

Case Data Sheet for case # 15-42

Parcel# _____

Address: 768 NE Jackson

Owner(s): GEM 11 LLC

Date of first inspection: order issued

1st Notice of Violation sent: —

Date of second inspection: 8/3/21

2nd Notice of Violation sent: 8/3/21

Date of Public Notice placed on property: 8/6/21

Notice of Mag. Hearing Sent: 8/10/21

Notice in Lake City Reporter on: 8


Notice posted in City Hall 8/6/21

Mailing Cost/ Date: 6-96

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____


Beverly Jones COE/ City of Lake City

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 15-62

Respondent **GEMII, LLC**

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, SEPTEMBER 9, 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

GEMII, LLC Relationship OWNER

On date 8/3/21 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.



City of Lake City

205 N. MARION AVE.
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Print: 201512019488 Date: 11/23/2015 Time: 8:48 AM
DC, P. DeWitt Cason, Columbia County Page 1 of 5 B: 1304 P: 2367

STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Katy McCrary, Deputy 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 Amended Order for - Case
Number 2015-00000062 (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 23rd day of November 2015.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Mayor-Council Member
STEPHEN M. WITT

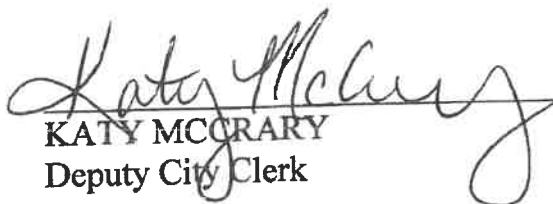
Vice-Mayor-Council Member
MELINDA MOSES

Council Members
EUGENE JEFFERSON
ZACK PAULK
GEORGE WARD

City Attorney
HERBERT F. DARBY

City Manager
WENDELL JOHNSON

City Clerk
AUDREY E. SIKES


KATY MCCRARY
Deputy City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2015-00000062

PETITIONER,

v.

DUSTIN SUTTON,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on November 12, 2015, 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. Respondent, Dustin Sutton ("Respondent"), is the owner of residential real property located at 768 NE Jackson Avenue in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondent's property on May 1, 2015, and observed trash and debris which had not been properly disposed, grass and weeds exceeding twelve (12) inches in height, a vacant residential structure whose exterior walls and roof were in need of maintenance and repair, and an accessory structure which needed to be demolished and removed or repaired. At this time, Ms. Wisman spoke to Respondent via telephone, described the alleged violations to

Respondent and, based upon Respondent's assurances that the property would soon be brought into compliance, did not send a warning notice to Respondent.

3. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on May 20, 2015 and the conditions were unchanged.
4. On September 2, 2015 Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondent, again describing the alleged violations on the Property and requesting that Respondent correct the violations on or before October 15, 2015. A copy of the Notice of Hearing for November 12, 2015, was also enclosed. The certified mail was returned to Petitioner on September 27, 2015 indicating that it was unclaimed.
5. On October 6, 2015, City of Lake City Code Inspector Beverly Wisman re-inspected the Property again, but conditions were still unchanged. Therefore, Ms. Wisman posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at the City of Lake City City Hall.
6. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on November 12, 2015 and the conditions were 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 on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.

Order

1. Respondent shall take the actions necessary to correct the violations found on the subject property within ten (10) days of the date of this Order.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 10th day, a daily fine of one-hundred fifty dollars (\$150.00) will begin to accrue on the 11th day in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondent is ordered to pay Petitioner's enforcement costs in the amount of six dollars and seventy-three cents (\$6.73) within ten (10) days of the date of this order. In the event such costs are not timely paid by Respondent, \$6.73 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 20th day of November 2015.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent at P.O. Box 1071, Haines City, Florida 33845 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 20th day of November 2015.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox

