



# Notes Listing

Case Notes - IPMC - 2024-00000095

Date Descending

Run on 02/25/2025 03:42:59 PM

Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 03:42:52 PM
Investigation On 1/28/25 received signed certified mail receipt card form 2nd NOV and NOH.	Donnell White	01/28/2025 03:40:05 PM
Investigation On 1/16/25 while continuing the investigation of case 095 found there is an active lien on the property. Due to non-compliance on 7/29/17 the lien began and accrued until the verified compliance date of 10/17/17. The lien remains unpaid/unsatisfied to date.	Donnell White	01/23/2025 09:56:17 AM
Investigation Certified mail # 9589071052701815112640	Donnell White	01/16/2025 02:30:44 PM
Investigation On 1/16/25 second NOV and NOH were prepared and sent via certified mail. NOH is set for March 6,2025.	Donnell White	01/16/2025 02:29:25 PM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:15:37 AM
Initial Inspection On 12/16/24 observed conditions at property to be in violation of city ordinance. The roof and interiors of building are in a dilapidated state. The outside of the property is unsanitary with trash and rubbish. On 12/17/24 a NOV was prepared and sent via certified mail. The compliance date of 1/17/24 is set and noted.	Donnell White	12/17/2024 12:29:21 PM



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: 12/17/24 Name (required) Don White  
Phone: 3867524344 Address: 205 N Marion Avenue Email:  
whited@lcfla.com

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 354 SE Brown Street Nature  
of Complaint: Dilapidated / damaged roof / interior ceiling leaking and damaged walls

How  
long has the complaint been going on? UNKNOWN Do you know  
who the person(s) involved are?  Yes  No If yes, who? Huntlee Investments Inc Do you know the time  
frames that the complaint is happening?  Yes  No If yes, when? Currently Is there any other information  
that you would like to us to know?

**\*\*\*\* Below Internal Use Only \*\*\*\***

Date Received: 12/16/24 Via: Person Case Number Assigned 202400000095  
Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Data Sheet for case # 2400000095

Parcel# 13740-000

Address: 354 Se Brown Street

Owner: Huntlee Investments Inc

Date of first inspection: 12/16/24

1<sup>st</sup> Notice of Violation sent: 12/17/24

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

2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

Date of Public Notice placed on property: \_\_\_\_\_

Notice of Mag. Hearing sent: \_\_\_\_\_

Notice on City of Lake City website on: \_\_\_\_\_

Notice posted in City Hall:

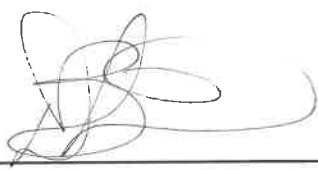
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$9.64 / 12/17/24

Mailing Cost/Date: \_\_\_\_\_

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \_\_\_\_\_



\_\_\_\_\_

Don White CEO/ City of Lake City



### Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 00-00-00-13740-000 (42295)** | MULTI-FAM <10 (0800) | 0.27 AC  
 S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. 519-288, 813-884,

<b>HUNTLEE INVESTMENTS INC</b>		<b>2025 Working Values</b>		
Owner: 5357 SOUTHPOINT DR SUITE 101	Mkt Lnd	\$11,780	Appraised	\$146,236
JACKSONVILLE, FL 32216	Ag Lnd	\$0	Assessed	\$146,236
Site: 354 SE BROWN ST, LAKE CITY	Bldg	\$133,156	Exempt	\$0
Sales 11/6/1995 \$65,000 I (U)	XFOB	\$1,300	county:	\$146,236
Info 8/1/1983 \$70,000 I (Q)	Just	\$146,236	city:	\$146,236
			other:	\$0
			Total	county:\$146,236
			Taxable	city:\$146,236
				school:\$146,236

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/12/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

**Columbia County Property Appraiser**

Jeff Hampton

**2025 Working Values**  
updated: 12/12/2024

Parcel: << 00-00-00-13740-000 (42295) >>

**Owner & Property Info**

Result: 1 of 0

Owner	HUNTLEE INVESTMENTS INC 5357 SOUTHPOINT DR SUITE 101 JACKSONVILLE, FL 32216		
Site	354 SE BROWN ST, LAKE CITY		
Description	S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. 519-288, 813-884.		
Area	0.27 AC	S/T/R	32-3S-17
Use Code	MULTI-FAM <10 (0800)	Tax District	1

