

Case Data Sheet for case # 21-87

Parcel# 07770-000

Address: 418 SE Evergreen

Owner: Wannie Lee Trust

Date of first inspection: 5/28/21

Notice of Violation sent: 5/28/21

2nd inspection date: 6/17/21

2nd NOV sent: _____

Notice of Hearing Sent: 5/28/21

Re-inspection: _____

Imminent danger - City is boarding structure
as roof has collapsed

CODE ENFORCEMENT- SPECIAL MAGISTRATE

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

NOTICE OF Violation**Case # 2021-00000087**

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 418 SE EVERGREEN DR Parcel ID# 07770000:

INITIAL INSPECTION	Beverly A Jones	05/28/2021	11:45AM	<u>Results structure roof has collapsed, overgrown, debris scattered. Vehicle abandoned in yard.</u>
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Violation Code	Violation Description	Corrective Action
2018-301.2 Responsibility	Structure's roof has collapsed and structure is unsafe. Posted prohibited occupancy, structure must be demolished as it is in a state of disrepair that can not be fixed.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. Remove all inoperative or unlicensed motor vehicles from property. Owner must take action immediately to demolish the structure, obtain permits to do so.
2018-301.3 Vacant structures and land.		
2018-302.4 Weeds		
2018-302.8 Motor vehicles.		
109.1 Imminent danger		
108.5		
108.1.1		
108.1 General		
110.1 General		

Violation Code	Municipal Code
2018-301.2 Responsibility	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.
2018-301.3 Vacant structures and land.	Vacant structures and premises 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.
2018-302.4 Weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES-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. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as

	prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.
2018-302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
109.1 Imminent danger	109.1 Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.
108.5	108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner, owner's authorized agent or person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.
108.1.1	108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants 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.
108.1 General	108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code
110.1 General	110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure;

or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

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
Immediately secure the open structure
Demolish structure by 7/4/21
Weeds, vehicle and debris removal by 6/10/21

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 Wannie Lee Trust Relationship owner

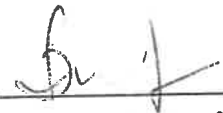
On date 5/28/21 time being Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

class mailing

Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector



Signature of Code Inspector

First

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000087

Respondent WANNIE LEE TRUSTEE

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 7/8/21 _____, 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 WANNIE LEE TRUSTEE Relationship owner

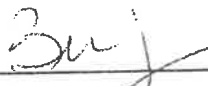
On date 5/28/21 time being _____ Personal Service

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

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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, the 17th day of June 2021, 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 17th day of June 2021, I personally observed violations of City ordinances on real property located at: 418 se Evergreen/ parcel -07770-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.

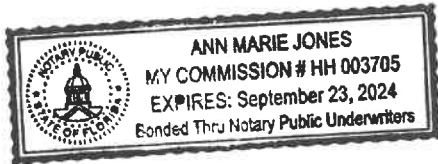
3. On the 17th day of June 2021, 2021, at, I personally POSTED A NOTICE TO APPEAR, a copy of Notice of NOTICE OF VIOLATION AND AN NOTICE TO APPEAR (a true and correct copy of which is attached) AT THE PARCEL LOCATION AND AT CITY HALL (205 n Marion Ave)

B. J.

Beverly Jones
Code Enforcement Inspector

18 day of June, 2021, by Beverly Jones, who is personally known to me.

[SEAL]



Ann Marie Jones
Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024

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



JACKSONVILLE FL 320
8 JUN 2021



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
\$ 006.960
JUN 07 2021
MAILED FROM ZIP CODE 32055

