

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

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

Case # 2018-00000283

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11924000:

REINSPECTION	Beverly A Jones	4/14/2021	9:38AM	<u>Results-follow up complaint-property has been before magistrate regarding this issue. Respondent has not complied. brick/construction debris is still present. Bricks present a sanitation and a public nuisance as they harbor snakes and pests, also an attraction nuisance.</u>
REINSPECTION	Beverly A Jones	05/20/2019	2:37PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	08/28/2018	2:22PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	07/23/2018	9:00AM	<u>Results</u>

Violation Code Violation Description Corrective Action

22-191-Public Nuisance	Remove bricks due to sanitation and nuisance issue. Previous magistrate order is attached.
<u>302.1 SANITATION</u>	

Violation Code Municipal Code

22-191 -city ordinance-Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.
<u>302.1 SANITATION</u> .Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant

occupies or controls in a clean and sanitary condition.

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

Type of Corrective Action	Due Date
NOTICE OF HEARING	05/13/2021
NOTICE OF VIOLATION	04/30/2021

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

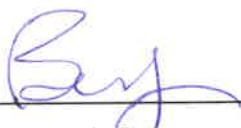
- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing,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

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

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

Name Diane Sherwin Relationship owner
On date 4/15/2021 time being Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Beverly Jones
Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000283

Respondent: SHERWIN, DIANNE

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) May 13, 2021 at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

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

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

Name Diane Sherwin Relationship owner
On date 4/15/21 time being Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector

Beverly Jones
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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

Jeff Hampton

Parcel: << 28-3S-17-11924-000 (40509) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	SHERWIN DIANNE 954 NE FAMU LN LAKE CITY, FL 32055
Site	954 FAMU LN, LAKE CITY
Description*	N DIV: COMM 480 FT E OF NW COR OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454.87 FT E OF NW COR OF LOT 2 TOM PAGE SURVEY, RUN S 170 FT, E 190 FT, N 170 FT, ...more>>>
Area	1.539 AC
S/T/R	28-3S-17
Use Code**	SINGLE FAMILY (0100)
Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

