

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2016-00000497

Respondent ADAMS JULIE & PREWETT JOHN MIGUEL

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 5/13/21 \_\_\_\_\_, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 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 **ADAMS JULIE & PREWETT JOHN MIGUEL**

Relationship **OWNER**

On date 4/28/21 time being \_\_\_\_\_

Personal Service

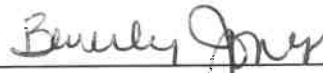
Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

70191120000162569923

Refused to sign, drop service



Print Name of Code Inspector

Signature of Code Inspector

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

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

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



STATE OF FLORIDA

COUNTY OF COLUMBIA

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

MAJOR COUNCIL MEMBER  
STEPHEN M. WITT

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

CITY MANAGER  
WENDELL JOHNSON


CITY CLERK  
AUDREY E. SIKES

CITY ATTORNEY  
FRED KOBERLEIN, JR.

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

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

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

  
\_\_\_\_\_  
AUDREY E. SIKES, MMC  
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2017-00000497

PETITIONER,

v.

JULIE ADAMS AND JOHN MIGUEL PREWETT,

RESPONDENTS.

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ORDER

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

**Findings of Fact**

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

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

#### **Conclusions of Law**

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

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

**Order**

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

DONE AND ORDERED in this 9<sup>th</sup> day of January 2018.

  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

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

  
Jennifer B. Springfield

Copies to:  
[JohnsonW@lcfla.com](mailto:JohnsonW@lcfla.com)  
[Robertss@lcfla.com](mailto:Robertss@lcfla.com)

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Lake City, Florida 32055

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Relationship **OWNER**

On date 4/28/21 time being \_\_\_\_\_

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

70191120000162569923

Refused to sign, drop service

Print Name of Code Inspector

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

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

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

\_\_\_\_\_  
Date

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