanie Marchman. Mrs. Marchman ordered that within 3 months of the order that a permit would be applied for to repair or demolish the structure. This was not done by the Respondent and would need to go back in front of the Special Magistrate. Therefore, you will need to attend the Special Magistrate hearing scheduled for June 5, 2024 at 5:30 pm at City Hall, |
| <b>IPMC 108.1.3</b><br><b>Structure unfit for human occupancy.</b> | On March 20, 2020 this property went in front of the Special Magistrate Stephanie Marchman. Mrs. Marchman ordered that within 3 months of the order that a permit would be applied for to repair or demolish the structure. This was not done by the Respondent and would need to go back in front of the Special Magistrate. Therefore, you will need to attend the Special Magistrate hearing scheduled for June 5, 2024 at 5:30 pm at City Hall, |
|  |   |
|  |   |
|  |   |
|  |   |

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

Due date: **Will need to attend the Special Magistrate hearing June 5, 2024** \_\_\_\_\_



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

**Warning**

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

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

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

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

Name: Gloria Jones c/o Tonya Flucas Relationship owner: \_\_\_\_\_

On date: April 24, 2024 time being: 12:35 pm \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

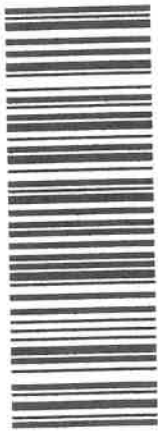
Certified Mail, Return Receipt requested  First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

*Flucas*



7021 0350 0000 5416 1669  
7021 0350 0000 5416 1669

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

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

**OFFICIAL USE**

|  |  |
|--|--|
| Certified Mail Fee   |  |
| \$   | <i>4.40</i>                                  |
| Extra Services & Fees (check box, add fees as appropriate) |  |
| <input checked="" type="checkbox"/>                        | Return Receipt (hardcopy) \$ <i>3.25</i>     |
| <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 \$ _____ |

Postmark  
Here

Postage  
\$ *.14*

Total Postage and Fees  
\$ *8.65*

Sent To \_\_\_\_\_

Street and Apt. No., or PO Box No. \_\_\_\_\_  
*633 MATHEWS RD.*

City, State, ZIP+4® \_\_\_\_\_  
*LAKE GA 39827*

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

*4/24/24*

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

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Guerrero Jones c/o Tanya F. Jones  
633 Mathis Rd.  
Caled, GA 35827*



9590 9402 8680 3310 5142 85

2. Article Number (Transfer from service label)

*7021 0350 0000 5416 1669*

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Insured Mail
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - X2 Mail Restricted Delivery (\$500)

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the card) that is retained by the sender.
- Electronic verification of delivery.
- A record of delivery (no signature) that is retained by the carrier for a specified period.

**Important Reminders:**

- You may purchase Certified Mail® service or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available for Certified Mail service.
- With Certified Mail service, you can request a return receipt (including electronic version). For complete PS Form 3811 Receipt, attach PS Form 3811, July 2020 PSN 7530-02-000-9053.

*4/24/24*



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

NOTICE OF HEARING

Case No.: 24-00000032  
Respondent: Gloria Jones c/o Tonya Flucas

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The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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

**It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.**

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

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

Name Gloria Jones c/o Tonya Flucas Relationship \_\_\_\_\_  
On date April 24, 2024 time being 12:35 pm  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sova  
Print Name of Code Inspector

[Signature]  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

Signature of Respondent/Recipient

Date

24-032

5/24/24

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this 24th day of May 2024, personally appeared, Marshall Sova Code enforcement officer, 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 24th day of May 2024, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 988 NE Bascom Norris Drive and at 205 N Marion Ave, Lake City, FL. 32055

Marshall Sova  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
24th day of April 2024, by Marshall  
Sova who is personally known to me.



Ann Marie Jones  
Signature of Notary

[SEAL]

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2024

24-032

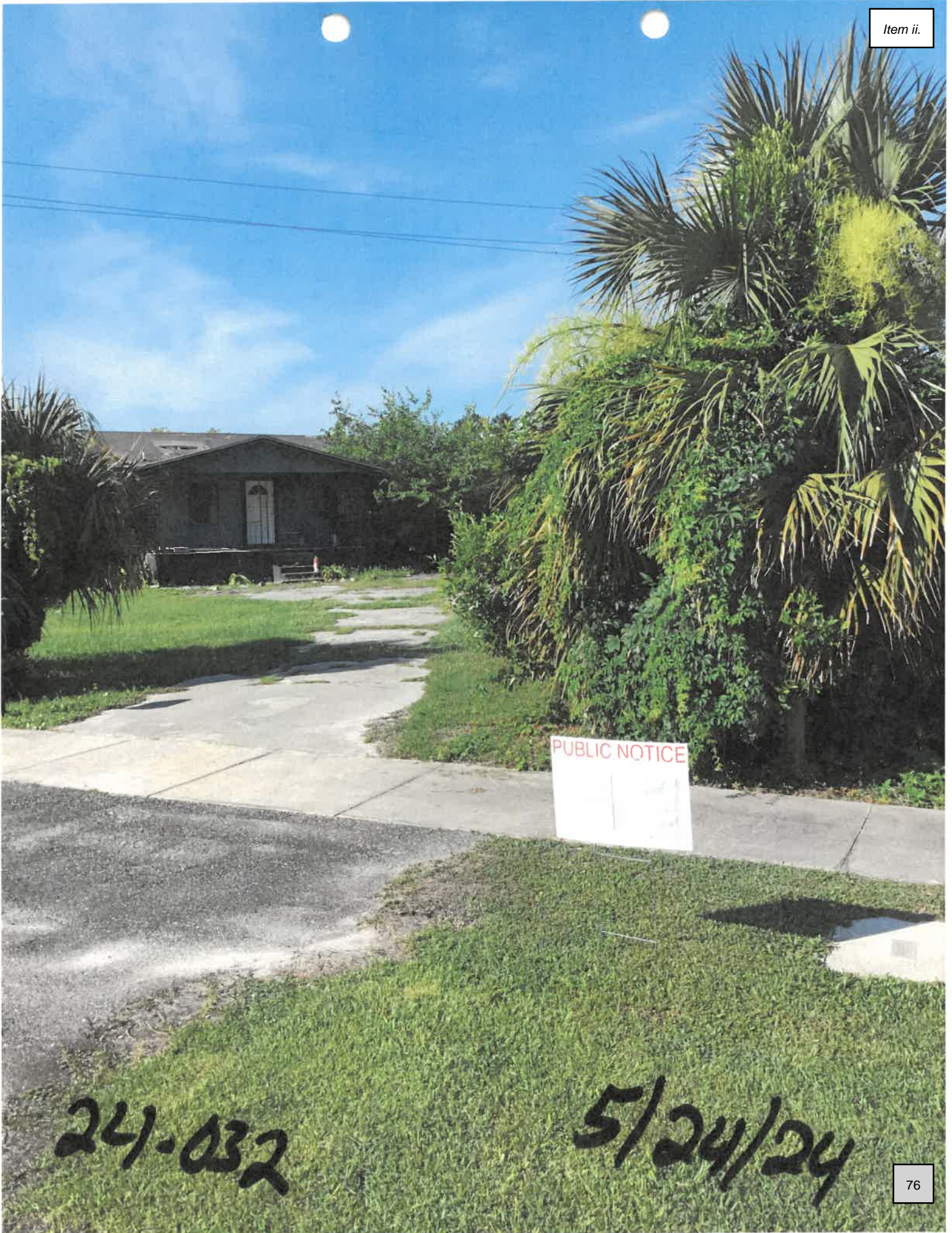
5/24/24

# PUBLIC NOTICE



24-032

5/24/24



24-032

5/24/24

The screenshot shows a web browser displaying the City of Lake City website. The browser's address bar shows the URL: <https://www.lakecityfl.com/growth-management/page/special-magistrate-hearing-notices>. The website header includes the City of Lake City logo and navigation links: "Your Government", "City Department", and "Our Community". A search bar and a "Video Tour" button are also visible.

The main content area features a dark navigation bar with the following menu items:

- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms
- Interactive Zoning Map

Below the navigation bar, the page title is "Special Magistrate Hearing Notices". Underneath, there is a section titled "Supporting Documents" which lists three items:

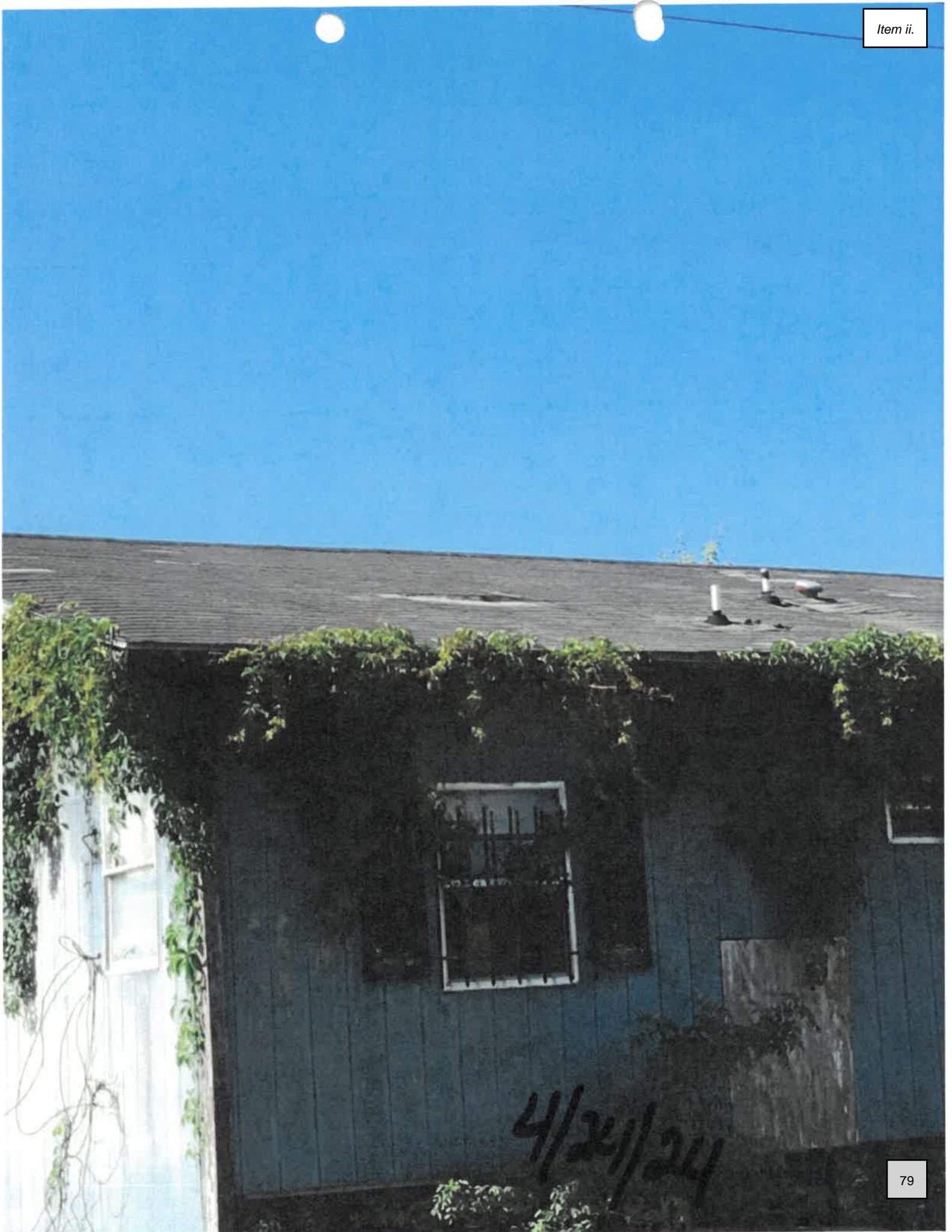
- 24-00000019- Tyree Dortly/Vernell Robinson (5/3/2024) uploaded 5/3/2024 (69 KB)
- 24-00000032- Gloria Jones c/o Tonya Lucas (5/3/2024) uploaded 5/3/2024 (68 KB)
- 24-00000026- Kenneth & Kathie Townsend (5/10/2024) uploaded 5/10/2024 (68 KB)