\*This 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**

2024 Certified Values		2025 Working Values	
Mkt Land	\$11,780	Mkt Land	\$11,780
Ag Land	\$0	Ag Land	\$0
Building	\$133,156	Building	\$133,156
XFOB	\$1,300	XFOB	\$1,300
Just	\$146,236	Just	\$146,236
Class	\$0	Class	\$0
Appraised	\$146,236	Appraised	\$146,236
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$146,236	Assessed	\$146,236
Exempt	\$0	Exempt	\$0
Total	county:\$146,236 city:\$146,236	Total	county:\$146,236 city:\$146,236
Taxable	other:\$0 school:\$146,236	Taxable	other:\$0 school:\$146,236

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/6/1995	\$65,000	813 / 884	WD	I	U	09
8/1/1983	\$70,000	519 / 288	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	DUPLEX (2700)	1973	1479	1543	\$66,578
<a href="#">Sketch</a>	DUPLEX (2700)	1973	1479	1543	\$66,578

\*Bldg Desc determinations are used by the Property Appraiser's 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**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$700.00	1.00	0 x 0
0258	PATIO	0	\$300.00	1.00	0 x 0
0261	PRCH, UOP	2011	\$300.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0800	MULTI-FAM (MKT)	11,780,000 SF (0.270 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$11,780

Search Result: 1 of 0



# Columbia County Tax Collector

generated on 12/16/2024 12:58:36 PM EST

## Tax Record

Last Update: 11/5/2024 2:16:58 AM EST

[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.

Account Number	Tax Type	Tax Year			
R13740-000	REAL ESTATE	2023			
<b>Mailing Address</b> HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE FORT WHITE FL 32038		<b>Property Address</b> 354 BROWN LAKE CITY  <b>GEO Number</b> 000000-13740-000			
<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	001				
<b>Legal Description (click for full description)</b>					
00-00-00 0800/0800.27 Acres S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. 519-288, 813-884,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	138,288	0	\$138,288	\$677.61
BOARD OF COUNTY COMMISSIONERS	7.8150	138,288	0	\$138,288	\$1,080.72
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	139,848	0	\$139,848	\$104.61
LOCAL	3.2170	139,848	0	\$139,848	\$449.89
CAPITAL OUTLAY	1.5000	139,848	0	\$139,848	\$209.77
SUWANNEE RIVER WATER MGT DIST	0.3113	138,288	0	\$138,288	\$43.05
LAKE SHORE HOSPITAL AUTHORITY	0.0001	138,288	0	\$138,288	\$0.01
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$2,565.66
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$1,169.12			
<b>Total Assessments</b>					\$1,169.12
<b>Taxes &amp; Assessments</b>					\$3,734.78

Prior Years Payment History

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount

2023	36990	3108	2024	286.48
<u>2022</u>	33495	3055	2023	\$3,732.97
Prior Years Total				\$8,019.45
<b>If Paid By</b>		<b>Prior Years Due</b>		
<b>12/31/2024</b>		<b>\$8,019.45</b>		

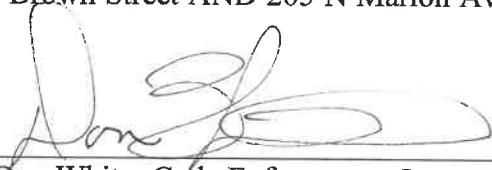
**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, 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 24th day of February 2025, 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: 354 SE Brown Street AND 205 N Marion Ave, Lake City, FL. 32055.

  
\_\_\_\_\_  
Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
\_\_24th\_\_ day of February 2025, by Don White  
who is personally known to me.



  
\_\_\_\_\_  
Signature of Notary

\_\_\_\_ Ann Marie Jones \_\_\_\_\_  
Print or Type Name

My Commission expires: September 23, 2028



**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2400000095

Respondent Huntlee Investments Inc

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 2025, at (time) 5:30 P.M.. 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 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 Special Magistrate 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 Huntlee Investments Inc Relationship Owner

On date 1/16/25 time being 10:50  Personal Service  
 Posted on property and at City Hall  Certified Mail, Return Receipt requested  
 First class mailing  
 Refused to sign, drop service

Don White  
Print Name of Code Inspector

  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: <https://us02web.zoom.us/j/84659541815>

**Meeting ID: 846 5954 1815**

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1/23/25  
[Signature]



1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**Meeting ID: 846 5954 1815**

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000095 – 2<sup>ND</sup> Notice**

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:

Name: Huntlee Investments Inc  
 Address: 354 SE Brown Street

---

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:

Date: 12/16/24      Complaint   X        CE Personnel Observation   X    
 Complainant:                      CE Personnel: Don White

Violation Code	Violation Description
<b>304.1.1 Unsafe conditions.</b>	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
<b>302.1 Sanitation.</b>	<i>Exterior property and premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition.