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

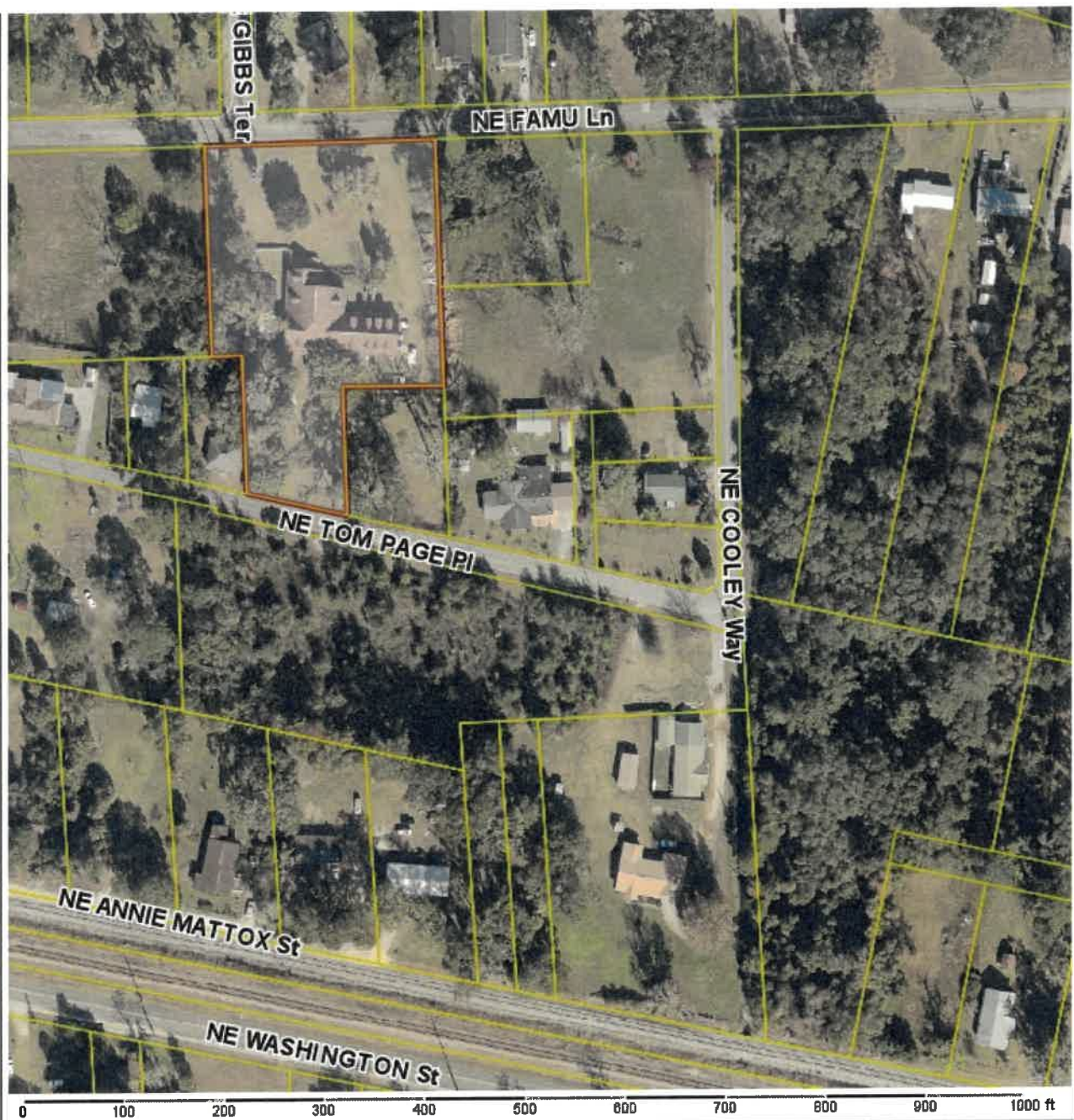
Sales History

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

Building Characteristics

2019 2016 2013 2010 2007 2005 Sales





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

PARCEL: 28-3S-17-11924-000 (40509) | SINGLE FAMILY (0100) | 1.539 AC
 N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PA

		2021 Working Values			
Owner:	SHERWIN DIANNE	Mkt Lnd	\$10,859	Appraised	\$52,409
	954 NE FAMU LN	Ag Lnd	\$0	Assessed	\$52,409
Site:	LAKE CITY, FL 32055	Bldg	\$39,750	Exempt	\$0
	954 FAMU LN, LAKE CITY	XFOB	\$1,800		county:\$52,409
Sales Info	4/17/2020			Total	city:\$52,409
	4/17/2020			Taxable	other:\$0
	4/17/2020				school:\$52,409

NOTES:



Columbia County, FL

This information, 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. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com



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

Si
e

Tax Record

print    

Account Nu
1 of 1

Last Update: 4/27/2021 9:11:18 AM EDT

Details

Tax Record

[Print View](#)

[Legal Desc.](#)

[Tax Payment](#)

[Payment History](#)

[Print Tax Bill](#) **NEW!**

[Change of Address](#)

Regis

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.

Searches

Account Number

[GEO Number](#)

[Owner Name](#)

[Property Address](#)

[Mailing Address](#)

Account Number	Tax Type	Ta
R11924-000	REAL ESTATE	
Mailing Address SHERWIN DIANNE 954 NE FAMU LN LAKE CITY FL 32055	Property Address 954 FAMU NE LAKE CITY GEO Number 283S17-11924-000	
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Co
Legal Description (click for full description) 28-3S-17 0100/01001.54 Acres N DIV: COMM 480 FT E OF NW COR OF : SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454 OF NW COR OF LOT 2 TOM PAGE SURVEY, See Tax Roll For Extra Lega.		

Site Functions

Tax Search

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CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2018-00000283

PETITIONER,

V.