The system clock in the bottom right corner of the browser window shows 8:40 AM on 5/14/2024.

Chicago Light SA  
 John P. ...  
 4100 ...  
 ...  
 LAKE CITY



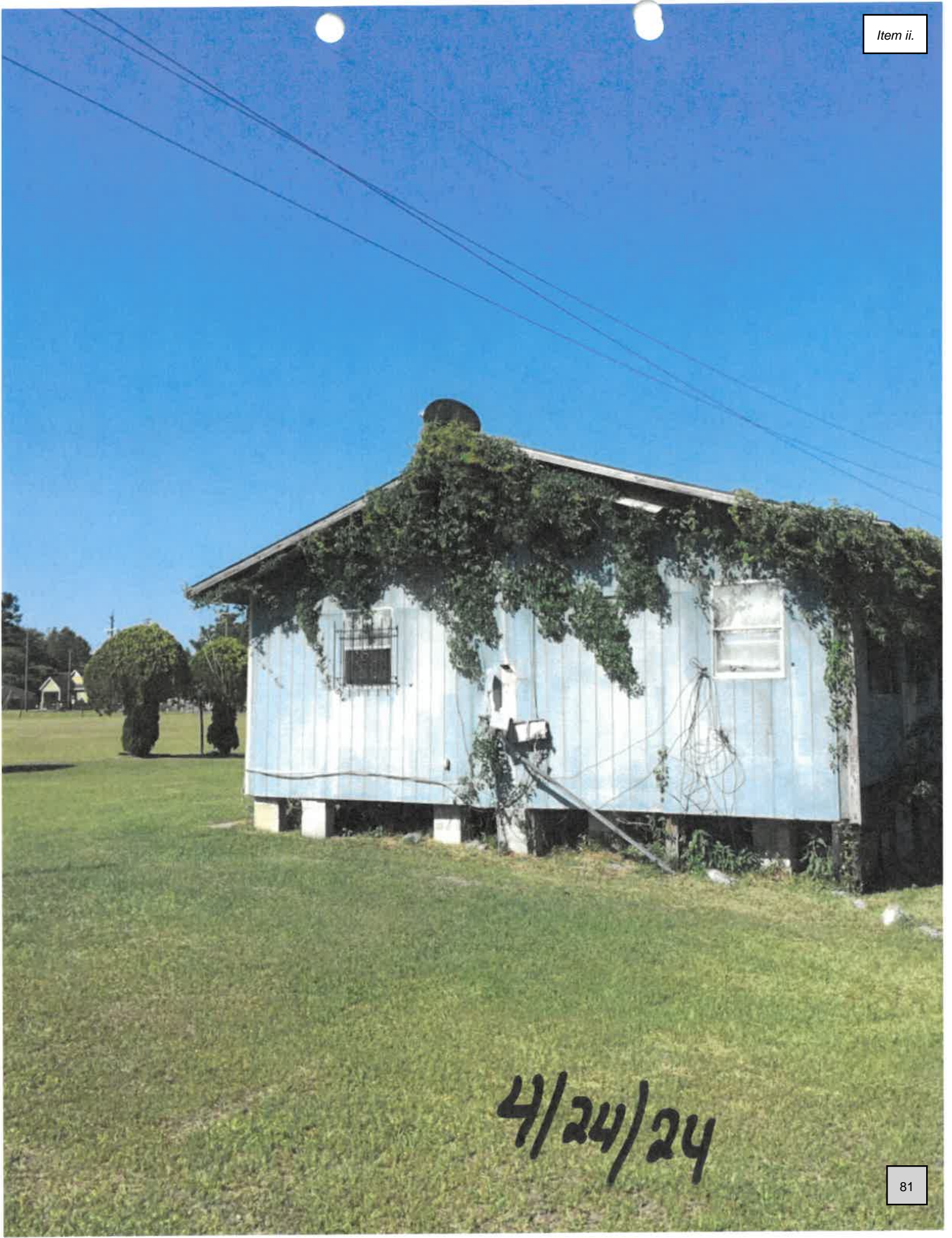
4/24/24



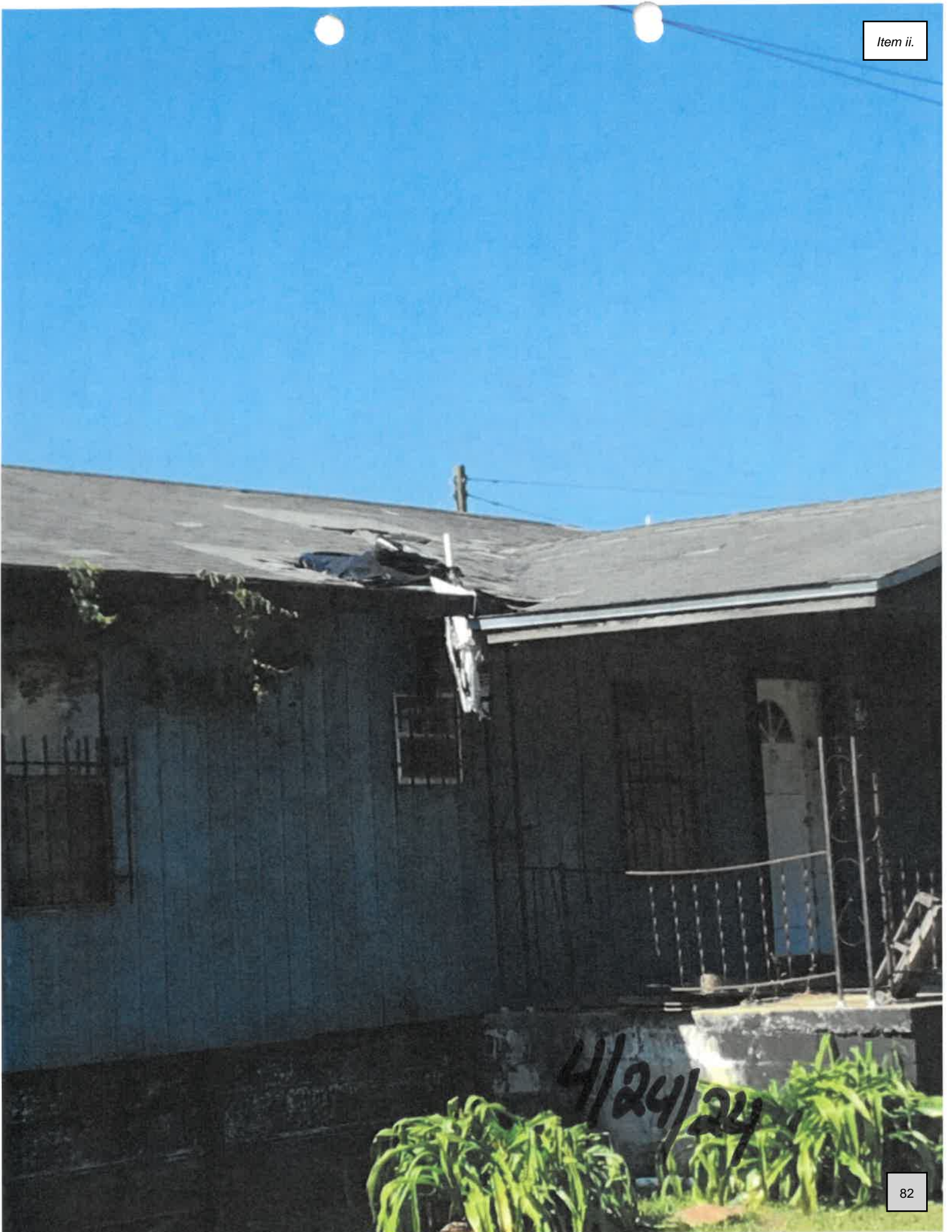


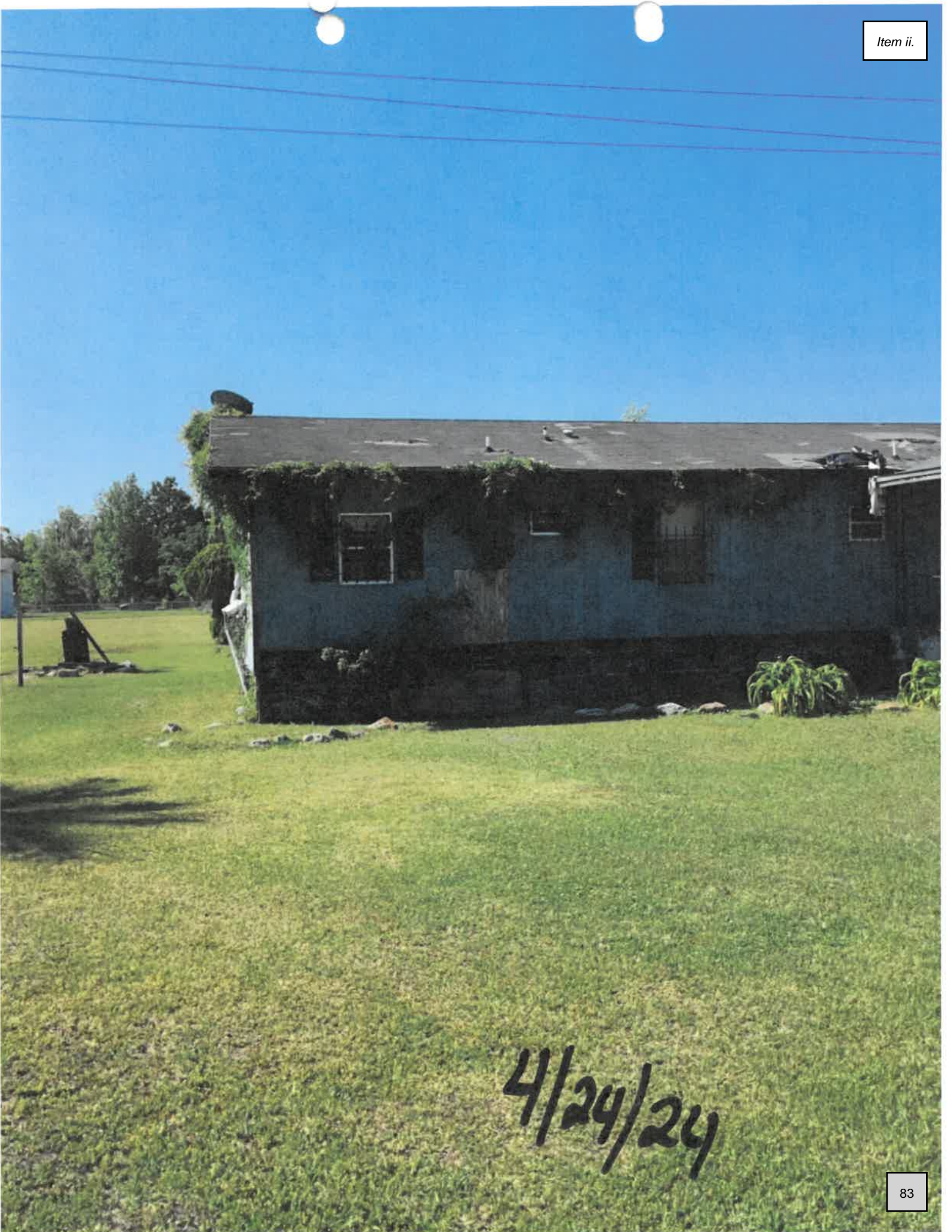
4/24/24



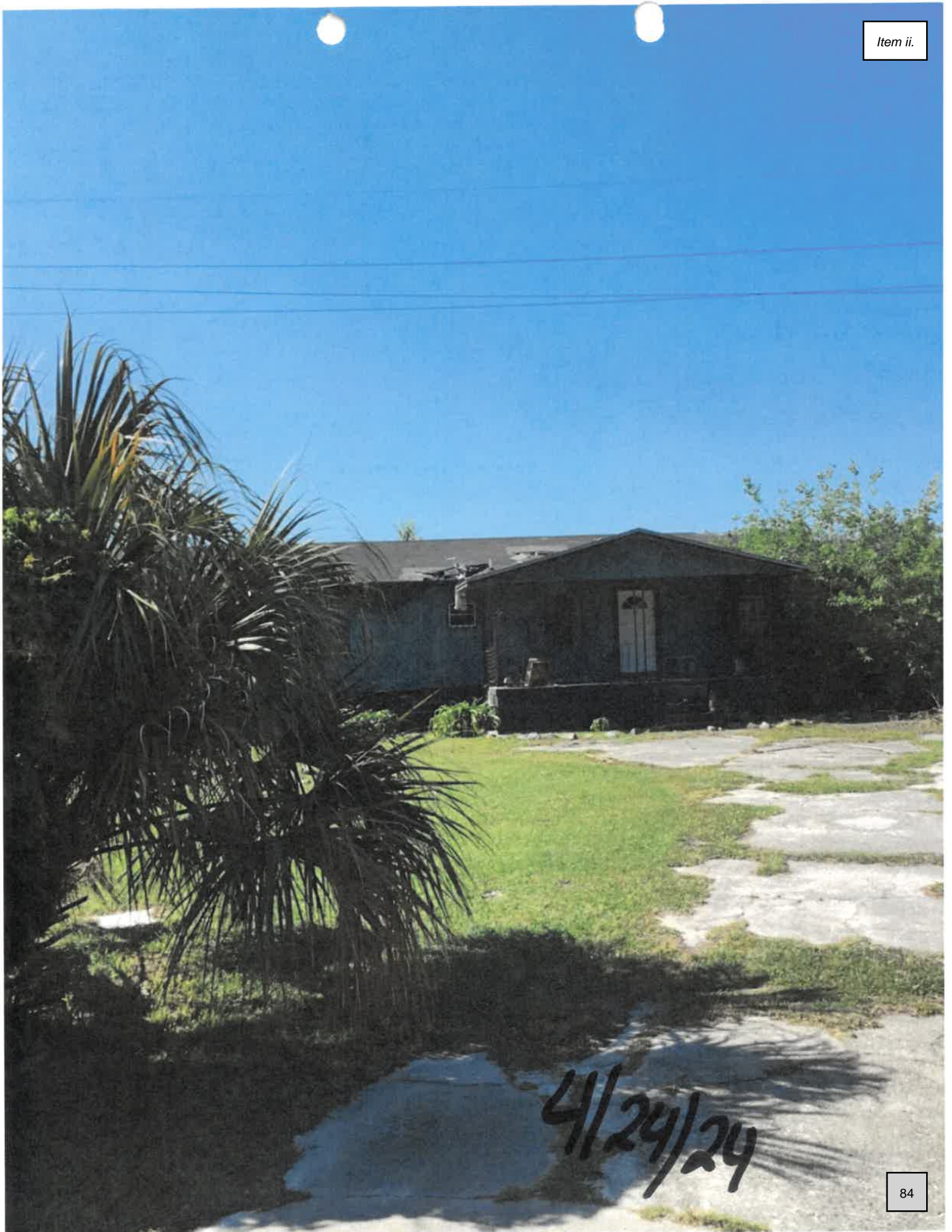


4/24/24

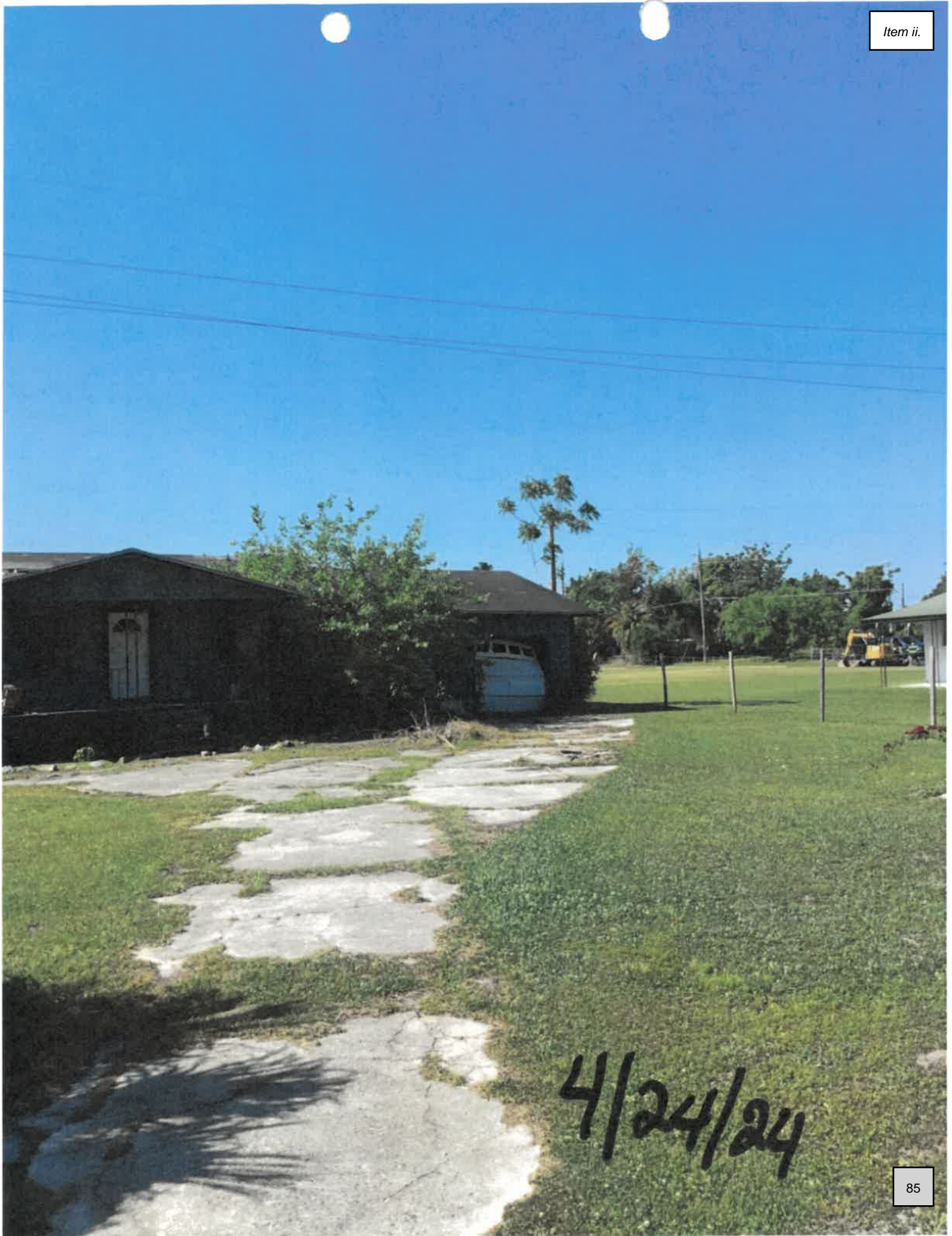




4/29/24



4/24/24



4/24/24

**Prior Cases**

**988 NE**

**Bascom Norris**

**Drive**

# Case Datasheet



Case Type **IPMC - International Prop Maint Code**

Case Date **04/27/2016**

Case Status **InActive**

Case Number **2016-00000208**

Resolution Date **01/06/2017**

Days Open **254**

Case Description **immobile vehicles-tag missing**

Name **Beverly A. Jones**

Reported By **Beverly A. Jones**

Business Name

Central Name **JONES GLORIA (DECEASED)**

Parcel Owner Name

Cited Party Name

Utility Customer

Animal

Inspector **BEVERLY JONES**

Phone Number **(386) 628-1002**

Alternate Phone

Email Address **bevrolet@gmail.com**

Comments

Location

Parcel Number **11174004**

Parcel Address **988 NE BASCOM NORRIS DR  
LAKE CITY, FL 32055**

Improvement **DEFAULT - JONES GLORIA  
(DECEASED)**

Service Address **988 NE BASCOM NORRIS DR  
LAKE CITY, FL 32055**

Master Location

Utility Account

Location Text

Cross Streets

Mailing Address

Business Address

Parcel Owner

Address **988 NE BASCOM NORRIS DR  
LAKE CITY, FL 32055**

Cited Party Address

## Activities

### Notes/Activity

| Date       | Type              | User          | Notes/Activity                           |
|------------|-------------------|---------------|--|
| 04/27/2016 | Inspections       | Beverly Jones | INITIAL INSPECTION, 2016-00000200 Failed |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
| 04/27/2016 | Corrective Action | Beverly Jones | WARNING NOTICE                           |
| 08/29/2016 | Corrective Action | Beverly Jones | NOTICE OF VIOLATION                      |
| 08/29/2016 | Inspections       | Beverly Jones | INITIAL INSPECTION, 2016-00000499 Failed |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
| 08/29/2016 | Violation         | Beverly Jones | NOTICE OF VIOLATION                      |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |

# Case Datasheet



CaseType IPMC - International Prop Maint Code

Case Date 10/31/2017

Case Status Active

Case Number 2017-00000493

Resolution Date

Days Open 2367

Case Description

roof damaged, general ext in need of repair, untagged vehicle

| Name              | Business Name           | Central Name | Parcel Owner Name | Location  |
|-------------------|-------------------------|--------------|-------------------|---|
| Reported By       | Beverly A Jones         |              |                   | Parcel Number 11174004                                      |
| Business Name     |                         |              |                   | Parcel Address 988 NE BASCOM NORRIS DR LAKE CITY, FL 32055  |
| Central Name      |                         |              |                   | Improvement DEFAULT - JONES GLORIA (DECEASED)               |
| Parcel Owner Name | JONES GLORIA (DECEASED) |              |                   | Service Address 988 NE BASCOM NORRIS DR LAKE CITY, FL 32055 |
| Cited Party Name  |                         |              |                   | Master Location   |
| Utility Customer  |                         |              |                   | Utility Account   |
| Animal            |                         |              |                   | Location Text   |
