

Parcel# 13264-000

Address: 180 ~~SE~~ Mcray

Owner: Bianca Washington

Date of first inspection: 6/15/21

Notice of Violation sent: 6/15/21

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> NOV sent: \_\_\_\_\_

Notice of Hearing Sent: 6/15/21

Re-inspection: \_\_\_\_\_

Life Safety

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**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

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

**Case # 2021-00000099**

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 180 SE MCCRAY AVE Parcel ID# 13264000:

INITIAL INSPECTION	Beverly A Jones	06/15/2021	11:40AM	Results- complainant stated that single family zoned home was being used as a rooming house, shed being occupied as a home. No 911 address.
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Violation Code	Violation Description	Corrective Action
22-181 purpose	Tenant advised structure was a rooming house with 8 or more individuals staying in it. Safety concerns are present as construction occurred without permits to add additional rooms, no exit signs, windows are broken. Property is zoned as residential single family and can only be used as this. Occupancy must cease immediately. Shed is for storage only it is not rated for occupancy. All tenants must be removed immediately as structure is a safety hazard and causing blight activity for neighborhood	
22-153 purpose		
22-172 applicability		
22-155 maintenance		
2018-301.2 Responsibility		
2018-304.1 General		
2018-304.18.2 Windows		
2018-305.1.1 Unsafe conditions.		
2018-402.1 Habitable spaces		
2018-404.4 Bedroom and living room requirements.		
2018-502.2 Rooming houses.		
<b>304.3 Premises identification</b>		
SECTION 22-191 PUBLIC NUISANCE		

Violation Code	Municipal Code
22-181 purpose	The purpose of this Code is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance,

	<p>appearance and condition of commercial, business and industrial premises; to establish minimum standards governing utilities, facilities and other physical components and conditions essential to make the aforesaid facilities fit for human occupancy and use; to fix certain responsibilities and duties upon owners and operators; to authorize and establish procedures for the inspection of commercial, business and industrial premises; to fix penalties for violations of this Code, and to provide for the repair, demolition or vacation of commercial, business or industrial premises. This Code is hereby declared to be remedial and essential for the public interest and it is intended that this Code be liberally construed to effectuate the purposes as stated herein.</p>
<b>22-153 purpose</b>	<p>All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by these minimum standards codes in a building when erected, altered, or repaired, shall be maintained in good working order.</p>
<b>22-172 applicability</b>	<p>The overall purpose of these minimum standards codes is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance, appearance and condition of residential, rental properties, housing, commercial, business and industrial premises; to establish minimum standards governing utilities, facilities and other physical components and conditions essential to make the aforesaid facilities fit or occupancy and use; to require structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire, nuisances, and other hazards; to conserve and maintain a viable housing stock to basic standards essential for human occupancy and use; to minimize the degree to which the economic welfare of adjacent property is adversely affected or impaired; and to positively influence those factors which contribute to neighborhood blight.</p>
<b>22-155 maintenance</b>	<p>Every building used in whole or in part as a dwelling unit or as two or more dwelling units, or as rooming or boarding houses, shall conform to the requirements of this Code irrespective of the primary use of such building, and irrespective of when such building may have been constructed, altered or repaired.</p> <p>This Code establishes minimum standards for occupancy, and does not replace or modify standards otherwise established for construction, replacement or repair of buildings except such as are contrary to and less stringent than the provisions of this Code.</p> <p>No owner or operator shall let for occupancy by any person any premises, any dwelling, dwelling unit, rooming house, or building which contain major violations as defined in this minimum standards code.</p>
<b>2018-301.2 Responsibility</b>	<p>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.</p>

<p>4.5.1 District and intent LDR</p>	<p>The "RSF" Residential, Single Family category includes three (3) zone districts: RSF-1, RSF-2, and RSF-3. It is the intent of these districts to provide for single family areas of low to medium density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requirements for lot area, width, and certain yards.</p>
<p>4.5.2 PERMITTED PRINCIPAL USES AND STRUCTURES</p>	<p>1. Single family dwellings.</p>
<p>2018-304.1 General</p>	<p>The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.</p>
<p>2018-304.18.2 Windows</p>	<p>Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p>
<p><b><u>2018-305.1</u></b> <b><u>General.</u></b></p>	<p>The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.</p>
<p>2018-305.1.1 Unsafe conditions</p>	<p>The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. 3. Structures or components thereof that have reached their limit state. 4. Structural members are incapable of supporting nominal loads and load effects. 5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>
<p>2018-402.1 Habitable spaces</p>	<p>Every habitable space shall have not less than one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for</p>

	every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall
<b>2018/IPMC/2018-404.5</b> <b>Overcrowding..</b>	Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.
.304.3 premise address	. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).
22-191	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

**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  
Cease rooming house activity immediately

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 Bianca Washington

Relationship owner

On date 6/15/21 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



Signature of Code Inspector

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2021-99

Respondent BIANCA WASHINGTON

**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., 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 BIANCA WASHINGTON Relationship \_\_\_\_\_ owner \_\_\_\_\_

On date 6/16/21 time being \_\_\_\_\_ Personal Service

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

First class mailing

Refused to sign, drop service



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.

