

Meeting Date
<b>May 2, 2022</b>

# *City of Lake City Report to Council*

AGENDA	
Section	
Item No.	

**SUBJECT: Parcel #  
06085-000 331 NW  
Gwen Lake Avenue  
DEPT. / OFFICE:**

**Lien Forgiveness Request  
  
GROWTH MANAGEMENT**

<b>Originator: Julie Adams-previous owner      Current owner- Sylvester Warren</b>		
<b>City Manager</b>  Paul Dyal	<b>Department Director</b>  Steve Brown	<b>Date</b>  4/25/22
<p><b>Council Action Options:</b></p> <ol style="list-style-type: none"> <li>1. <b>Forgive all fees associated with code enforcement</b></li> <li>2. <b>File a lawsuit against current owner and previous owner to collect fees</b></li> <li>3. <b>File a foreclosure suit on owner and assume city ownership of property</b></li> <li>4. <b>Forgive accumulated code enforcement fines on property but have owner pay code enforcement administrative fees expended</b></li> <li>5. <b>Forgive accumulated code enforcement fines on property but have owner pay code enforcement administrative fees expended and require property owner to submit plans and obtain permits for construction within twelve months of this council action date</b></li> </ol>		
<p><b>Summary, Explanation &amp; Background:</b></p> <p><b>August 29, 2016</b>-Code Officer, Bev Jones, cited the property in violation of IPMC 22-191 Public Nuisance, 301.3 Vacant Structures and Land, 302.4 Weeds, 304.1.1 Unsafe Conditions.</p> <p><b>August 29, 2016</b>- Notice of Violation sent to Respondent and given a compliance date of October 15, 2016</p> <p><b>November 1, 2016</b>- Inspection occurred with no improvement</p> <p><b>November 23, 2016</b>- Code officer Bev Jones posted a copy of the Notice of Violation on property and at City Hall.</p> <p><b>December 6, 2016</b>- Property was re-inspected with no improvement</p> <p><b>December 8, 2016</b>- Special Magistrate hearing occurred, parcel was found to be in violation of City code. Respondent had 90 days to bring violations into compliance or a \$50.00 a day fine would start to accrue. Respondent was also ordered to pay mailing costs of \$12.92.</p> <p>Property violation became cured 1,870 days later; Fine cost is \$93,500.00.</p> <p>Total Fine is \$93,512.92.</p>		

**Alternatives: See above action items**

**Source of Funds:**

Code Enforcement Administrative Expenditures

**Financial Impact:**

1. Property may or may not be improved.
2. \$93,512.92 collected in fines and property may or may not be improved.
3. City owns property and sales property.
4. Re-imbusement of CE Administrative expenditures and property may or may not be improved.
5. Re-imbusement of CE Administrative Expenditures and property improved or fines and liens reinstated.

**Exhibits Attached:**

Magistrate Orders, Tax Parcel and Receipts for Code Enforcement Expenditures.

\$92,950



# City of Lake City

## Office of the City Clerk

205 North Marion Avenue  
Lake City, Florida 32055

TELEPHONE: (386) 719-5756

FAX: (386) 752-4896

STATE OF FLORIDA

Inst: 201712000623 Date: 01/11/2017 Time: 8:37AM  
Page 1 of 5 E: 1328 P: 2550, P. DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case No. 2016-00000497 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 6th day of January 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

AUDREY E. SIKES, MMC  
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2016-00000497

PETITIONER,

v.

JULIE ADAMS and  
JOHN MIGUEL PREWETT,

RESPONDENTS.

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ORDER

THIS CAUSE came before the Special Magistrate on December 8, 2016, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

**Findings of Fact**

1. Respondents, Julie Adams and John Miguel Prewett ("Respondents"), are the owners of residential real property located at 331 NW Gwen Lake Avenue in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondents' residential property on August 15, 2016, after being notified by the City's Fire Chief of a house fire at the Property and observed severe exterior damage to the structure, roof damage and interior damage resulting in it being uninhabitable. The Property was also overgrown with grass and weeds.

3. On August 29, 2016, Petitioner sent a Notice of Violation via USPS first class mail addressed to Respondents at 587 SE Ermine Avenue in Lake City, Florida 32025 describing the alleged violations and requesting that the violations be corrected no later than October 15, 2016.
4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on November 1, 2016 and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondents at 587 SE Ermine Avenue in Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before December 5, 2016. A Notice of Hearing was also included with the time and place of a December 8, 2016 hearing. USPS returned the signed certified mail receipt for Respondent Julie Adams to Petitioner. USPS returned the certified mail for Respondent John Miguel Prewett to Petitioner on November 4, 2016 indicating "ATTEMPTED - NOT KNOWN" and that it was "UNABLE TO FORWARD."
5. On November 23, 2016, City of Lake City Code Inspector Beverly Wisman posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at City Hall.
6. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on December 6, 2016 and the conditions were unchanged.