| Inspector         | BEVERLY JONES           |              |                   | Cross Streets   |
| Phone Number      | (386) 628-1002          |              |                   | Mailing Address   |
| Alternate Phone   |                         |              |                   | Business Address  |
| Email Address     | bevrolet@gmail.com      |              |                   | Parcel Owner 988 NE BASCOM NORRIS DR LAKE CITY, FL 32055    |
| Comments          |                         |              |                   | Cited Party Address   |

Activities

| Date       | Type              | User          | Notes/Activity                           |
|------------|-------------------|---------------|--|
| 10/31/2017 | Inspections       | Beverly Jones | INITIAL INSPECTION, 2017-00000538 Failed |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
| 10/31/2017 | Corrective Action | Beverly Jones | WARNING NOTICE                           |



# Case Datasheet



| Case Type                     | Case Date         | Case Status          |
|-------------------------------|-------------------|----------------------|
| -                             |                   | InActive             |
| Case Number                   | Name              | Location             |
| Resolution Date               | Reported By       | Parcel Number        |
| Days Open                     | Business Name     | Parcel Address       |
| Case Description              | Central Name      | Improvement          |
|                               | Parcel Owner Name | Service Address      |
|                               | Cited Party Name  | Master Location      |
|                               | Utility Customer  | Utility Account      |
|                               | Animal            | Location Text        |
|                               | Inspector         | Cross Streets        |
|                               | Phone Number      | Mailing Address      |
|                               | Alternate Phone   | Business Address     |
|                               | Email Address     | Parcel Owner Address |
|                               | Comments          | Cited Party Address  |
| Case Type                     | Case Number       | Case Date            |
| International Prop Maint Code | 2019-00000168     | 6/5/2019 12:00:00 AM |
| Resolution Date               | Status            |                      |

Related Cases



# Case Datasheet

CaseType **IPMC - International Prop Maint Code** Case Date **06/05/2019** Case Status **Active**

Name **Reported By neighbor**

Case Number **2019-00000168**

Location  
Parcel Number **11174004**  
Parcel Address **988 NE BASCOM NORRIS DR  
LAKE CITY, FL 32055**

Days Open **1785**

Improvement **DEFAULT - JONES GLORIA  
(DECEASED)**

Service Address **988 NE BASCOM NORRIS DR  
LAKE CITY, FL 32055**

Case Description **OG/TRASH/DETERIORATED STRUCTURE**

Parcel Owner Name **JONES GLORIA (DECEASED)**

Cited Party Name **Beverly A Jones**

Utility Customer **Beverly A Jones**

Animal **Beverly A Jones**

Inspector **Beverly A Jones**

Phone Number

Alternate Phone

Email Address

Comments

Mailing Address

Business Address

Parcel Owner **988 NE BASCOM NORRIS DR  
LAKE CITY, FL 32055**

Address

Cited Party Address

Master Location

Utility Account

Location Text

Cross Streets

Notes/Activity

## Activities

| Date       | Type              | User          | Notes/Activity                           |
|------------|-------------------|---------------|--|