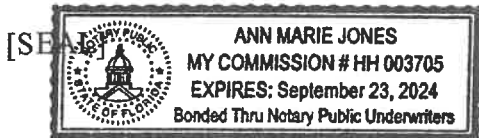
2. On the 17TH day of JUNE, 2021 I personally observed violations of City ordinances on real property located at: 180 SE MCCRAY/Parcel 13264000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.

3. On the 17TH day of JUNE, 2021, at \_\_\_\_\_ time, I personally POSTED A NOTICE OF VIOLATION AND AN 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)

\_\_\_\_\_  
BEVERLY JONES  
Code Enforcement Inspector

16 day of June, 2021, by BEVERLY JONES, who is personally known to me.

SWORN TO AND SUBSCRIBED before me this



Ann Marie Jones  
Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2024



Parcel: << 00-00-00-13264-000 (41775) >>

Aerial Viewer Pictometry Google Maps  
 2019  2016  2013  2010  2007  2005  Sales

Owner & Property Info		Result: 4 of 16
Owner	WASHINGTON BIANCA 180 SE MCCRAY AVE LAKE CITY, FL 32025	
Site	180 MCCRAY AVE, LAKE CITY	
Description*	E DIV: LOTS 5 & 6 THOMPSON S/D BLOCK 264, 468-569, 768-245, 805-1269, 806-507 THRU 511, 832-1465, 856-336, WD 1019-1150,	
Area	0.366 AC	S/T/R 32-3S-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		2021 Working Values	
Mkt Land	\$11,970	Mkt Land	\$11,970
Ag Land	\$0	Ag Land	\$0
Building	\$69,283	Building	\$75,774
XFOB	\$2,200	XFOB	\$2,200
Just	\$83,453	Just	\$89,944
Class	\$0	Class	\$0
Appraised	\$83,453	Appraised	\$89,944
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$83,453	Assessed	\$89,944
Exempt	\$0	Exempt	\$0
Total	county:\$82,438 city:\$82,438 Total	Total	county:\$89,944 city:\$89,944
Taxable	other:\$82,438 school:\$83,453 Taxable	Taxable	other:\$0 school:\$89,944

Sales History			
Sale Date	Sale Price	Book/Page	Deed
6/25/2004	\$79,000	1019/1150	WD
9/15/2000	\$65,000	0910/1955	WD
4/1/1998	\$58,500	0856/0336	WD
12/13/1996	\$55,000	0832/1465	WD
6/2/1995	\$15,000	0806/0511	WD
6/1/1995	\$30,000	0806/0507	WD

Building Characteristics			
Bldg Sketch	Description*	Year Bilt	Bldg Value
Sketch	SINGLE FAM (0100)	1940	\$75,774

\*Bldg\_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.



Sales History			
Sale Date	Sale Price	Book/Page	Deed
6/25/2004	\$79,000	1019/1150	WD
9/15/2000	\$65,000	0910/1955	WD
4/1/1998	\$58,500	0856/0336	WD
12/13/1996	\$55,000	0832/1465	WD
6/2/1995	\$15,000	0806/0511	WD
6/1/1995	\$30,000	0806/0507	WD

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**MAGISTRATE**

City  
n Ave.  
lorida 32055

Case # 2021-99

Respondent **BIANCA WASHINGTON**

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magistrate- of Lake City, Florida on (day) Thursday, July 8, 2021 \_\_\_\_\_, at

**ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

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

Case # 2021-00000099

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 180 SE MCCRAY AVE Parcel ID# 13264000:



INITIAL INSPECTION	Beverly A Jones	06/15/2021	11:40AM	Results- complainant stated that single family zoned home was being used as a rooming house, shed being occupied as a home. No 911 address.
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Violation Code	Violation Description	Corrective Action
22-181 purpose	Tenant advised structure was a rooming house with 8 or more individuals staying in it. Safety concerns are present as construction occurred without permits to add additional rooms, no exit signs, windows are broken. Property is zoned as residential single family and can only be used as this. Occupancy must cease immediately. Shed is for storage only it is not rated for occupancy. All tenants must be removed immediately as structure is a safety hazard and causing blight activity for neighborhood	
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304.3 Premises Identification		
SECTION 22-191 PUBLIC NUISANCE		

Violation Code 22-181 purpose Municipal Code

The purpose of this Code is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance.

**PUBLIC NOTICE**

Public Notice text is present on the sign but is illegible due to blurring and low resolution.