**Conclusions of Law**

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article

X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.

2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondents were properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondents failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.

**Order**

1. Within ninety (90) days of the date of this Order, Respondents shall take all actions necessary to correct the violations found on the subject Property as stated herein.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 90th day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 90th day, in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondents are ordered to pay Petitioner's enforcement costs in the amount of twelve dollars and ninety-two cents (\$12.92) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondents, \$12.92 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 19<sup>th</sup> day of December 2016:

  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondents, Julie Adams and John Miguel Prewett, at 587 SE Ermine Avenue in Lake City, Florida 32025 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to [wismanb@lcfia.com](mailto:wismanb@lcfia.com) this 19<sup>th</sup> day of December 2016.

  
Jennifer B. Springfield

Cc via e-mail: Wendell Johnson  
Robert Hathcox

**CODE ENFORCEMENT- SPECIAL MAGISTRATE**

**NOTICE OF Violation**

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

**Case # 2016-00000497**

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 331 NW GWEN LAKE AVE Parcel ID# 06085000:

REINSPECTION	Beverly A Jones	03/07/2018	2:00PM	<u>Results overgrown, property is a hazard, structure has been on fire twice, walls are block, dangerous as they may crumble, structure is open and not secure.</u>
INITIAL INSPECTION	BEVERLY JONES	12/12/2017	5:00PM	<u>Results fail</u>
REINSPECTION	BEVERLY JONES	11/16/2017	1:45PM	<u>Results fail</u>
REINSPECTION	BEVERLY JONES	10/25/2017	9:30AM	<u>Results fail</u>
INITIAL INSPECTION	BEVERLY JONES	08/30/2016	8:30AM	<u>Results fail</u>
REINSPECTION	BEVERLY JONES	08/30/2016	8:15AM	<u>Results fail</u>

Violation Code    Violation Description    Corrective Action

108.1	IPMC 108.1	Demolish and raze property and structure as no repairs have been made.
22-191	SECTION 22-191 PUBLIC NUISANCE	
22-191	SECTION 22-191 PUBLIC NUISANCE	
301.2	301.2 Responsibility	
301.3	301.3 Vacant structures and land.	
302.4	302.4 weeds	
304.1	304.1 General.	
304.1.1	304.1.1 Unsafe conditions	
304.4	304.4 Structural members	
304.6	304.6 Exterior walls	
304.7	304.7 Roofs and drainage.	

Violation Code    Municipal Code

108.1	An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <u>occupants</u> of the structure
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	by not providing minimum safeguards to protect or warn <u>occupants</u> 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.
22-191	Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.
301.2	The <u>owner</u> of the <u>premises</u> shall maintain the structures and <u>exterior property</u> in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as <u>owner-occupant</u> or permit another person to occupy <u>premises</u> which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. <u>Occupants</u> of a <u>dwelling unit</u> , <u>rooming unit</u> or <u>housekeeping unit</u> are responsible for keeping in a clean, sanitary and safe condition that part of the <u>dwelling unit</u> , <u>rooming unit</u> , <u>housekeeping unit</u> or <u>premises</u> which they occupy and control.
301.3	All vacant structures and <u>premises</u> 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.
302.4	All <u>premises</u> and <u>exterior property</u> shall be maintained free from weeds or plant growth in excess of 12 inches. All 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.
304.1	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.1.1	The following conditions shall be Determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. 3. Structures or components thereof that have reached their limit state. 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.5.. 2. Demolition of unsafe conditions shall be permitted where approved by the code official.