| 06/05/2019 | Inspections       | Beverly Jones | INITIAL INSPECTION, 2019-00000748 Failed |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
|            | Violation         |               | Total Fees: \$0.00                       |
| 02/05/2020 | Violation         |               | Total Fees: \$0.00                       |
| 10/16/2020 | Inspections       | Beverly Jones | REINSPECTION, 2020-00000161 Failed       |
| 10/16/2020 | Corrective Action | Beverly Jones | NOTICE OF VIOLATION                      |
| 10/16/2020 | Corrective Action | Beverly Jones | NOTICE OF HEARING                        |



# Case Datasheet

| Case Type                     | Case Date              | Case Status          |
|-------------------------------|------------------------|----------------------|
| -                             |                        | InActive             |
| Case Number                   | Name                   | Location             |
| Resolution Date               | Reported By            | Parcel Number        |
| Days Open                     | Business Name          | Parcel Address       |
| Case Description              | Central Name           | Improvement          |
|                               | Parcel Owner Name      | Service Address      |
|                               | Cited Party Name       | Master Location      |
|                               | Utility Customer       | Utility Account      |
|                               | Animal                 | Location Text        |
|                               | Inspector              | Cross Streets        |
|                               | Phone Number           | Mailing Address      |
|                               | Alternate Phone        | Business Address     |
|                               | Email Address          | Parcel Owner Address |
| Comments                      | Case Number            | Cited Party Address  |
|                               | 2017-00000493          |                      |
| Case Type                     | Case Date              | Resolution Date      |
| International Prop Maint Code | 10/31/2017 12:00:00 AM | Status               |
| Related Cases                 |                        |                      |

C.  
OLD

Case Data Sheet for case # 19-168

Parcel# 1174-004  
Address: 988 NE BASCOM NORRIS  
Owner: GLORIA JONES (deceased)

Date of first inspection: 6/5/19

Notice of Violation sent: 6/5/19

2<sup>nd</sup> inspection date: 2/5/20  
10/16/20

2<sup>nd</sup> NOV sent: 2/5/20  
10/16/20

Notice of Hearing Sent: 10/16 - cancelled meeting - Resch for 12/10/20  
12/9/20 1/14/21

Re-inspection: 12/8/20 1/4/21

Abatement of structure - no permits  
pulled

# CITY OF LAKE CITY

## Case Data-code enforcement

Case # 2019-168

Initial Inspection: 6/5/19  
Warning Notice mailed: 4/5/19  
Re-Inspection: 2/5/20  
Notice of Violation: 2/5/20  
Notice of Hearing: 2/5/20  
Green card returned: yes  
Unclaimed mail: yes  
Posted Property and City Hall: na  
Cost of Mail: \$1370

**Notes:**

Ms. Jones daughter requested an extension.  
some clean up occurred, no improvement to  
structure.

Case Data Sheet for case # 19-168

Parcel# 11120-000

Address: 988 NW BASCOM NORRIS DR

Owner: JONES, GLORIA (DECEASED)

ORDER RECORDED ON: 3/2/21

Property inspected on: 5/20/21

Notice of Hearing Sent: 5/20/21

Re-inspection/notices posted at city hall and property: 5/28/21

Property was not posted as green card was returned and signed. Structure is inhabitable, violations have not been cured per recorded order. City seeks to file a lien and pursue foreclosure.

