

Case Data Sheet for case # 18-575

Parcel# 11 978-000

Address: 182 NW Washington

Owner: Nadine V. O'neal

Date of first inspection: 6/1/21

Notice of Violation sent: _____

2nd inspection date: _____

2nd NOV sent: _____

Notice of Hearing Sent: 6/1/21

Re-inspection: _____

process lien to start fine lien

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000375

Respondent O'NEAIL, NADINE V

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 O'NEAIL, NADINE V Relationship owner

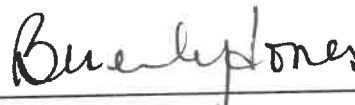
On date 6/1/21 time being _____ Personal Service

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.

Parcel: 00-00-00-11978-000 (40562)

Aerial Viewer Pictometry Google Maps

Owner & Property Info Result: 1 of 48

| | | | |
|--------------|--|--------------|----------|
| Owner | O'NEAL MADINE V 182 NW WASHINGTON ST LAKE CITY, FL 32055 | | |
| Site | 182 NW WASHINGTON ST, LAKE CITY | | |
| Description* | N DIV: N1/2 EX E 141 FT. (BLOCK 69). ORB 493-523, 717-544 | S/T/R | 29-3S-17 |
| Area | 0.166 AC | Tax District | 1 |
| Use Code** | SINGLE FAMILY (0100) | | |



Property & Assessment Values

| | 2020 Certified Values | 2021 Working Values |
|---------------|---|--|
| Mkt Land | \$5,433 | Mkt Land \$5,434 |
| Ag Land | \$0 | Ag Land \$0 |
| Building | \$19,120 | Building \$15,518 |
| XFOB | \$700 | XFOB \$700 |
| Just | \$25,253 | Just \$21,652 |
| Class | \$0 | Class \$0 |
| Appraised | \$25,253 | Appraised \$21,652 |
| SOH Cap [?] | \$0 | SOH Cap [?] \$0 |
| Assessed | \$25,253 | Assessed \$21,652 |
| Exempt | \$0 | Exempt \$0 |
| Total Taxable | country:\$25,253 city:\$25,253 other:\$25,253 | country:\$21,652 city:\$21,652 other:\$0 |

Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 12/1/1986 | \$10,000 | 0609/0494 | WD | 1 | U | 01 |
| 5/1/1979 | \$15,000 | 0427/0284 | 03 | 1 | Q | |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 1945 | 1083 | 1241 | \$15,518 |

Extra Features & Out Buildings (Codes)

| Code | Desc | Year Blt | Value | Units | Dimns |
|------|-------------------|----------|----------|-------|-------|
| 0252 | LEAN-TO W/O FLOOR | 2015 | \$100.00 | 1.00 | 0 x 0 |
| 0120 | CLFENCE 4 | 2015 | \$300.00 | 1.00 | 0 x 0 |
| 0263 | PRCH,USP | 2015 | \$300.00 | 1.00 | 0 x 0 |

Land Breakdown

*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.



STATE OF FLORIDA
COUNTY OF COLUMBIA

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. 2018-00000575 (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 July 2019.

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES

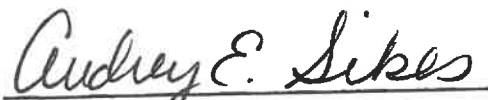
CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Inst: 201912017011 Date: 07/22/2019 Time: 2:08PM
Page 1 of 5 B: 1389 P: 1483, P.DeWitt Cason, Clerk of Court
Columbia, County. By: PT
Deputy Clerk


AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2018-00000575

PETITIONER,

v.

NADINE O'NEAIL,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on June 13, 2019, 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. Nadine O'Neil ("Respondent") is the owner of residential property located at 182 NW Washington Street 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 Respondent's Property on September 6, 2018, and observed a fire-damaged, vacant structure, an immobile, unlicensed motor vehicle, and overgrown vegetation and scattered debris on the Property.
3. Petitioner sent a Warning Notice to Respondent via USPS certified mail at 182 NW Washington Street, Lake City, Florida 32055 on September 13, 2018 requiring

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 obtain a permit from Petitioner for the demolition of the structure on the Property. Further, Respondent shall maintain the vegetation on the Property as needed to remain within Petitioner's allowed limits.
2. In the event that Respondent fails to comply with Paragraph 1 above, a daily fine of twenty-five dollars (\$25.00) will be imposed and begin to accrue on the 91st day, which can become a lien on the Property, which lien could be used by Petitioner to foreclose on the Property.