304.4	All structural members shall be maintained free from <i>deterioration</i> , and shall be capable of safely supporting the imposed dead and live loads.
304.6	Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent <i>deterioration</i> .
304.7	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance

**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
WARNING NOTICE	10/15/2016
NOTICE OF VIOLATION	12/05/2016
NOTICE OF HEARING	12/08/2016
NOTICE OF VIOLATION	12/01/2017
NOTICE OF HEARING	10/08/2020
NOTICE OF VIOLATION	10/5/20

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 ADAMS JULIE & JOHN MIGUEL PREWETT (JTWRs) Relationship owner

On date 9/18/20 time being \_\_\_\_\_ Personal Service

Posted on property and at City Hall

First class mailing

Refused to sign, drop service

Certified Mail, Return Receipt requested

7018 0680 0001 1581 0769

Print Name of Code Inspector

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

**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:  
 Julie Adams/John Powell  
 587 SE Ermine Ave  
 Lake City FL 32025



2. Article Number (Transfer from previous label)  
 7018 0680 0001 1581 3081  
 PS Form 3811, July 2015 PSN 7530-02-000-9039

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 X EUNICE
- B. Received by (Printed Name)  
 SKD CHY C19
- C. Date of Delivery  
 10-21-20
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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	\$ 3.55
Extra Services & Fees (check box, add fee to sub-total)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<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	\$ .50
Total Postage and Fees	\$ 6.90

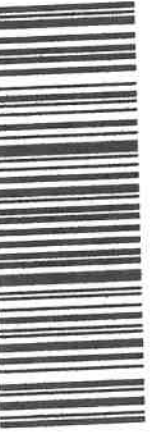


Sent To: Julie Adams | John Miguel Powell  
 Street and Apt. No., or PO Box No.: 587 SE Ermine Ave  
 City, State, ZIP+4®: Lake City FL 32025

190E 195T 1000 0990 910L

CERTIFIED MAIL

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



7016 0680 0001 1581 0769  
7016 0680 0001 1581 0769



*Drewitt Jumps*

J.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	\$ 8.55
Extra Services & Fees (check box, add fee as appropriate)	\$ 2.85
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$ .50
Total Postage and Fees	\$ 6.90

Postmark  
Here

Sent To *Mr Adams & John Miguel Prewitt JWS*  
 Street and Apt. No. or PO Box No. *587 SE Ermine Ave*  
 City, State, ZIP+4® *Lake City, FL 32055*

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

See Reverse for Instructions.

# Columbia County Property Appraiser

Jeff Hampton

**2020 Preliminary Certified**

updated: 10/9/2020

Parcel:  **31-3S-17-06085-000**

[Aerial Viewer](#) [Pictometry](#) [Google Maps](#)

Owner & Property Info		Result: 1 of 1	
Owner	ADAMS JULIE & JOHN MIGUEL PREWETT (JTWRS) C/O 587 SE ERMINE AVE LAKE CITY, FL 320256126		
Site	331 GWEN LAKE AVE, LAKE CITY		
Description*	LOT 17 BLK 1 IDLEAWILE REPLAT. PROB#04-32CP 1006-2492 THRU 1006-2500, SWD 1024-2054.		
Area	0.405 AC	S/T/R	31-3S-17
Use Code**	MISC RES (000700)	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 (1)	\$13,246	Mkt Land (1)	\$13,246
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$34,005	Building (0)	\$0
XFOB (2)	\$800	XFOB (3)	\$1,800
Just	\$48,051	Just	\$15,046
Class	\$0	Class	\$0
Appraised	\$48,051	Appraised	\$15,046
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$48,051	Assessed	\$15,046
Exempt	\$0	Exempt	OTHER \$15,046
Total Taxable	county:\$45,881 city:\$45,881 other:\$45,881 school:\$48,051	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/4/2004	\$100	1024/2054	WD	I	U	06

Building Characteristics						
Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)						
Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC.PAVMT	0	\$400.00	1.000	0 x 0 x 0	{000.00}
0258	PATIO	0	\$400.00	1.000	0 x 0 x 0	{000.00}
0285	SALVAGE	0	\$1,000.00	1.000	0 x 0 x 0	{000.00}

Land Breakdown						
Land Code	Desc	Units	Adjustments	Eff Rate	Land Value	
000700	MISC RES (MKT)	17,661.650 SF - (0.405 AC)	1.00/1.00 1.00/1.00	\$1	\$13,246	