*Place lien  
on property  
6 month process  
foreclosure*

*City demo  
(owner)  
cost*

**Columbia County Property Appraiser**

Jeff Hampton

**2020 Preliminary Certified**

updated: 10/9/2020

Parcel: << 28-3S-17-11174-004 >>

Aerial Viewer Pictometry Google Maps

| Owner & Property Info |  | Result: 1 of 1 |          |
|-----------------------|--|----------------|----------|
| Owner                 | JONES GLORIA (DECEASED)<br>C/O TONYA FLUCAS<br>633 MATHIS RD<br>CAIRO, GA 39827  |                |          |
| Site                  | 988 BASCOM NORRIS DR, LAKE CITY  |                |          |
| Description           | COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682. |                |          |
| Area                  | 0.544 AC   | S/T/R          | 28-3S-17 |
| Use Code**            | MOBILE HOM (000200)  | 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 |                                   |                            |                                   |
|------------------------------|-----------------------------------|----------------------------|-----------------------------------|
| 2019 Certified Values        |                                   | 2020 Preliminary Certified |                                   |
| Mkt Land (2)                 | \$12,152                          | Mkt Land (2)               | \$12,152                          |
| Ag Land (0)                  | \$0                               | Ag Land (0)                | \$0                               |
| Building (1)                 | \$10,444                          | Building (1)               | \$7,305                           |
| XFOB (1)                     | \$400                             | XFOB (1)                   | \$400                             |
| Just                         | \$22,996                          | Just                       | \$19,857                          |
| Class                        | \$0                               | Class                      | \$0                               |
| Appraised                    | \$22,996                          | Appraised                  | \$19,857                          |
| SOH Cap [?]                  | \$0                               | SOH Cap [?]                | \$0                               |
| Assessed                     | \$22,996                          | Assessed                   | \$19,857                          |
| Exempt                       | \$0                               | Exempt                     | \$0                               |
| Total                        | county:\$22,791<br>city:\$22,791  | Total                      | county:\$19,857<br>city:\$19,857  |
| Taxable                      | other:\$22,791<br>school:\$22,996 | Taxable                    | other:\$19,857<br>school:\$19,857 |

▼ Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Quality (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------|-------|
| NONE      |            |           |      |     |                 |       |

▼ Building Characteristics

| Bldg Sketch | Bldg Item | Bldg Desc*          | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-----------|---------------------|----------|---------|-----------|------------|
| Sketch      | 1         | MOBILE HME (000800) | 1973     | 1647    | 2529      | \$7,305    |

\*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)

| Code | Desc       | Year Blt | Value    | Units | Dims      | Condition (% Good) |
|------|------------|----------|----------|-------|-----------|--------------------|
| 0166 | CONC,PAVMT | 1993     | \$400.00 | 1.000 | 0 x 0 x 0 | (000.00)           |

▼ Land Breakdown

| Land Code | Desc            | Units                      | Adjustments         | Eff Rate | Land Value |
|-----------|-----------------|----------------------------|---------------------|----------|------------|
| 000102    | SFR/MH (MKT)    | 23,739.000 SF - (0.544 AC) | 1.00/1.00 0.75/1.00 | \$0      | \$8,902    |
| 009945    | WELL/SEPT (MKT) | 1.000 UT - (0.000 AC)      | 1.00/1.00 1.00/1.00 | \$3,250  | \$3,250    |

Search Result: 1 of 1

# Columbia County Tax Collector

generated on 12/8/2020 9:17:22 AM EST

## Tax Record

Last Update: 12/8/2020 9:16:39 AM EST

[Register for eBill](#)

### 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.

| Account Number  | Tax Type                   | Tax Year  |                    |               |              |
|---|----------------------------|---|--------------------|---------------|--------------|
| R11174-004  | REAL ESTATE                | 2020  |                    |               |              |
| <b>Mailing Address</b><br>JONES GLORIA (DECEASED)<br>C/O TONYA FLUCAS<br>633 MATHIS RD<br>CAIRO GA 39827  |                            | <b>Property Address</b><br>988 BASCOM NORRIS NE LAKE CITY |                    |               |              |
|   |                            | <b>GEO Number</b><br>283S17-11174-004                     |                    |               |              |
| Exempt Amount   | Taxable Value              |   |                    |               |              |
| See Below   | See Below                  |   |                    |               |              |
| <b>Exemption Detail</b><br>NO EXEMPTIONS  | <b>Millage Code</b><br>001 | <b>Escrow Code</b>  |                    |               |              |
| <b>Legal Description (click for full description)</b><br>28-3S-17 0200/0200.54 Acres COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682. |                            |   |                    |               |              |
| Ad Valorem Taxes  |                            |   |                    |               |              |
| Taxing Authority  | Rate                       | Assessed Value  | Exemption Amount   | Taxable Value | Taxes Levied |
| CITY OF LAKE CITY   | 4.9000                     | 19,857  | 0                  | \$19,857      | \$97.30      |
| BOARD OF COUNTY COMMISSIONERS   | 8.0150                     | 19,857  | 0                  | \$19,857      | \$159.15     |
| COLUMBIA COUNTY SCHOOL BOARD  |                            |   |                    |               |              |
| DISCRETIONARY   | 0.7480                     | 19,857  | 0                  | \$19,857      | \$14.85      |
| LOCAL   | 3.7810                     | 19,857  | 0                  | \$19,857      | \$75.08      |
| CAPITAL OUTLAY  | 1.5000                     | 19,857  | 0                  | \$19,857      | \$29.79      |
| SUWANNEE RIVER WATER MGT DIST   | 0.3696                     | 19,857  | 0                  | \$19,857      | \$7.34       |
| LAKE SHORE HOSPITAL AUTHORITY   | 0.0001                     | 19,857  | 0                  | \$19,857      | \$0.00       |
| <b>Total Millage</b>  |                            | 19.3137   | <b>Total Taxes</b> |               | \$383.51     |
| Non-Ad Valorem Assessments  |                            |   |                    |               |              |
| Code  | Levying Authority          | Amount  |                    |               |              |
| XLCF  | CITY FIRE ASSESSMENT       | \$252.02  |                    |               |              |
| <b>Total Assessments</b>  |                            | \$252.02  |                    |               |              |
| <b>Taxes &amp; Assessments</b>  |                            | \$635.53  |                    |               |              |
| If Paid By  |                            | Amount Due  |                    |               |              |
| 11/30/2020  |                            | \$610.11  |                    |               |              |
| <b>12/31/2020</b>   |                            | <b>\$616.46</b>   |                    |               |              |
| 1/31/2021   |                            | \$622.82  |                    |               |              |
| 2/28/2021   |                            | \$629.17  |                    |               |              |
| 3/31/2021   |                            | \$635.53  |                    |               |              |



Parcel: 28-3S-17-11174-004 (39581)

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales

**Owner & Property Info**

|             |  |              |          |
|-------------|--|--------------|----------|
| Owner       | JONES GLORIA (DECEASED)<br>C/O TONYA FLUCAS<br>633 MATHIS RD<br>CAIRO, GA 39827  |              |          |
| Site        | 988 BASCOM NORRIS DR, LAKE CITY  |              |          |
| Description | COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682. |              |          |
| Area        | 0.544 AC   | S/T/R        | 28-3S-17 |
| Use Code    | MOBILE HOME (0200)   | 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              | \$12,152  | Mkt Land            | \$12,152  |
| Ag Land               | \$0   | Ag Land             | \$0   |
| Building              | \$7,305   | Building            | \$7,533   |
| XFOB                  | \$400   | XFOB                | \$400   |
| Just                  | \$19,857  | Just                | \$20,085  |
| Class                 | \$0   | Class               | \$0   |
| Appraised             | \$19,857  | Appraised           | \$20,085  |
| SOH Cap [?]           | \$0   | SOH Cap [?]         | \$0   |
| Assessed              | \$19,857  | Assessed            | \$20,085  |
| Exempt                | \$0   | Exempt              | \$0   |
| Total Taxable         | county:\$19,857<br>city:\$19,857<br>other:\$19,857<br>school:\$19,857 | Total Taxable       | county:\$20,085<br>city:\$20,085<br>other:\$0 school:\$20,085 |

**Sales History**

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

**Building Characteristics**

| Bldg Sketch            | Description       | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | MOBILE HME (0800) | 1973     | 1647    | 2529      | \$7,533    |

\*Bldg Desc determinations are used by the Property Appraiser's 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 Blt | Value    | Units | Dims  |
|------|------------|----------|----------|-------|-------|
| 0166 | CONC,PAVMT | 1993     | \$400.00 | 1.00  | 0 x 0 |

**Land Breakdown**

| Code | Desc            | Units                    | Adjustments                      | Eff Rate    | Land Value |
|------|-----------------|--------------------------|----------------------------------|-------------|------------|
| 0102 | SFR/MH (MKT)    | 23,739.000 SF (0.544 AC) | 1.0000/1.0000 1.0000/0.7500000 / | \$0 /SF     | \$8,902    |
| 9945 | WELL/SEPT (MKT) | 1.000 UT (0.000 AC)      | 1.0000/1.0000 1.0000/ /          | \$3,250 /UT | \$3,250    |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gloria Jones of Tampa Florida  
 633 N. 76th St  
 Land, GA. 39827

COMPLETE THIS SECTION ON DELIVERY

A. Signature  X *BP 019*  Agent

B. Received by (Printed Name)  Addressee

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

C. Date of Delivery  
 5.27.21

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

2 Article Identification Number  
 9590 9402 6540 1028 6190 17



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

Domestic Return Receipt

**ix Record**

Last Update: 5/27/2021 9:35:14 AM EDT

**Register for eBill**

**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

|  |                                |   |
|--|--------------------------------|---|
| <b>Account Number</b><br>R11174-004  | <b>Tax Type</b><br>REAL ESTATE | <b>Tax Year</b><br>2020                                   |
| <b>Mailing Address</b><br>JONES GLORIA (DECEASED)<br>C/O TONYA FLUCAS<br>633 MATHIS RD<br>CAIRO GA 39827 |                                | <b>Property Address</b><br>988 BASCOM NORRIS NE LAKE CITY |
|  |                                | <b>GEO Number</b><br>283S17-11174-004                     |

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>Exempt Amount</b><br>See Below | <b>Taxable Value</b><br>See Below |
|-----------------------------------|-----------------------------------|

|   |                            |                    |
|---|----------------------------|--------------------|
| <b>Exemption Detail</b><br>NO EXEMPTIONS  | <b>Millage Code</b><br>001 | <b>Escrow Code</b> |
| <b>Legal Description (click for full description)</b><br>28-3S-17 0200/0200.54 Acres COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682. |                            |                    |

**Ad Valorem Taxes**

| Levying Authority             | Rate   | Assessed Value | Exemption Amount | Taxable Value | Taxes Levied |
|-------------------------------|--------|----------------|------------------|---------------|--------------|
| CITY OF LAKE CITY             | 4.9000 | 19,857         | 0                | \$19,857      | \$97.30      |
| BOARD OF COUNTY COMMISSIONERS | 8.0150 | 19,857         | 0                | \$19,857      | \$159.15     |
| LUMBERIA COUNTY SCHOOL BOARD  |        |                |                  |               |              |
| SECRETIONARY                  | 0.7480 | 19,857         | 0                | \$19,857      | \$14.85      |
| CAL                           | 3.7810 | 19,857         | 0                | \$19,857      | \$75.08      |
| HOSPITAL OUTLAY               | 1.5000 | 19,857         | 0                | \$19,857      | \$29.79      |
| WANNEE RIVER WATER MGT DIST   | 0.3696 | 19,857         | 0                | \$19,857      | \$7.34       |
| LAKE SHORE HOSPITAL AUTHORITY | 0.0001 | 19,857         | 0                | \$19,857      | \$0.00       |

|                      |         |                    |          |
|----------------------|---------|--------------------|----------|
| <b>Total Millage</b> | 19.3137 | <b>Total Taxes</b> | \$383.51 |
|----------------------|---------|--------------------|----------|

**Non-Ad Valorem Assessments**

| Code | Levying Authority    | Amount   |
|------|----------------------|----------|
| XLFC | CITY FIRE ASSESSMENT | \$252.02 |

|                          |          |
|--------------------------|----------|
| <b>Total Assessments</b> | \$252.02 |
|--------------------------|----------|

Taxes & Assessments \$635.53

| If Paid By       | Amount Due      |
|------------------|-----------------|
| 3/31/2021        | \$635.53        |
| 4/30/2021        | \$654.60        |
| <b>5/28/2021</b> | <b>\$687.10</b> |

Prior Years Payment History

**Prior Year Taxes Due**

| Year | Folio | Status | Cert. | Cert. Yr. | Amount   |
|------|-------|--------|-------|-----------|----------|
| 2019 | 28870 |        | 2706  | 2020      | \$899.08 |

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

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2019-00000168

v.