DEPARTMENT OF GROWTH MANAGEMENT  
 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

Violation Code	Corrective Action
<b>304.1.1 Unsafe conditions.</b>	All roof materials to replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
<b>302.1 Sanitation.</b>	All areas must be cleaned and maintained free of garbage, rubbish and debris. The current follow up due date is 2/16/25.

**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:

Due date: 2/16/25



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

**Warning**

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 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: Huntlee Investments Inc Relationship owner: \_\_\_\_\_

On date: 2/16/25 time being: 4:00 P.M.

Personal Service

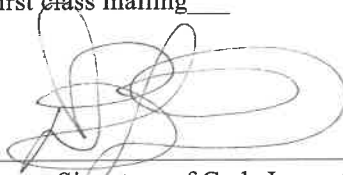
Posted on property  and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign , drop service

Don White  
Print Name of Code Inspector

  
Signature of Code Inspector



DEPARTMENT OF GROWTH MANAGEMENT  
 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000095**

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:

Name: Huntlee Investments Inc  
 Address: 354 SE Brown Street

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint X CE Personnel Observation X  
 Date: 12/16/24 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
<b>304.1.1 Unsafe conditions.</b>	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
<b>302.1 Sanitation.</b>	<i>Exterior property</i> and <i>premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition.



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 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
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Violation Code	Corrective Action
<b>304.1.1 Unsafe conditions.</b>	All roofing components and damaged ceiling and walls shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings.
<b>302.1 Sanitation.</b>	All areas must be cleaned and maintained free of garbage, rubbish and debris.

**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:

Due date: \_\_\_\_\_ 1/17/24 \_\_\_\_\_





DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

**Warning**

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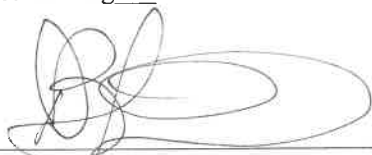
- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
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- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
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I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: Huntlee Investments Inc Relationship owner: \_\_\_\_\_  
 On date: 1/17/24 time being: 1:00 P.M.  
 Personal Service \_\_\_\_\_  
 Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_  
 Certified Mail, Return Receipt requested X First class mailing \_\_\_\_\_  
 Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Don White  
Print Name of Code Inspector