DIANE SHERWIN,

RESPONDENT.

Inst: 201912025972 Date: 11/07/2019 Time: 8:30AM
Page 1 of 4 B: 1398 P: 670, P.DeWitt Cason, Clerk of Court Colum
County, By: BS
Deputy Clerk

ORDER

THIS CAUSE came before the Special Magistrate on October 10, 2019, 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. Dianne Sherwin ("Respondent") is the owner of residential property located at 954 NE FAMU Lane in Lake City, Florida, which property has been assigned Tax Parcel Nos. 11932-000 and 11925-000 by the Columbia County Property Appraiser ("Property"). City of Lake City Code Inspector Beverly Jones appeared and testified at the hearing. Respondent also appeared and testified at the hearing.
2. City of Lake City Code Inspector Beverly Jones initially inspected Respondent's Property on August 1, 2019, and observed piles of landscaping materials, including reclaimed bricks. Petitioner testified that it is concerned that the piles of landscaping materials may harbor pests that could pose a risk to public health and safety. Respondent testified that she intends to use all of the materials for landscaping purposes on the

Property. Respondent further testified that she has taken measures to ensure that there are no pests in the piles.

3. On August 6, 2019, Petitioner hand-delivered a Notice of Violation to Respondent at the City of Lake City's City Hall, requiring Respondent to remove the piles of landscaping materials no later than August 30, 2019, together with a Notice of Hearing with the time and place of the October 10, 2019 hearing.
4. Petitioner re-inspected the Property several days before the hearing and the condition was unchanged.

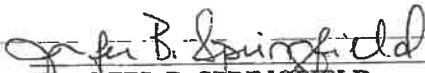
Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct all of the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
6. Pursuant to Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned special magistrate is authorized to order the relief granted herein.

Order

1. Within ninety (90) days of the date of this Order, Respondent shall establish orderly stacks on pallets comprised of all of the bricks and similarly organize all other landscaping materials on the Property, as necessary to prevent them from attracting pests.
2. Within six months (180 days) of the date of this Order, Respondent shall complete her landscaping projects on the Property using the bricks and other materials or remove and properly dispose of all such materials, including the bricks.
3. Respondent shall continue to maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
4. In the event that Respondent fails to timely comply with Paragraph nos. 1 or 2 above, a daily fine of twenty-five dollars (\$25.00) will be imposed and begin to accrue on either the 91st or 181st day, which can become a lien on the Property, which lien can be used by Petitioner to foreclose on the Property.

DONE AND ORDERED in this 17th day of October 2019.

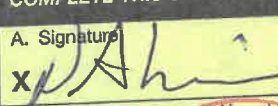
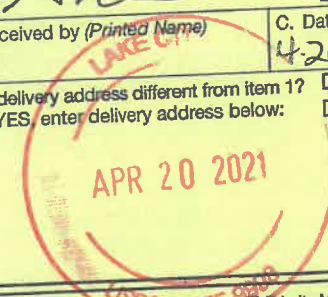

JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Dianne Sherwin at 954 FAMU Lane, Lake City, Florida 32055 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to jonesb@lcfla.com this 17th day of October 2019.


Jennifer B. Springfield

Copies to:
Joseph Helfenberger
David Young

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 		A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Dianne Sherwin 954 NE FAMULIN Lake City FL 32055		B. Received by (Printed Name)  C. Date of Delivery 4-20-2021	
2. Article Number (Transit) 7018 1130 0000 4860 6481		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	
9590 9402 5360 9189 2551 73		Domestic Return Receipt	

PS Form 3811, July 2015 PSN 7530-02-000-9053

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com .	
OFFICIAL USE	
Certified Mail Fee \$ 3.60	
Extra Services & Fees (check box, add fee to up Gross Total) <input type="checkbox"/> Return Receipt (hardcopy) \$ 2.65 <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 \$ 0.71	
Total Postage and Fees \$ 7.16	
Sent To Dianne Sherwin 954 NE FAMULIN Lake City FL 32055	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	