DONE AND ORDERED in this 28th day of June 2019.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

Respondent to repair or demolish the structure and remove the vehicle no later than October 31, 2018.

4. On February 12, 2019, City of Lake City Code Inspector Beverly Jones re-inspected Respondent's Property and the condition was unchanged. Petitioner sent a second Warning Notice to Respondent via USPS certified mail at 182 NW Washington Street, Lake City, Florida 32055 requiring Respondent to repair or demolish the structure and remove the vehicle no later than March 30, 2019.
5. On May 13, 2019, Petitioner sent Respondent a Notice of Violation via USPS certified mail at 182 NW Washington Street, Lake City, Florida 32055, together with a Notice of Hearing with the time and place of the June 13, 2019 hearing. The Notice of Violation required Respondent to correct the violations no later than June 11, 2019. A receipt for these notices indicating that they were received by Respondent was not returned to Petitioner by USPS. Petitioner also posted copies of the Notice of Violation and Notice of Hearing at the Property and at the City of Lake City City Hall on May 31, 2019.
6. On the date of the hearing, the condition of the Property 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.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Nadine O'Neil at 182 NW Washington Street, 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 28th day of June 2019.


Jennifer B. Springfield

Copies to:
Joseph Helfenberger
David Young







PUBLIC NOTICE

WARNING

THIS BUILDING AND OR LAND HAS BEEN FOUND TO BE DANGEROUS OR HAZARDOUS BY THE ENFORCING OFFICIAL. THIS NOTICE IS TO REMAIN ON THIS BUILDING OR LAND AS PLACED THEREON UNTIL THE REQUIREMENTS OF THE NOTICE WHICH HAS BEEN GIVEN THE OWNER HAVE BEEN FULLY COMPLIED WITH. IT IS URGENT TO REMOVE THIS NOTICE UNTIL SUCH REQUIREMENTS HAVE BEEN COMPLIED WITH.

(ORD. NO. A-331, 7, 9 & 73)

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

STATE OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
OFFICE OF ENVIRONMENTAL ADJUDICATION

Public Hearing Notice

On the 15th day of August, 2018, the following project was submitted to the Office of Environmental Adjudication for review and possible approval:

Project Name: [Illegible]

Project Location: [Illegible]

Project Description: [Illegible]

The project is subject to the provisions of the State Environmental Quality Review Act (SEQR), Article 87 of the State Constitution, and the State Environmental Conservation Law (ECL), Article 27 of the State Constitution.

A public hearing will be held on the 22nd day of August, 2018, at 10:00 a.m. at the following location:

Project Location: [Illegible]

The purpose of the public hearing is to provide an opportunity for the public to comment on the project and to provide input on the project's impacts on the environment.

Comments should be submitted to the Office of Environmental Adjudication, 625 Route 9W, P.O. Box 119, Tarrytown, NY 10590, or by email to [Illegible].

Comments received will be considered in the preparation of the project's Environmental Impact Statement (EIS) and the project's final approval.

For more information, please contact the Office of Environmental Adjudication at (914) 293-7300.

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.

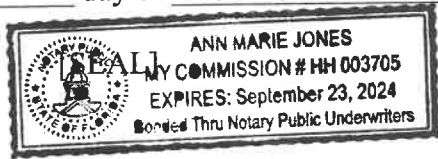
2. On the 17th day of June 2021, I personally observed violations of City ordinances on real property located at: 182 NW WASHINGTON ST/parcel -11978-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.

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)

Beverly Jones

Beverly Jones
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 18 day of June, 2021, by Beverly Jones, who is personally known to me.



Ann Marie Jones

Signature of Notary

Ann Marie Jones

Print or Type Name

My Commission expires: September 23, 2024