  
 \_\_\_\_\_  
 Signature of Code Inspector



12/16/24



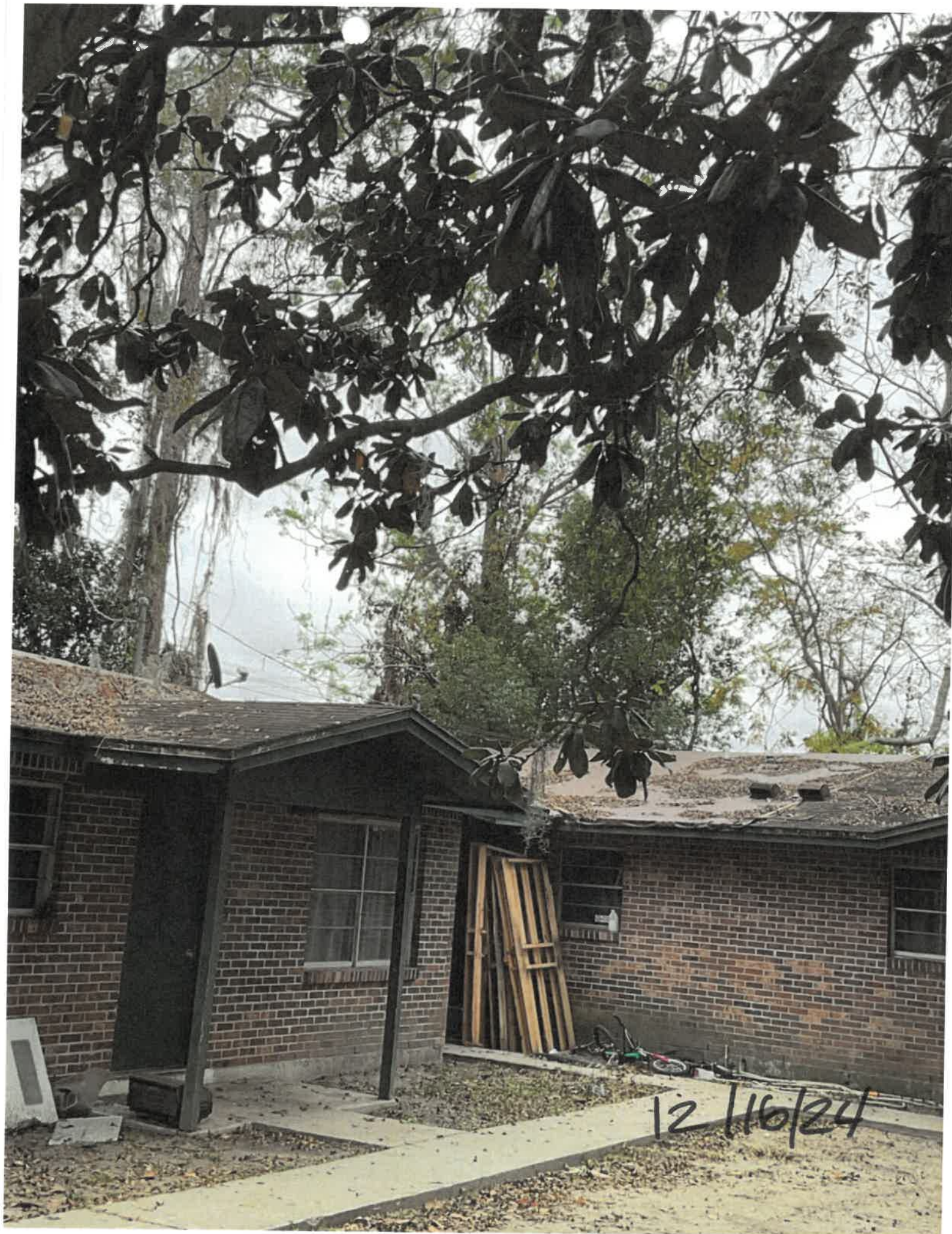
12/16/24



12/16/24



12/16/24



CERTIFIED MAIL

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



9589 0710 5270 1815 1126 40  
9589 0710 5270 1815 1126 40

S INC  
AVENUE  
38

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 4.05
Extra Services & Fees (check box, add fee if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.00
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .65
<b>Total Postage and Fees</b>	<b>\$ 9.64</b>

Postmark Here

Sent To	HUNTLEE INVESTMENTS INC
Street and Apt. No., or PO Box No.	1288 SW RIVERSIDE AVENUE
City, State, ZIP+4®	FORT WHITE, FL 32038

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

2ND  
NOTICE

**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:**

HUNTLEE INVESTMENTS INC  
 1288 SW RIVERSIDE AVENUE  
 FORT WHITE, FL 32038



9590 9402 8577 3244 7293 94

**2. Article Number (Transfer from service label)**

9589 0710 5270 1815 1126 40

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

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**  
 Agent  
 Addressee

**B. Received by (Printed Name)** **C. Date of Delivery**

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

- 3. Service Type**
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Insured Mail
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

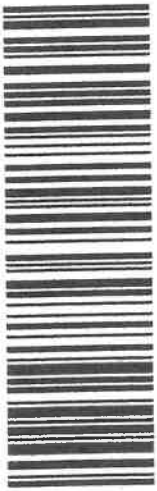
**Certified Mail**

- A receipt (this portion of delivery).
- Electronic verification of signature) that is retained for a specified period.
- Important Reminders:**
  - You may purchase Certified Mail service.
  - First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
  - Certified Mail service is not international mail.
  - Insurance coverage is not with Certified Mail service or Certified Mail service.
  - Insurance coverage and certain Priority Mail items for an additional fee, and endorsement on the mail.
  - the following services:
    - Return receipt services of delivery (including the You can request a hard electronic version. For complete PS Form 3811 Receipt, attach PS Form 3800, January 20

2ND NOTICE



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



9589 0710 5270 1815 1112 30  
9589 0710 5270 1815 1112 30

HUNTERS INC  
AVENUE  
8

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee  
\$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage  
\$ .65