Manue Lee Trust
418 SE Evergreen
Lake Nixie

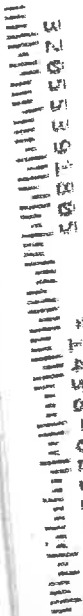
322 DE 1
RETURN TO SENDER
VACANT FORWARD
UNABLE TO FORWARD

Q-3
0006/14/21

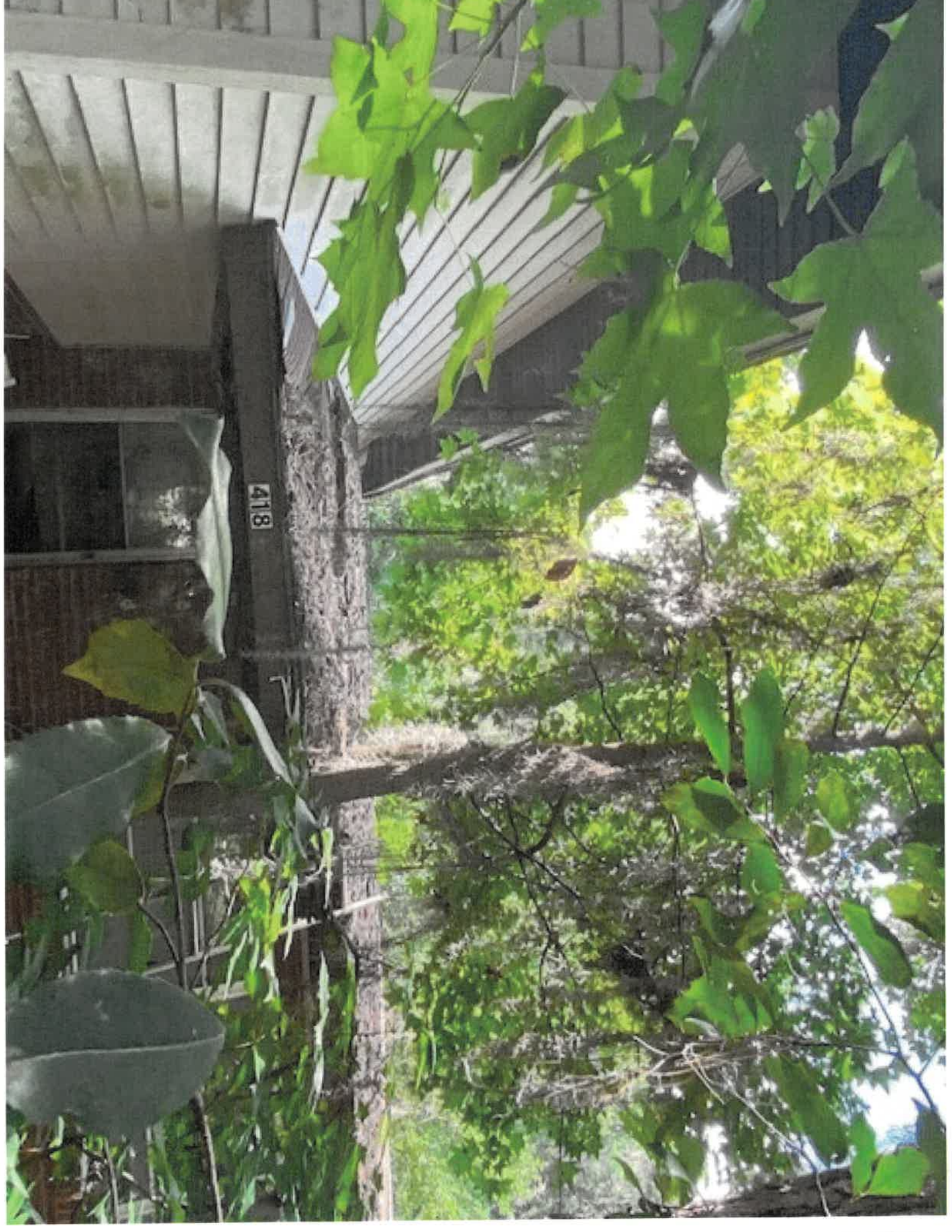
~~32055-10001~~

VAC

BC: 32055391805



*1438-02534-08-40



418



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PUBLIC NOTICE

NOTICE OF PUBLIC HEARING
The following information is being provided to the public in accordance with the provisions of the Florida Public Access Law, Chapter 117, Florida Statutes, and the Florida Administrative Code, Chapter 1D-10.00, Florida Administrative Code. The purpose of this notice is to inform the public of the proposed action and to provide an opportunity for the public to be heard.

PROPOSED ACTION: The proposed action is to [illegible text].

DATE AND TIME: The public hearing will be held on [illegible date and time].

LOCATION: The public hearing will be held at [illegible location].

AGENCY: [illegible agency name]

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