Parcel: << 00-00-00-10944-000 (39323) >>

Owner & Property Info

Owner	GEMII, LLC 1309 COFFEEN AVE STE 1200 SHERIDAN, WY 82801		
Site	768 NE JACKSON AVE, LAKE CITY		
Description*	NE DIV: 58 FT OFF N SIDE OF E 1/2 BLOCK 36. TD 1258-232, QC 1290-2163, TD 1368-1550, QC 1401-1403, QC 1434-886,		
Area	0.139 AC	S/T/R	29-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2

*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	\$3,045	Mkt Land	\$3,045	\$3,045
Ag Land	\$0	Ag Land	\$0	\$0
Building	\$13,758	Building	\$13,758	\$16,554
XFOB	\$0	XFOB	\$0	\$0
Just	\$16,803	Just	\$16,803	\$19,599
Class	\$0	Class	\$0	\$0
Appraised	\$16,803	Appraised	\$16,803	\$19,599
SOH Cap [?]	\$0	SOH Cap [?]	\$0	\$1,116
Assessed	\$16,803	Assessed	\$16,803	\$19,599
Exempt	\$0	Exempt	\$0	\$0
Total	county:\$16,803 city:\$16,803	Total	county:\$18,483 city:\$0	
Taxable	other:\$16,803 school:\$16,803	Taxable	other:\$0 school:\$19,599	

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/8/2021	\$2,300	1434/0886	QC	I	U	11
3/8/2021	\$100	1432/2474	QC	I	U	11
11/15/2019	\$300	1401/1403	QC	I	U	11
8/6/2018	\$4,400	1368/1550	TD	I	U	18
12/30/2014	\$500	1290/2163	QC	I	U	11
8/1/2013	\$4,900	1259/0232	TD	I	U	18

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1945	1000	1125	\$16,554

*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.

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Unit	Time
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Aerial Viewer Pictometry Google Maps
2019 2016 2013 2010 2007 2005 Sales











CEMENT BOARD

MAGISTRATE

City

n Ave.

lorida 32055

NOTICE OF HEARING

Case # 15-62

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Magistrate- of Lake City, Florida on (day) Thursday, SEPTEMBER 9, 2021 at (time)

A. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council

members, Lake City, Florida, at which time evidence and testimony will be presented to said

persons 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 Compliance 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 _____ Relationship _____ OWNER _____

On date 8/3/21 _____ time being _____

Posted on property and at City Hall

First class mailing

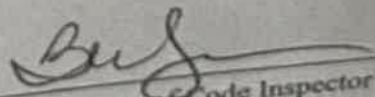
Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector

Personal Service

Certified Mail, Return Receipt requested


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

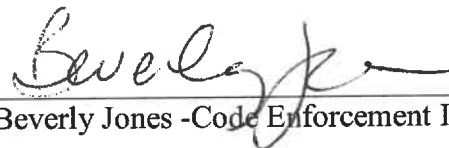
STATE OF FLORIDA

COUNTY OF COLUMBIA

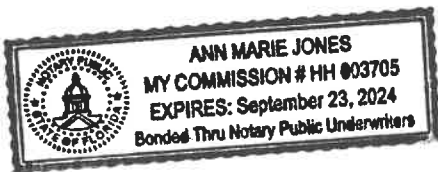
BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. On the 6th day of AUGUST 2021,, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 768 NE Jackson Ave - 205 N Marion Ave, Lake City, FL. 32055

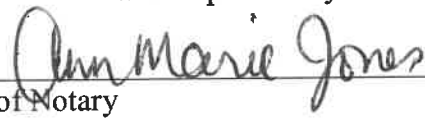


Beverly Jones -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this
__3rd__ day of August 2021, by Beverly Jones
who is personally known to me.


Signature of Notary

__Ann Marie Jones__
Print or Type Name

My Commission expires: September 23, 2021

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Gem 11, LLC
Reg Agent Jack Owen Br
4500 PGA Boulevard Ste 206
Palm Gardens, FL 33418
Beach



9590 9402 6540 1028 6056 90

7018 0680 0001 1581 1162

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent

☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

(over \$500)

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053