GLORIA JONES (DECEASED)  
C/O TONYA FLUCAS,

RESPONDENT.

**ORDER**

THIS CAUSE came before the Special Magistrate on March 12, 2020, 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. Gloria Jones (Deceased) c/o Tonya Flucas ("Respondent") is the owner of residential property located at 988 Bascom Norris NE, Lake City, Florida ("Property"). Lake City Code Enforcement Inspector Beverly Jones appeared and testified at the hearing on behalf of Petitioner. Tonya Flucas and Juanita Flucas appeared and testified at the hearing on behalf of Respondent.
2. Inspector Jones initially inspected Respondent's Property on June 5, 2019 and found overgrowth, trash scattered, a damaged roof and a deteriorated exterior structure. Inspector Jones opined that the Property caused blight and was a public nuisance. Inspector Jones sent a Warning Notice to Respondent requiring Respondent to repair or

- demolish the structure no later than August 1, 2019.
3. On December 10, 2019, Inspector Jones re-inspected Respondent's Property and the condition was unchanged. Inspector Jones sent Respondent a Notice of Violation, with the alleged violations to be corrected by January 18, 2020.
  4. On February 5, 2020, Inspector Jones re-inspected Respondent's Property and while the Property had been mowed once over the last six months, she opined that the Property continued to be a blight issue, was overgrown, trash and debris was scattered on the Property, the roof of the structure was in a further state of decay and the siding was broken. Inspector Jones sent Respondent a Notice of Violation on February 5, 2020, with the alleged violations to be corrected by March 8, 2020.
  5. Respondent was notified of a hearing on March 12, 2020 regarding the above-referenced violations on February 18, 2020 by Inspector Jones posting the Notice of Hearing at City Hall, 205 North Marion Avenue, Lake City, Florida 32055, and sending the Notice of Hearing via certified mail, return receipt requested, to Gloria Jones c/o Tonya Flucas, 633 Mathis Road, Cairo, GA 39827.
  6. Inspector Jones testified at the hearing that she re-inspected the Property the week prior to the hearing and found the condition unchanged. Inspector Jones additionally provided photos of the Property depicting a structure with a hole in the roof, damaged roof shingles, overgrown grass, and trash on the Property. Inspector Jones further testified that the inside of the house has been open and exposed to the elements for several years, questioning whether the structure could be repaired or habitable.
  7. Tonya Flucas and Juanita Flucas testified that the roof had been damaged in a hurricane and they intended to repair the roof, but needed additional time to do so.

**CONCLUSIONS OF LAW**

8. 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.
9. 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.
10. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
11. Respondent failed to timely correct all of the alleged violations on the Property.
12. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
13. 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**

14. Within three months (90 days) of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
15. In the event Respondent fails to comply with this Order, Respondent shall appear before the City of Lake City Special Magistrate on the next scheduled Code Enforcement

Hearing date, as noticed by Petitioner.

DONE AND ORDERED on this 17<sup>th</sup> day of March, 2020.

  
STEPHANIE MARCHMAN  
SPECIAL MAGISTRATE

Copies furnished to:  
Tonya Flucas  
Joseph Helfenberger  
David Young  
Beverly Jones



STEPHEN M. WITT

CHRIS GREENE  
JAKE HILL, JR.  
EUGENE JEFFERSON  
MELINDA MOSES

JOSEPH HELFENBERGER

AUDREY E. SIKES

FRED KOBERLEIN, JR.

Inst: 202112018729 Date: 09/17/2021 Time: 9:30AM  
Page 1 of 5 B: 1447 P: 1395, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk

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 for - Case Number 2019-00000168 (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 21<sup>st</sup> day  
of April 2020.

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

PETITIONER,

CASE NO. 2019-00000168

v.

GLORIA JONES (DECEASED)  
C/O TONYA FLUCAS,

RESPONDENT.

**ORDER**

THIS CAUSE came before the Special Magistrate on March 12, 2020, 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. Gloria Jones (Deceased) c/o Tonya Flucas ("Respondent") is the owner of residential property located at 988 Bascom Norris NE, Lake City, Florida ("Property"). Lake City Code Enforcement Inspector Beverly Jones appeared and testified at the hearing on behalf of Petitioner. Tonya Flucas and Juanita Flucas appeared and testified at the hearing on behalf of Respondent.
2. Inspector Jones initially inspected Respondent's Property on June 5, 2019 and found overgrowth, trash scattered, a damaged roof and a deteriorated exterior structure. Inspector Jones opined that the Property caused blight and was a public nuisance. Inspector Jones sent a Warning Notice to Respondent requiring Respondent to repair or

- demolish the structure no later than August 1, 2019.
3. On December 10, 2019, Inspector Jones re-inspected Respondent's Property and the condition was unchanged. Inspector Jones sent Respondent a Notice of Violation, with the alleged violations to be corrected by January 18, 2020.
  4. On February 5, 2020, Inspector Jones re-inspected Respondent's Property and while the Property had been mowed once over the last six months, she opined that the Property continued to be a blight issue, was overgrown, trash and debris was scattered on the Property, the roof of the structure was in a further state of decay and the siding was broken. Inspector Jones sent Respondent a Notice of Violation on February 5, 2020, with the alleged violations to be corrected by March 8, 2020.
  5. Respondent was notified of a hearing on March 12, 2020 regarding the above-referenced violations on February 18, 2020 by Inspector Jones posting the Notice of Hearing at City Hall, 205 North Marion Avenue, Lake City, Florida 32055, and sending the Notice of Hearing via certified mail, return receipt requested, to Gloria Jones c/o Tonya Flucas, 633 Mathis Road, Cairo, GA 39827.
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  7. Tonya Flucas and Juanita Flucas testified that the roof had been damaged in a hurricane and they intended to repair the roof, but needed additional time to do so.

**CONCLUSIONS OF LAW**

8. 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.
9. 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.
10. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
11. Respondent failed to timely correct all of the alleged violations on the Property.
12. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
13. 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**

14. Within three months (90 days) of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
15. In the event Respondent fails to comply with this Order, Respondent shall appear before the City of Lake City Special Magistrate on the next scheduled Code Enforcement

Hearing date, as noticed by Petitioner.

DONE AND ORDERED on this 17<sup>th</sup> day of March, 2020.

  
STEPHANIE MARCHMAN  
SPECIAL MAGISTRATE

Copies furnished to:  
Tonya Flucas  
Joseph Helfenberger  
David Young  
Beverly Jones



Inst: 202112003782 Date: 03/02/2021 Time: 12:47PM  
Page 1 of 5 B: 1431 F: 1549, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk

STATE OF FLORIDA

COUNTY OF COLUMBIA

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 2019-00000168 (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 29<sup>th</sup> 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. 2019-00000168**

**v.**

**GLORIA JONES (DECEASED)  
C/O TONYA FLUCAS,**

**RESPONDENT.**

**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 Respondent, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

**FINDINGS OF FACT**

- 1. Gloria Jones (Deceased) c/o Tonya Flucas ("Respondent") is the owner of residential property located at 988 Bascom Norris NE, Lake City, Florida ("Property"). Lake City Code Enforcement Inspector Beverly Jones appeared and testified at the hearing on behalf of Petitioner. No witnesses appeared or testified at the hearing on behalf of the Respondent.**
- 2. The Special Magistrate issued an Order on March 12, 2020 concluding that Respondent was 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**

Respondent to take all actions necessary to obtain a permit from Petitioner to repair or demolish the structure on the subject Property and properly remove all trash and debris on the Property, and to do so within ninety (90) days of March 17, 2020. The Special Magistrate further ordered that should the Property not be brought into compliance the Respondent shall appear before the City of Lake City Special Magistrate on the next scheduled Code Enforcement.

3. Inspector Jones testified that she visited the Property on October 16, 2020 and it was in better condition than it was in 2019. Inspector Jones further testified that the Property was cleared of trash and debris, but no permits had been pulled for the improvements to the Property that require a permit by a licensed contractor and issued a stop work order. Inspector Jones further testified that there were no inhabitants in the house and confirmed that no one is residing at the house, but that there were two trailers hooked together on the Property.
4. Respondent was notified of the January 14, 2021 hearing on December 9, 2020 regarding the above-referenced violations on October 16, 2020 by Inspector Jones posting the Notice of Hearing at City Hall, 205 North Marion Avenue, Lake City, Florida 32055, and sending the Notice of Hearing via certified mail, return receipt requested, to Gloria Jones c/o Tonya Flucas, 633 Mathis Road, Cairo, GA 39827.

#### 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. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
8. Respondent failed to timely correct all of the alleged violations on the Property.
9. Petitioner requested a hearing and provided proper notice to Respondent 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. Within ninety (90) days of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
12. In the event Respondent fails to comply with this Order, Respondent shall appear before the City of Lake City Special Magistrate on the next scheduled Code Enforcement Hearing date, as noticed by Petitioner, and show cause as to why the Petitioner should not be authorized to demolish the structure on the Property at the Respondent's expense.



DONE AND ORDERED on this 19<sup>th</sup> day of January, 2021.

