

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING APPEAL

from 5/13/21

Case # 2018-283

Respondent DIANE SHERWIN

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, JULY 8 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 _____ 6/17/21 _____ time being _____ Personal Service _____

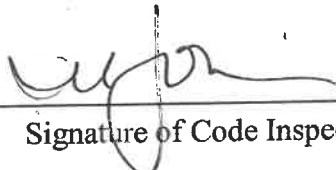
Posted on property and at City Hall _____

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector



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- 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.

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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

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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

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

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 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

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

Aerial Viewer Pictometry Google Maps Sales



Year	Map Type	Year	Map Type	Year	Map Type	Year	Map Type
2019	<input checked="" type="radio"/>	2016	<input type="radio"/>	2013	<input type="radio"/>	2010	<input type="radio"/>
2007	<input type="radio"/>	2005	<input type="radio"/>				

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[https://reg.usps.com/xsall?](https://reg.usps.com/xsall?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action)

Tracking Number: 70180680000115811384

Remove X

Your item was delivered to the front desk, reception area, or mail room at 3:16 pm on June 10, 2021 in WESLEY CHAPEL, FL 33544.

Delivered, Front Desk/Reception/Mail Room

June 10, 2021 at 3:16 pm
WESLEY CHAPEL, FL 33544

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