Search Result: 1 of 1

## Columbia County Tax Collector

generated on 12/8/2020 9:16:31 AM EST

## Tax Record

Last Update: 12/8/2020 9:15:48 AM EST

Register for eBill
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## 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			
R06085-000	REAL ESTATE	2020			
<b>Mailing Address</b> ADAMS JULIE & JOHN MIGUEL PREWETT (JTWS) C/O 587 SE ERMINE AVE LAKE CITY FL 32025-6126		<b>Property Address</b> 331 GWEN LAKE NW LAKE CITY  <b>GEO Number</b> 313S17-06085-000			
LAND AVAIL / TAXES TAX DEED APPLICATION					
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
09 15046	001				
<b>Legal Description (click for full description)</b> 31-3S-17 0700/0700.41 Acres LOT 17 BLK 1 IDLEAWILE REPLAT. PROB#04-32CP 1006-2492 THRU 1006-2500, SWD 1024-2054.					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	15,046	15,046	\$0	\$0.00
BOARD OF COUNTY COMMISSIONERS	8.0150	15,046	15,046	\$0	\$0.00
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	15,046	15,046	\$0	\$0.00
LOCAL	3.7810	15,046	15,046	\$0	\$0.00
CAPITAL OUTLAY	1.5000	15,046	15,046	\$0	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.3696	15,046	15,046	\$0	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	15,046	15,046	\$0	\$0.00
<b>Total Millage</b>		19.3137	<b>Total Taxes</b>	\$0.00	
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$0.00
<b>Total Assessments</b>					\$0.00
Taxes & Assessments					\$0.00

Due to the status code assigned to this account, the remaining detail is blocked from viewing. Please contact the Tax Department at (386)758-1077 for further information regarding this account.

**Site Functions**

**Tax Search**

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

<b>Exempt Amount</b>	<b>Taxable Value</b>		
See Below	See Below		
<p><b>Exemption Detail</b></p> <p>09 15046</p> <p><b>Legal Description (click for full description)</b>                      31-3S-17 0700/0700.41 Acres LOT 17 BLK 1 IDLEAWILE REF                      1006-2492 THRU 1006-2500, SWD 1024-2054.</p>	<p><b>Millage Code</b></p> <p>001</p>		
<b>Ad Valorem Taxes</b>			
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>
CITY OF LAKE CITY	4.9000	15,046	15,046
BOARD OF COUNTY COMMISSIONERS	8.0150	15,046	15,046
COLUMBIA COUNTY SCHOOL BOARD			
DISCRETIONARY	0.7480	15,046	15,046
LOCAL	3.7810	15,046	15,046
CAPITAL OUTLAY	1.5000	15,046	15,046
SUWANNEE RIVER WATER MGT DIST	0.3696	15,046	15,046
LAKE SHORE HOSPITAL AUTHORITY	0.0001	15,046	15,046
<b>Total Millage</b>		19.3137	<b>Total Taxes</b>
<b>Non-Ad Valorem Assessments</b>			
<b>Code</b>	<b>Levying Authority</b>		
XLCF	CITY FIRE ASSESSMENT		
<b>Total Assessme</b>			
Taxes & Assessme			

Due to the status code assigned to this account, the remaining d  
 viewing. Please contact the Tax Department at (386)758-1077 fo  
 regarding this account.

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2016-0000497

Respondent Julie Adams and John Prewitt JTWRS

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 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 Julie Adams and John Prewitt JTWRS Relationship owner

Date 12/4/20

Posted on property and at City Hall

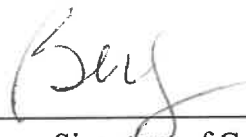
Certified Mail, Return Receipt requested

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- SPECIAL MAGISTRATE**

**NOTICE OF Violation**

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

**Case # 2016-00000497**

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 331 NW GWEN LAKE AVE Parcel ID# 06085000:

REINSPECTION	Beverly A Jones	03/07/2018	2:00PM	Results <u>overgrown, property is a hazard, structure has been on fire twice, walls are block, dangerous as they may crumble, structure is open and not secure.</u>
INITIAL INSPECTION	BEVERLY JONES	12/12/2017	5:00PM	Results fail
REINSPECTION	BEVERLY JONES	11/16/2017	1:45PM	Results fail
REINSPECTION	BEVERLY JONES	10/25/2017	9:30AM	Results fail
INITIAL INSPECTION	BEVERLY JONES	08/30/2016	8:30AM	Results fail
REINSPECTION	BEVERLY JONES	08/30/2016	8:15AM	Results fail

Violation Code    Violation Description    Corrective Action

108.1	IPMC 108.1	Demolish and raze property and structure as no repairs have been made.
22-191	SECTION 22-191 PUBLIC NUISANCE	
22-191	SECTION 22-191 PUBLIC NUISANCE	
301.2	301.2 Responsibility	
301.3	301.3 Vacant structures and land.	
302.4	302.4 weeds	
304.1	304.1 General.	
304.1.1	304.1.1 Unsafe conditions	
304.4	304.4 Structural members	
304.6	304.6 Exterior walls	
304.7	304.7 Roofs and drainage.	

