



STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 202112018725 Date: 09/17/2021 Time: 9:30AM  
Page 1 of 4 B: 1447 P: 1379, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk

MAYOR - COUNCIL MEMBER  
STEPHEN M. WITT

COUNCIL MEMBERS  
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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 for -  
Case Number 2021-097 (3 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 15th day of  
September 2021.

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. 2021-097**

**v.**

**GLADYS ROBINSON,**

**RESPONDENT.**

**ORDER**

THIS CAUSE came before the Special Magistrate on September 9, 2021, 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. Gladys Robinson ("Respondent") is the owner of 301 NW JEFFERSON STREET, LAKE CITY, FL 32025 ("Property"). City of Lake City Code Enforcement Inspector Bev Jones appeared and testified at the hearing on behalf of Petitioner. No one appeared or testified at the hearing on behalf of Respondent.
2. Inspector Jones inspected the Property on June 11, 2021, at which time she found that the carport was damaged and deteriorating. The Property was also overgrown with grass and weeds and there were multiple broken windows on the Property. Further, Inspector Jones found that there were immobile vehicles under the deteriorating carport. Inspector Jones submitted photographs of the Property depicting these conditions and re-inspected the Property on August 4, 2021 witnessed the same conditions.

3. Respondent was notified of the hearing via certified mail which was returned as “undeliverable” and posting on the Property and at City Hall, 205 N. Marion Avenue, Lake City, Florida 32055.
4. Inspector Jones testified that the vehicle has been sitting in the carport for approximately 4-5 years. The Property now appears to be vacant.

#### **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. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
9. The statutory notice requirements have been met by Petitioner.
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 sixty (60) 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 timely comply with Paragraph 10 above, a daily fine of fifty dollars (\$50.00) will be imposed and begin to accrue on the Property sixty-first (61st) day from the date of this Order, which can become a lien on the Property, which lien may be used by Petitioner to foreclose on the Property.
13. Furthermore, in the event Respondent fails to comply with Paragraph 11 above within one-hundred twenty (120) days from the date of this Order, Petitioner may take all actions necessary to demolish and remove the structure found on the subject Property, as well as bring the vegetation on the Property to within Petitioner's allowed limits and remove trash, and debris on the Property. Further, Petitioner's costs to demolish and remove the structure, trash, and debris found on the subject Property and bring the vegetation on the Property to within Petitioner's allowable limits may be assessed to Respondent and may be added to the amount of lien on the Property, which lien may be used to foreclose on the Property by the Petitioner.

DONE AND ORDERED on this 14th day of September, 2021.

  
STEPHANIE MARCHMAN  
SPECIAL MAGISTRATE

Copies furnished to:  
Respondent  
Joseph Helfenberger  
David Young  
Bev Jones