  
STEPHANIE MARCHMAN  
SPECIAL MAGISTRATE

Copies furnished to:  
Tonya Flucas  
Joseph Helfenberger  
David Young  
Beverly Jones

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2019-00000168

Respondent JONES GLORIA (DECEASED)

Rescheduled from 12/10/20

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, January 14, 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 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 \_\_\_\_\_ Gloria Jones \_\_\_\_\_ Relationship owner

Date 12/4/20


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.**

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2019-00000168

Respondent JONES, GLORIA

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, November 12, 2020 \_\_\_\_\_, 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, or virtual **Members of the public may attend the meeting online at:** <https://us02web.zoom.us/j/84817420449> or Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799 Meeting ID: 848 1742 0449# 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: at 1-888-788-0099 Meeting ID: 848 1742 0449# Then it will ask for Participant id, just press #.

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 #

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 Jones, Gloria Relationship owner

On date 10/16/20 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 BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2019-00000168

Respondent JONES, GLORIA

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, November 12, 2020 \_\_\_\_\_, 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, or virtual Members of the public may attend the meeting online at: <https://us02web.zoom.us/j/84817420449> or Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799 Meeting ID: 848 1742 0449# 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: at 1-888-788-0099 Meeting ID: 848 1742 0449# Then it will ask for Participant id, just press #.

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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 Jones, Gloria Relationship owner

On date 10/16/20 time being \_\_\_\_\_ Personal Service

x Posted on property and at City Hall

xCertified 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 BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2019-00000168

Respondent JONES, GLORIA

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, MARCH 12, 2020 \_\_\_\_\_, 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 Gloria Jones Relationship owner

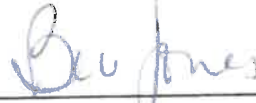
On date 2/5/20 time being \_\_\_\_\_ Personal Service

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

First class mailing

70180680000115810196

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 # 19-168

**Respondents: JONES GLORIA**

**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) June 10, 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 JONES GLORIA Relationship owner

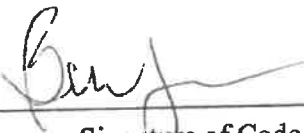
On date 5/20/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

  
\_\_\_\_\_  
Signature of Code Inspector

Print Name 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.**



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

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

**Case # 2019-00000168**

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 988 NE BASCOM NORRIS DR Parcel ID# 11174004:

|   |  |
|---|--|
| INITIAL INSPECTION<br>Beverly A Jones<br>06/05/2019<br>8:55AM | Overgrown, trash scattered, roof damage, exterior structure is deteriorated. Neighbor complains that structure and property is a pest habitat. Blight structure/public nuisance. |
|---|--|

| Violation Code                   | Violation Description                                  | Corrective Action   |
|----------------------------------|--|---|
| 301.2 Responsibility             | IPMC 301.2 Responsibility                              | Demolish and remove structure or repair in accordance with currently adopted ALL HAZARDS ARE TO BE ELIMINATED AND ALL REPAIRS ARE TO BE MADE IN ACCORDANCE WITH ANY AND ALL APPLICABLE BUILDING/PLUMBING ALL REPAIRS SHALL BE IN ACCORDANCE TO APPLICABLE BUILDING CODES. Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. |
| 301.3 Vacant structures and land | 301.3 Vacant structures and land. IPMC                 |   |
| 302.4 weeds                      | 302.4 weeds IPMC                                       |   |
| 302.5 Rodent harborage.          | 302.5 Rodent harborage. IPMC                           |   |
| 304.1 General.                   | 304.1 General. IPMC                                    |   |
| 307.1 ACCUMULATION OF TRASH      | 307.1 ACCUMULATION OF TRASH IPMC                       |   |
| sec 108.1                        | sec 108.1 general ipmc unsafe structures and equipment | Obtain demolition permit if repairs are not to be made.   |
| sec 110.1                        | sec 110.1 general-demolition                           |   |

| Violation Code                   | Municipal Code   |
|----------------------------------|--|
| 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. |
| 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  |

|   |  |
|---|--|
| <p><b>302.4 weeds</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, and the costs of such removal shall be paid by the owner or agent responsible for the property.</p> |
| <p><b>302.5 Rodent harborage.</b></p>     | <p>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.</p>  |
| <p><b>304.1 General.</b></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><b>307.1 ACCUMULATION OF TRASH</b></p> | <p>Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.</p>   |
| <p><b>sec 108.1</b></p>                   | <p>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.</p>  |
| <p><b>sec 110.1</b></p>                   | <p>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</p>   |

**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 |
| Notice of violation       | 8/1/19   |

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 Gloria Jones Relationship owner

On date 6/5/19 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- SPECIAL MAGISTRATE  
NOTICE OF Violation**

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

**Case # 2019-00000168**

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 988 NE BASCOM NORRIS DR Parcel ID# 11174004:

|   |  |
|---|--|
| REINSPECTION<br>Beverly A Jones<br>12/10/19<br>9:04AM         | SAME CONDITIONS-   |
| INITIAL INSPECTION<br>Beverly A Jones<br>06/05/2019<br>8:55AM | Overgrown, trash scattered, roof damage, exterior structure is deteriorated. Neighbor complains that structure and property is a pest habitat. Blight structure/public nuisance. |

| Violation Code                   | Violation Description                                  | Corrective Action   |
|----------------------------------|--|---|
| 301.2<br>Responsibility          | IPMC 301.2<br>Responsibility                           | Demolish and remove structure or repair in accordance with currently adopted ALL HAZARDS ARE TO BE ELIMINATED AND ALL REPAIRS ARE TO BE MADE IN ACCORDANCE WITH ANY AND ALL APPLICABLE BUILDING/PLUMBING ALL REPAIRS SHALL BE IN ACCORDANCE TO APPLICABLE BUILDING CODES. Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. |
| 301.3 Vacant structures and land | 301.3 Vacant structures and land. IPMC                 |   |
| 302.4 weeds                      | 302.4 weeds IPMC                                       |   |
| 302.5 Rodent harborage.          | 302.5 Rodent harborage. IPMC                           |   |
| 304.1 General.                   | 304.1 General. IPMC                                    |   |
| 307.1<br>ACCUMULATION OF TRASH   | 307.1<br>ACCUMULATION OF TRASH IPMC                    |   |
| sec 108.1                        | sec 108.1 general ipmc unsafe structures and equipment |   |
| sec 110.1                        | sec 110.1 general-demolition                           | Obtain demolition permit if repairs are not to be made.   |

| Violation Code          | Municipal Code   |
|-------------------------|--|
| 301.2<br>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. |

|   |   |
|---|---|
| <b>301.3 Vacant structures and land</b> | 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.  |
| <b>302.4 weeds</b>                      | 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. |
| <b>302.5 Rodent harborage.</b>          | Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.  |
| <b>304.1 General.</b>                   | 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.   |
| <b>307.1 ACCUMULATION OF TRASH</b>      | Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.   |
| <b>sec 108.1</b>                        | 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>sec 110.1</b>                        | 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   |

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

**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                              3/8/20

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 Gloria Jones    Relationship owner


On date 2/5/20 time being \_\_\_\_\_ Personal Service

x Posted on property and at City Hall    x 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

|   |   |
|---|---|
|   | 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.  |
| <b>301.3 Vacant structures and land</b> | 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.  |
| <b>302.4 weeds</b>                      | 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. |
| <b>302.5 Rodent harborage.</b>          | Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.  |
| <b>304.1 General.</b>                   | 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.   |
| <b>307.1 ACCUMULATION OF TRASH</b>      | Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.   |
| <b>sec 108.1</b>                        | 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>sec 110.1</b>                        | 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  |

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

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

**Case # 2019-00000168**

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 988 NE BASCOM NORRIS DR Parcel ID# 11174004:

|   |  |
|---|--|
| REINSPECTION<br>Beverly A Jones<br>02/05/2020<br>9:04AM       | <u>Results –owners mowed property once in last 6 months, property is continuing to be a blight issue, overgrown again, trash debris scattered, roof is in a further state of decay, siding is broken. Demo is requested as structure is not being maintained or fixed.</u> |
| REINSPECTION<br>Beverly A Jones<br>2/10/19<br>9:04AM          | <b>SAME CONDITIONS-</b>  |
| INITIAL INSPECTION<br>Beverly A Jones<br>06/05/2019<br>8:55AM | Overgrown, trash scattered, roof damage, exterior structure is deteriorated. Neighbor complains that structure and property is a pest habitat. Blight structure/public nuisance.   |

| Violation Code                   | Violation Description                                  | Corrective Action   |   |
|----------------------------------|--|---|---|
| 301.2<br>Responsibility          | IPMC 301.2<br>Responsibility                           | Demolish and remove structure or repair in accordance with currently adopted ALL HAZARDS ARE TO BE ELIMINATED AND ALL REPAIRS ARE TO BE MADE IN ACCORDANCE WITH ANY AND ALL APPLICABLE BUILDING/PLUMBING ALL REPAIRS SHALL BE IN ACCORDANCE TO APPLICABLE BUILDING CODES. Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. |   |
| 301.3 Vacant structures and land | 301.3 Vacant structures and land. IPMC                 |   |   |
| 302.4 weeds                      | 302.4 weeds IPMC                                       |   |   |
| 302.5 Rodent harborage.          | 302.5 Rodent harborage. IPMC                           |   |   |
| 304.1 General.                   | 304.1 General. IPMC                                    |   |   |
| 307.1<br>ACCUMULATION OF TRASH   | 307.1<br>ACCUMULATION OF TRASH IPMC                    |   | Obtain demolition permit if repairs are not to be made. |
| sec 108.1                        | sec 108.1 general ipmc unsafe structures and equipment |   |   |
| sec 110.1                        | sec 110.1 general-demolition                           |   |   |

| Violation Code          | Municipal Code  |
|-------------------------|---|
| 301.2<br>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 |



**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                              1/18/20

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 Gloria Jones    Relationship owner