Violation Code    Municipal Code

108.1	An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <u>occupants</u> of the structure
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	by not providing minimum safeguards to protect or warn <u>occupants</u> 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.
22-191	Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.
301.2	The <u>owner</u> of the <u>premises</u> shall maintain the structures and <u>exterior property</u> in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as <u>owner-occupant</u> or permit another person to occupy <u>premises</u> which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. <u>Occupants</u> of a <u>dwelling unit</u> , <u>rooming unit</u> or <u>housekeeping unit</u> are responsible for keeping in a clean, sanitary and safe condition that part of the <u>dwelling unit</u> , <u>rooming unit</u> , <u>housekeeping unit</u> or <u>premises</u> which they occupy and control.
301.3	All vacant structures and <u>premises</u> 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.
302.4	All <u>premises</u> and <u>exterior property</u> shall be maintained free from weeds or plant growth in excess of 12 inches. All 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.
304.1	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.1.1	The following conditions shall be Determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. 3. Structures or components thereof that have reached their limit state. 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.5.. 2. Demolition of unsafe conditions shall be permitted where approved by the code official.

304.4	All structural members shall be maintained free from <i>deterioration</i> , and shall be capable of safely supporting the imposed dead and live loads.
304.6	Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent <i>deterioration</i> .
304.7	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance

**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
WARNING NOTICE	10/15/2016
NOTICE OF VIOLATION	12/05/2016
NOTICE OF HEARING	12/08/2016
NOTICE OF VIOLATION	12/01/2017
NOTICE OF HEARING	10/08/2020
NOTICE OF VIOLATION	10/5/20

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 ADAMS JULIE & JOHN MIGUEL PREWETT (JTWS) Relationship owner

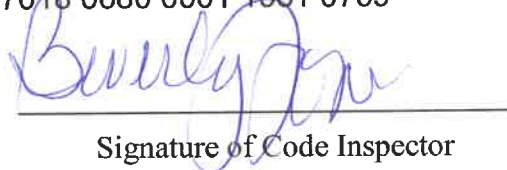
On date 9/18/20 time being \_\_\_\_\_ Personal Service

Posted on property and at City Hall

First class mailing

Refused to sign, drop service

Certified Mail, Return Receipt requested  
7018 0680 0001 1581 0769



Print Name of Code Inspector

Signature of Code Inspector

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B.

Case Data Sheet for case # 10-497

Parcel# 06085000  
Address: 331 NW Quaker  
Owner: Adams/Rewitt

Date of first inspection: 8/3/16

Notice of Violation sent: 8/3/16

2<sup>nd</sup> inspection date: See NOV

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

Notice of Hearing Sent: 11/20/20

Re-inspection: 12/8/20

Request abatement

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**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2017-00000497

Respondent **ADAMS JULIE & JOHN MIGUEL PREWETT (JTWRS)**

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on Thursday, OCTOBER 8, 2020, at (time) 1:00 PM. The hearing will take place as A VIRTUAL MEETING,

<https://us02web.zoom.us/j/84817420449>  
(346)248-7799 OR (888)788-0099 Toll-free  
Meeting ID: 848 1742 0449#  
Participant ID: PRESS THE # SYMBOL

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\*\***

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

Name **ADAMS JULIE & JOHN MIGUEL PREWETT (JTWRS)** Relationship owner

On date 9/18/20 time being \_\_\_\_\_ Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

7018 0680 0001 1581 0769

Refused to sign, drop service

Print Name of Code Inspector

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

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**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA


COUNTY OF COLUMBIA

BEFORE ME, this day, 29<sup>th</sup> Day of December 2020, personally appeared, Beverly Jones, who, after being first duly sworn on oath, deposes and says:

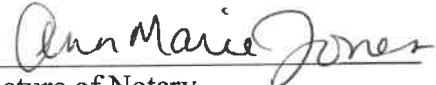
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

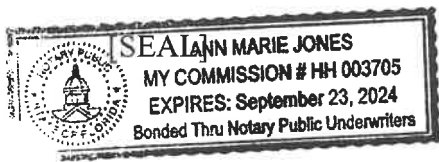
2. On the 29<sup>th</sup> Day of December 2020, I personally observed violations of City ordinances on real property located at: 311 nw Gwen Lake Dr, Lake City, Florida Parcel# 06085-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.

3. On the 25<sup>th</sup> day of September 2020, I personally posted a copy of Notice of Violation and Hearing (a true and correct copy of which is attached) to the following person, at the following property location: 311 nw Gwen Lake Dr, Lake City, Florida Parcel# 06085-000, where the violation occurred and also posted said notices at 205 N. Marion Ave, Lake City, Fl. 32055-City Hall on the 29<sup>th</sup> Day of December 2020

  
Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 30 day of December 2020, by Beverly Jones who is personally known to me.

