

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 13-516

Respondent Wayne Levy

**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., 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 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 \_\_\_\_\_ Wayne Levy Relationship \_\_\_\_\_ owner \_\_\_\_\_

On date \_\_\_\_\_ 8/6/21 \_\_\_\_\_ 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.**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 14-52400929

PETITIONER,

v.

WAYNE AND DEBORAH LEVY,

RESPONDENT.

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ORDER

THIS CAUSE came before the Special Magistrate on August 14, 2014, 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. Respondents, Wayne and Deborah Levy, are the owners of residential real property located at 443 NE Levy Way, Columbia County Property Appraiser Parcel ID No. 00-00-00-11780-000, in Lake City, Florida.
2. City of Lake City Code Inspector Mike Renfroe inspected Respondent's property on May 30, 2014 and observed grass and weeds exceeding allowable limits.
3. On May 30, 2014 Petitioner sent a Warning Notice to Respondents via U.S. certified mail describing the alleged violation and providing Respondents with 30 days within which to correct the violation.
4. The Warning Notice was not received by Respondents.

5. City of Lake City Code Inspector Mike Renfroe re-inspected Respondents' property on or about July 10 and August 13, 2014 and its condition was unchanged, i.e. no corrective action had been taken by Respondents.
6. On July 10, 2014 Petitioner sent Respondents a Notice of Violation via certified U.S. mail describing the alleged violation and again providing Respondents with 30 days within which to correct the violation. A Notice of Hearing for August 14, 2014 was also included with the Notice of Violation.
7. Respondents received the Notice of Violation and Notice of Hearing on July 29, 2014.

#### **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. Respondents were properly notified of the alleged violation and provided with a reasonable period of time within which to correct the violation.
4. Respondents failed to timely correct the alleged violation on the property.
5. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.
6. Respondent's property located at 443 NE Levy Way, Columbia County Property Appraiser Parcel ID No. 00-00-00-11780-000 in Lake City, Florida is in violation of:

- a. Section 22-175 Minimum standards for basic equipment and facilities, incorporating by reference at subsection (a) the *International Property Maintenance Code 2006*, as amended by Section 22-175 (b), and
- b. Section 302.4 Weeds

**Order**

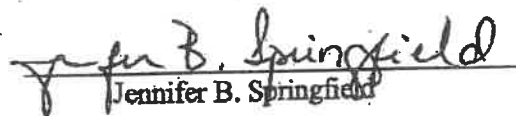
1. Respondents shall take the actions necessary to correct the violation found on the subject property within 30 days of the date of this Order.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 30<sup>th</sup> day, a daily fine of two-hundred and fifty dollars and zero cents (\$250.00) will begin to accrue on the 31<sup>st</sup> day in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.

DONE AND ORDERED in this 26<sup>th</sup> day of August 2014.

  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Beverly Wisman, City of Lake City, Florida via electronic mail to [wismanb@lcfla.com](mailto:wismanb@lcfla.com) and to Respondent, Wayne and Deborah Levy via certified mail to 217 SW Lucie Court, Lake City, FL 32024 this 26<sup>th</sup> day of August 2014.

  
Jennifer B. Springfield

Cc via e-mail: Wendell Johnson  
Robert Hathcox  
Mike Renfro  
Herbert F. Darby



Parcel: &lt;&lt; 00-00-00-11780-000 (40370) &gt;&gt;

## Owner &amp; Property Info

Result: 13 of 15

Owner	LEVY WAYNE 2098 SEMINOLE BLVD APT 7203 LARGO, FL 33778		
Site	443 NE LEVY WAY, LAKE CITY		
Description*	N DIV: S1/2 OF LOTS 12 & 13 & S1/2 OF LOTS 14 & 15 BLOCK E, NAT ADAMS S/D. QC 1116-599, (DC 1227-588; MATTIE C LEVY),		
Area	0.252 AC	S/T/R	29-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