On date 12/10/20 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



# STOP WORK ORDER

## CODE ENFORCEMENT- SPECIAL MAGISTRATE NOTICE OF Violation

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

Case # 2019-00000168

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 988 NE BASCOM NORRIS DR Parcel ID# 11174004:

|                    |                 |            |         |  |
|--------------------|-----------------|------------|---------|--|
| REINSPECTION       | Beverly A Jones | 10/16/20   | 8:20 am | <a href="#">Results-no permits pulled for work as directed and ordered by magistrate. Roof/interior work</a> |
| REINSPECTION       | Beverly A Jones | 02/05/2020 | 9:04AM  | Fail   |
| INITIAL INSPECTION | Beverly A Jones | 06/05/2019 | 8:55AM  | <a href="#">fail</a>   |

| Violation Code  | Violation Description                                  | Corrective Action  |
|---|--|--|
| 301.2 Responsibility  | IPMC 301.2 Responsibility                              | Magistrate order is attached; no permits have been pulled yet work is being done that requires a permit by a licensed contractor. Cease all work until scope of work, permits and approval is given/issued.<br><br>Demolish and remove structure or repair in accordance with currently adopted ALL HAZARDS ARE TO BE ELIMINATED AND ALL REPAIRS ARE TO BE MADE IN ACCORDANCE WITH ANY AND ALL APPLICABLE BUILDING/PLUMBING ALL REPAIRS SHALL BE IN ACCORDANCE TO APPLICABLE BUILDING CODES. Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. |
| 301.3 Vacant structures and land                                      | 301.3 Vacant structures and land. IPMC                 |  |
| 304.1 General.  | 304.1 General. IPMC                                    |  |
| 307.1 ACCUMULATION OF TRASH   | 307.1 ACCUMULATION OF TRASH IPMC                       |  |
| sec 108.1   | sec 108.1 general ipmc unsafe structures and equipment |  |
| sec 110.1   | sec 110.1 general-demolition                           |  |
| Sec 22-1 compliance requirement                                       | City ordinance   |  |
| <b>Sec. 22-4. - Payment of construction permit fees; reinspection</b> |  |  |

|       |  |  |
|-------|--|--|
| fees. |  |  |
|-------|--|--|

| Violation Code  | Municipal Code  |
|---|---|
| 301.2<br>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.  |
| <b>Sec. 22-4. -<br/>Payment of<br/>construction<br/>permit fees;<br/>reinspection<br/>fees.</b> | (a)<br>Except as otherwise provided for in this code, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work, and in addition to any other fees provided in this code, to pay a construction permit fee to the city computed on the valuation of the building, structure, or facility |
| Sec 22-1<br>compliance<br>requirement   | Except as otherwise provided for in this Code, any owner, authorized agent, or contractor, who desires to construct, enlarge, alter, repair, remove, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Code, or to cause any work to be done, shall first make application to the building official and obtain the required permit for such work and to comply with all of the provisions, requirements and conditions provided for in this chapter.   |
| 304.1 General.  | 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.   |
| sec 108.1   | 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   | 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   |

**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       | 10/20/2020 |
| NOTICE OF HEARING         | 11/12/2020 |

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 Jones, Gloria Relationship owner

On date 10/16/20 time being \_\_\_\_\_  
x Posted on property and at City Hall requested

Personal Service

xCertified Mail, Return Receipt

First class mailing

Refused to sign, drop service

Jones, Beverly A  
Print Name of Code Inspector

\_\_\_\_\_  
Signature of Code Inspector

# STOP WORK ORDER

## CODE ENFORCEMENT- SPECIAL MAGISTRATE NOTICE OF Violation

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

Case # 2019-00000168

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 988 NE BASCOM NORRIS DR Parcel ID# 11174004:

|                    |                 |            |         |  |
|--------------------|-----------------|------------|---------|--|
| REINSPECTION       | Beverly A Jones | 10/16/20   | 8:20 am | <a href="#">Results-no permits pulled for work as directed and ordered by magistrate. Roof/interior work</a> |
| REINSPECTION       | Beverly A Jones | 02/05/2020 | 9:04AM  | Fail   |
| INITIAL INSPECTION | Beverly A Jones | 06/05/2019 | 8:55AM  | <a href="#">fail</a>   |

| Violation Code  | Violation Description                                  | Corrective Action  |
|---|--|--|
| 301.2 Responsibility  | IPMC 301.2 Responsibility                              | Magistrate order is attached; no permits have been pulled yet work is being done that requires a permit by a licensed contractor. Cease all work until scope of work, permits and approval is given/issued.<br><br>Demolish and remove structure or repair in accordance with currently adopted ALL HAZARDS ARE TO BE ELIMINATED AND ALL REPAIRS ARE TO BE MADE IN ACCORDANCE WITH ANY AND ALL APPLICABLE BUILDING/PLUMBING ALL REPAIRS SHALL BE IN ACCORDANCE TO APPLICABLE BUILDING CODES. Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. |
| 301.3 Vacant structures and land                                      | 301.3 Vacant structures and land. IPMC                 |  |
| 304.1 General.  | 304.1 General. IPMC                                    |  |
| 307.1 ACCUMULATION OF TRASH   | 307.1 ACCUMULATION OF TRASH IPMC                       |  |
| sec 108.1   | sec 108.1 general ipmc unsafe structures and equipment |  |
| sec 110.1   | sec 110.1 general-demolition                           |  |
| Sec 22-1 compliance requirement                                       | City ordinance   |  |
| <b>Sec. 22-4. - Payment of construction permit fees; reinspection</b> |  |  |

|              |  |  |
|--------------|--|--|
| <b>fees.</b> |  |  |
|--------------|--|--|

| Violation Code  | Municipal Code  |
|---|---|
| <b>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.  |
| <b>Sec. 22-4. - Payment of construction permit fees; reinspection fees.</b> | (a)<br>Except as otherwise provided for in this code, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work, and in addition to any other fees provided in this code, to pay a construction permit fee to the city computed on the valuation of the building, structure, or facility |
| <b>Sec 22-1 compliance requirement</b>                                      | Except as otherwise provided for in this Code, any owner, authorized agent, or contractor, who desires to construct, enlarge, alter, repair, remove, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Code, or to cause any work to be done, shall first make application to the building official and obtain the required permit for such work and to comply with all of the provisions, requirements and conditions provided for in this chapter.   |
| <b>304.1 General.</b>   | 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.   |
| <b>sec 108.1</b>  | 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>sec 110.1</b>  | 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   |

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| Type of Corrective Action | Due Date   |
|---------------------------|------------|
| NOTICE OF VIOLATION       | 10/20/2020 |
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I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Jones, Gloria Relationship owner

On date 10/16/20 time being \_\_\_\_\_

Personal Service

x Posted on property and at City Hall requested

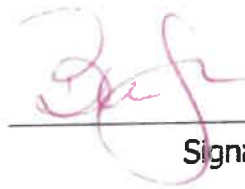
xCertified Mail, Return Receipt

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector



Print Name of Code Inspector

Signature of Code Inspector

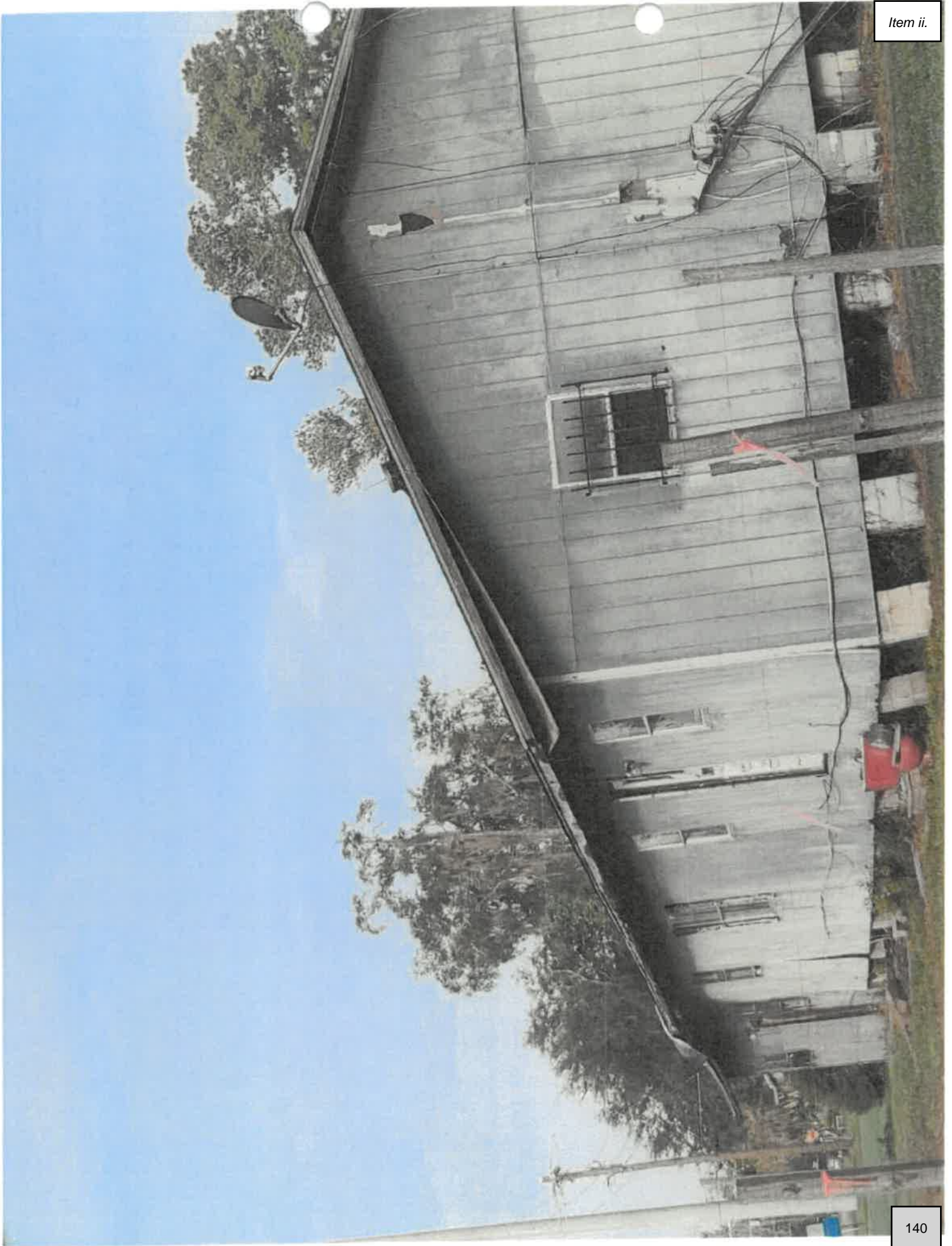
**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
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.**













7018 0680 0001 1581 3050

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Services & Fees (check box and fee)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic)

Certified Mail Restricted Delivery \$ 1.40

Adult Signature Required

Adult Signature Restricted Delivery \$

Postage \$ 50

Total Postage and Fees \$ 78

Sent to JONES, GLORIA

Street and Apt. No., or P.O. Box 633 MATHIS RD

City, State, ZIP+4® CARRO, GA 39827



PS Form 3800, April

For Instructions