  
Signature of Notary  
Ann Marie Jones



My Commission expires: September 23, 2021

# Public Notice

APPLY FOR THE POSITION OF  
OFFICE MANAGER

THE BOARD OF SUPERVISORS OF  
COUNTY OF SAN DIEGO

POSITION: OFFICE MANAGER  
GRADE: GS-12

INTERESTED APPLICANTS SHOULD  
SUBMIT THEIR RESUMES TO:  
HUMAN RESOURCES DIVISION  
COUNTY OF SAN DIEGO  
3800 LA JOLLA VILLAGE CENTER  
LA JOLLA, CA 92037

FOR MORE INFORMATION, CONTACT:  
HUMAN RESOURCES DIVISION  
COUNTY OF SAN DIEGO  
3800 LA JOLLA VILLAGE CENTER  
LA JOLLA, CA 92037  
PHONE: (619) 491-2300  
WWW.COSD.CA.GOV

ated against may file a complaint of  
discrimination:  
1-800-669-9777 (Toll Free)  
1-800-927-9275 (TTY)

U.S. Department of Housing and  
Urban Development  
Assistant Secretary for Fair Housing and  
Equal Opportunity  
Washington, D.C. 20410

editions are obsolete

form HUD-928.1 (2/2001)

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

**NOTICE OF HEARING**

Case # 2017-00000148

Respondent JOHNSTON, JAMES H III

**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.

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