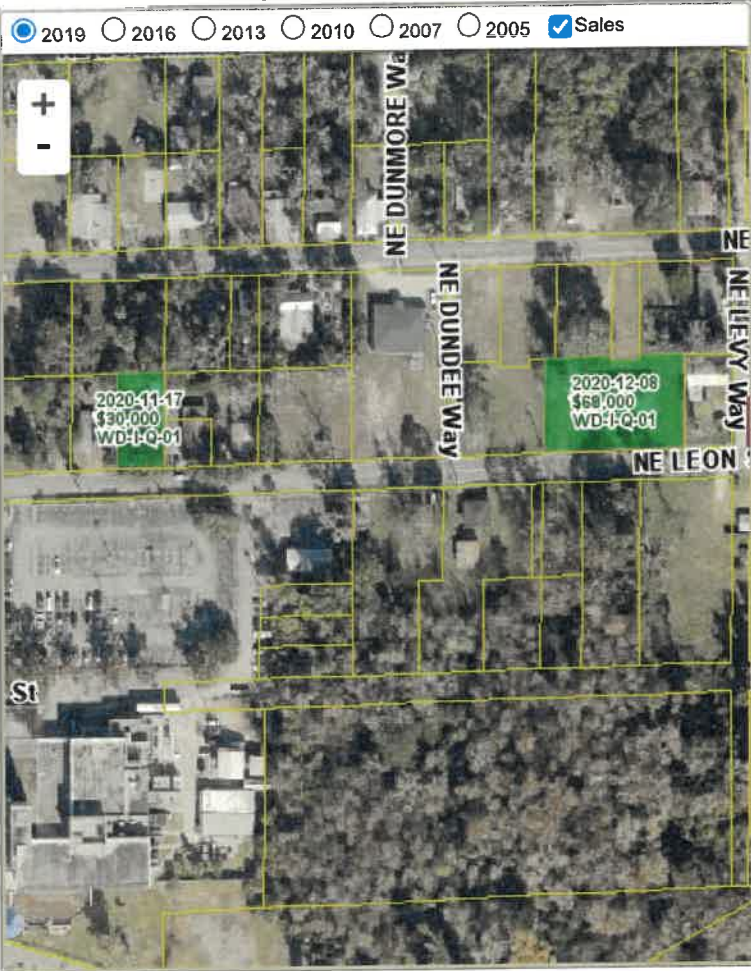
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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 &amp; Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$5,225	Mkt Land	\$5,225
Ag Land	\$0	Ag Land	\$0
Building	\$22,778	Building	\$24,915
XFOB	\$1,230	XFOB	\$1,230
Just	\$29,233	Just	\$31,370
Class	\$0	Class	\$0
Appraised	\$29,233	Appraised	\$31,370
SOH Cap [?]	\$0	SOH Cap [?]	\$648
Assessed	\$29,233	Assessed	\$31,370
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$27,929 city:\$27,929 other:\$27,929 school:\$29,233	Total Taxable	county:\$30,722 city:\$30,722 other:\$0 school:\$31,370

Aerial Viewer Pictometry Google Maps



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/9/2007	\$100	1116/0599	QC	I	U	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1945	1578	1738	\$24,915

\*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 &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	1993	\$150.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$1,080.00	288.00	12 x 24

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	11,000.000 SF (0.252 AC)	1.0000/1.0000 1.0000/.9500000 /	\$0 /SF	\$5,225

Search Result: 13 of 15

## ix Record

Last Update: 8/6/2021 11:36:41 AM EDT

**Register for eBill**

## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b>		<b>Tax Type</b>		<b>Tax Year</b>	
R11780-000		REAL ESTATE		2020	
<b>Mailing Address</b>			<b>Property Address</b>		
LEVY WAYNE 2098 SEMINOLE BLVD APT 7203 LARGO FL 33778			443 LEVY NE LAKE CITY		
			<b>GEO Number</b> 000000-11780-000		
<b>Exempt Amount</b>		<b>Taxable Value</b>			
See Below		See Below			
<b>Exemption Detail</b>		<b>Millage Code</b>		<b>Escrow Code</b>	
NO EXEMPTIONS		102			
<b><u>Legal Description (click for full description)</u></b>					
00-00-00 0100/0100.25 Acres N DIV: S1/2 OF LOTS 12 & 13 & S1/2 OF LOTS 14 & 15 BLOCK E, NAT ADAMS S/D. QC 1116-599, (DC 1227-588; MATTIE C LEVY),					
<b>Ad Valorem Taxes</b>					
<b>Levy Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
TY OF LAKE CITY	4.9000	27,929	0	\$27,929	\$136.85
ARD OF COUNTY COMMISSIONERS	8.0150	27,929	0	\$27,929	\$223.85
LUMBIA COUNTY SCHOOL BOARD					
SCRETIONARY	0.7480	29,233	0	\$29,233	\$21.87
CAL	3.7810	29,233	0	\$29,233	\$110.53
PITAL OUTLAY	1.5000	29,233	0	\$29,233	\$43.85
WANNEE RIVER WATER MGT DIST	0.3696	27,929	0	\$27,929	\$10.32
KE SHORE HOSPITAL AUTHORITY	0.0001	27,929	0	\$27,929	\$0.00
<b>Total Millage</b>		19.3137	<b>Total Taxes</b>		\$547.27
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levy Authority</b>	<b>Amount</b>			
XLCF	CITY FIRE ASSESSMENT	\$252.02			
<b>Total Assessments</b>					\$252.02
<b>Taxes &amp; Assessments</b>					\$799.29

Prior Years Payment History

		Prior Year Taxes Due			
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2020	2859		2487	2021	\$944.09
			Prior Years Total		\$944.09
If Paid By			Prior Years Due		
8/31/2021			\$944.09		