**NOTICE OF HEARING**

Case # 2016-497

Respondent Julie Adams/John Prewitt

**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.

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

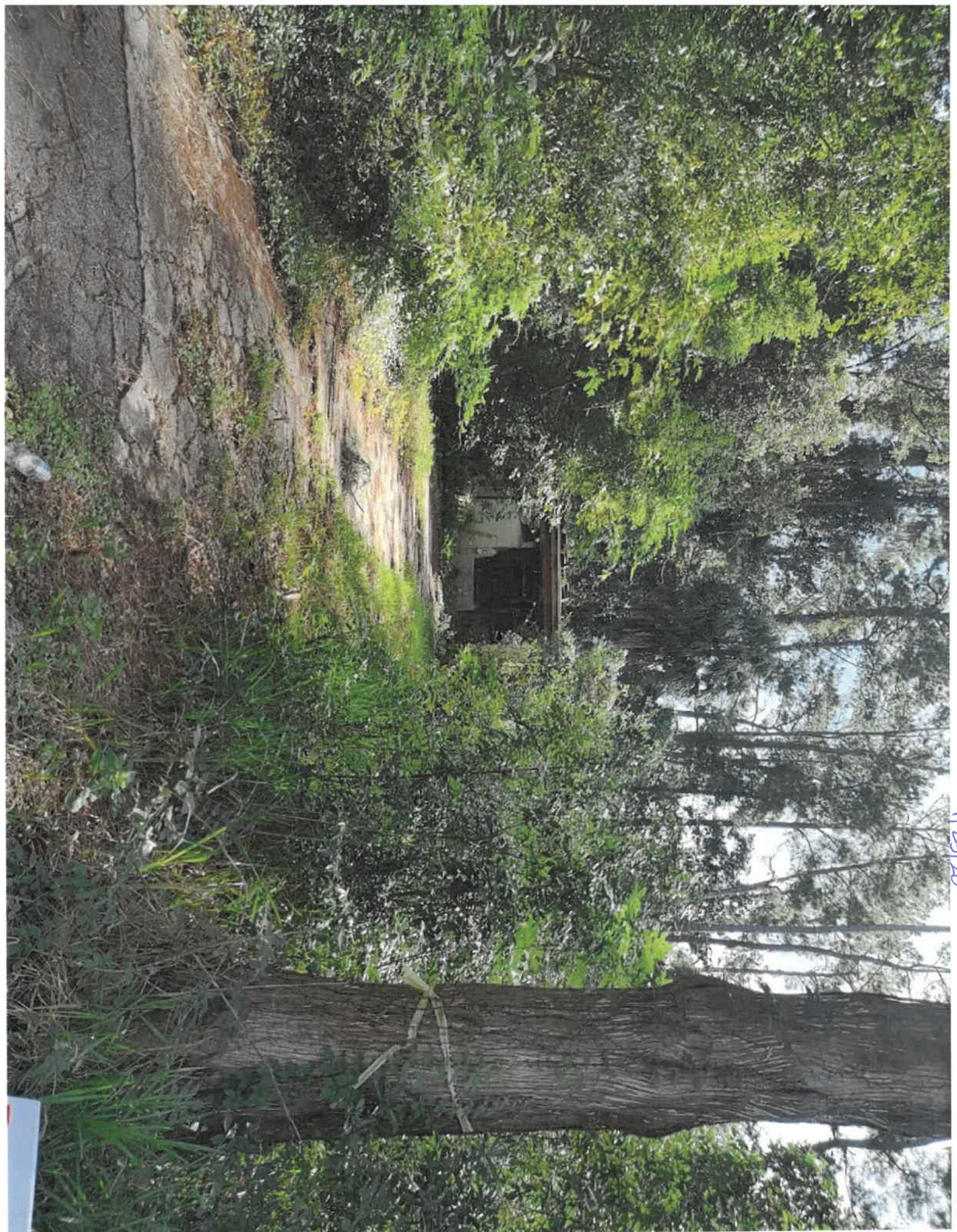
**NOTICE OF HEARING**

Case # 2018-473

Respondent Richardson, Jared and Shamida

**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.

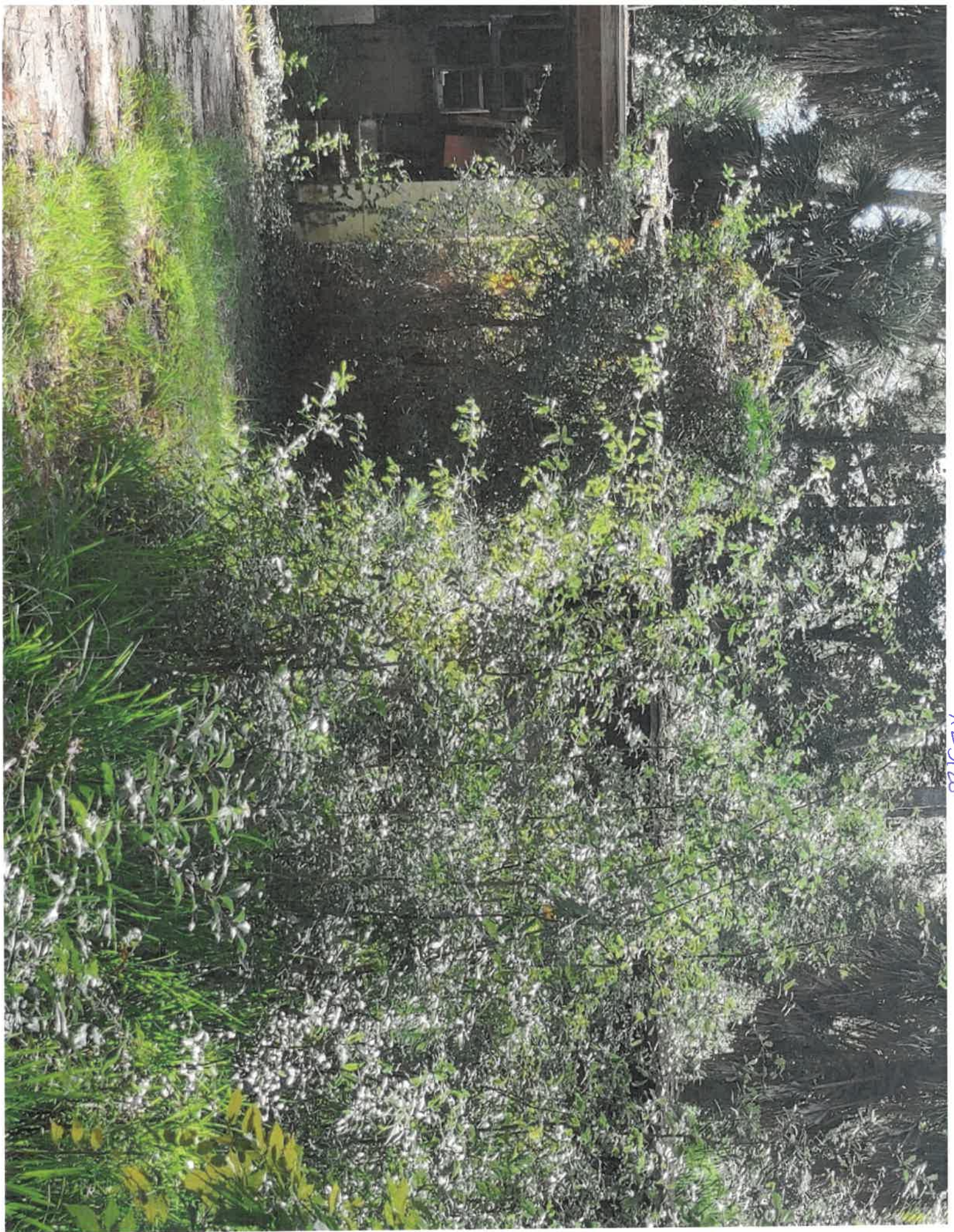




71.28/20



01/24/15



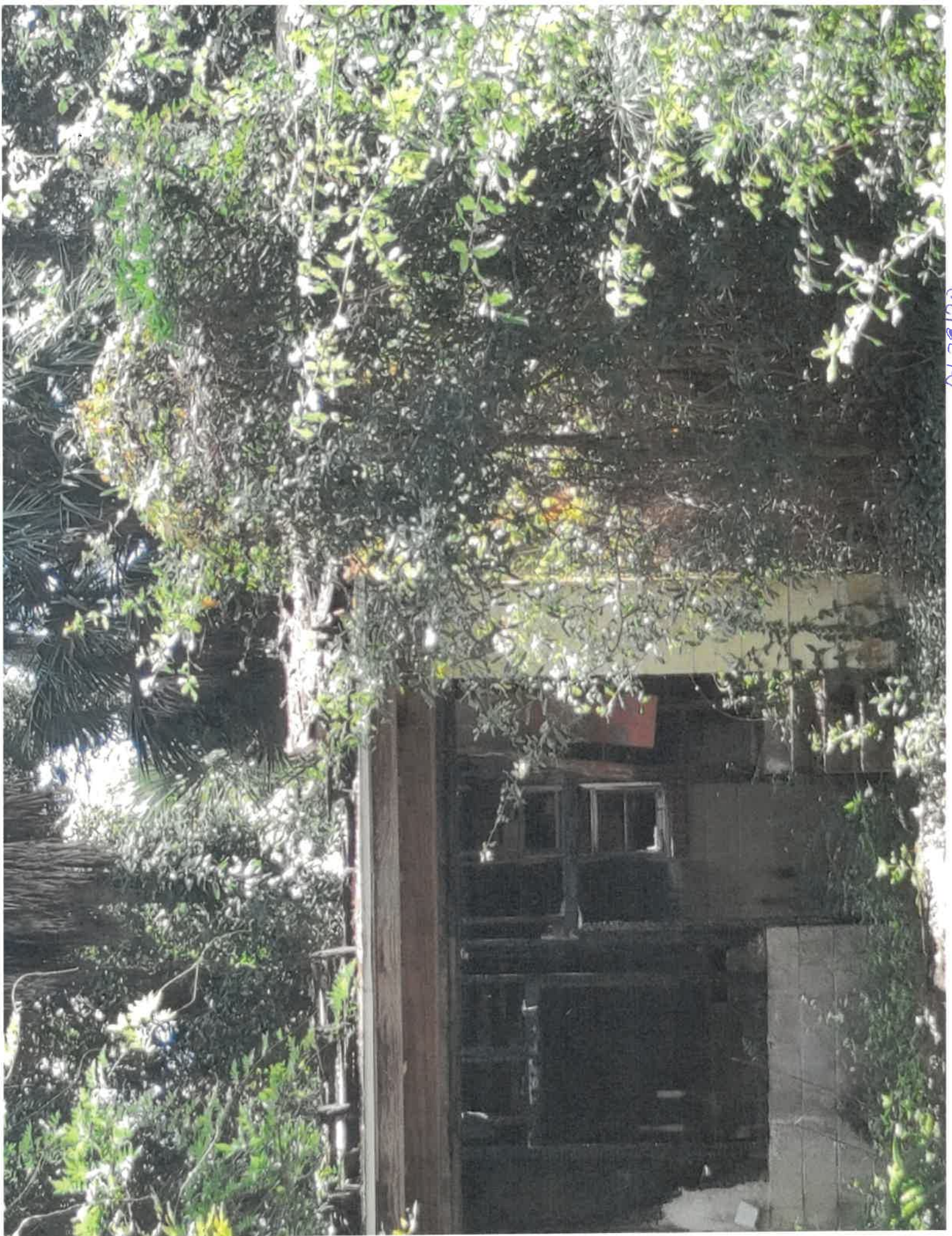
08/20/20



918120



9/18/20



02/25/12

9/18/20