Total Postage and Fees  
\$ 9.65

Sent To  
HUNTERS INVESTMENTS INC  
Street and Apt. No., or PO Box No.  
1200 SW RIVERSIDE AVENUE  
City, State, ZIP+4®  
FORT WHITE, FL 32038

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**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:**

HUNTLEE INVESTMENTS INC  
1288 SW RIVERSIDE AVENUE  
FORT WHITE, FL 32038



9590 9402 8577 3244 7298 68

2 Article Number (Transfer from service label)

9589 0710 5270 1815 1112 30

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

Adult Signature Restricted Delivery

Certified Mail®

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the card)
- A unique identifier for the mailpiece
- Electronic verification of delivery (no signature required)
- A record of delivery time and date
- Signature (that is retained for a specified period)

**Important Reminders:**

- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service
- Certified Mail service is available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service of Certified Mail service and insurance coverage available for certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece may be requested for the following services:
  - Return receipt service of delivery (including electronic version. For complete PS Form 3811 Receipts attach PS Form 3800, January 2019)



Inst: 201712017217 Date: 09/21/2017 Time: 9:31AM  
Page 1 of 5 B: 1344 P: 1416, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk

MAYOR / COUNCIL MEMBER  
STEPHEN M. WITT  
COUNCIL MEMBERS  
JAKE HILL, JR.  
EUGENE JEFFERSON  
MELINDA MOSES  
GEORGE WARD  
CITY MANAGER  
WENDELL JOHNSON  
CITY CLERK  
AUDREY E. SIKES  
CITY ATTORNEY  
FRED KOBERLEIN, JR.

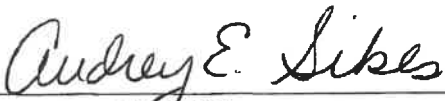
STATE OF FLORIDA

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 Number 2017-00000047 (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 18<sup>th</sup> day of September 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

  
\_\_\_\_\_  
AUDREY E. SIKES, MMC  
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2017-00000047

PETITIONER,

v.

HUNTLEE INVESTMENTS, INC.,

RESPONDENT.

---

ORDER

THIS CAUSE came before the Special Magistrate on August 10, 2017, 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, Huntlee Investments, Inc. ("Respondent"), is the owner of multi-family residential real property, consisting of two duplexes, located at 354 SE Brown Street in Lake City, Florida ("Property"). The Property is currently occupied.
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondent's property on February 27, 2017 and observed greater than fifteen mattresses stacked and trash and debris, including used syringes, scattered on the Property.
3. On February 27, 2017, Petitioner sent a Warning Notice via USPS first class mail addressed to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025, describing the alleged violations and requesting that the violations be corrected no later than March 20, 2017.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on May 4, 2017 and some of the mattresses had been removed and others had been moved to the rear of the Property; otherwise, the conditions were unchanged. On May 4, 2017, Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before May 20, 2017.
5. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on May 30, 2017 and the conditions were unchanged.
6. On July 14, 2017, a second a Notice of Violation and a Notice of Hearing was sent via USPS certified mail to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025 with the time and place of the August 10, 2017 hearing. USPS returned the certified mail receipt to Petitioner indicating that it was claimed.
7. City of Lake City Code Inspector Beverly Jones re-inspected the Property on August 3, 2017 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. Within fourteen (14) days of the date of this Order, Respondent shall take all actions necessary to remove all of the mattresses, trash and debris on the subject Property, including the proper disposal of any hazardous materials, as stated and described herein and in accordance with Petitioner's Code of Ordinances and other applicable laws and regulations.
2. In the event the subject Property is not brought into compliance with Petitioner's Code of Ordinances on or before the 14<sup>th</sup> day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 15<sup>th</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 21<sup>st</sup> day of August 2017.

  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Huntlee Investments, Inc. at 1330 SW Main Boulevard, Lake City, FL 32025 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to [jonesb@lcfla.com](mailto:jonesb@lcfla.com) this 21<sup>st</sup> day of August 2017.

  
\_\_\_\_\_  
Jennifer B. Springfield

Copies to:  
[JohnsonW@lcfla.com](mailto:JohnsonW@lcfla.com)  
[hofertr@lcfla.com](mailto:hofertr@lcfla.com)



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CITY ATTORNEY  
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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 Number 2017-00000047 (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 18<sup>th</sup> day of September 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

  
\_\_\_\_\_  
AUDREY E. SIKES, MMC  
City Clerk



CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2017-00000047

PETITIONER,

v.

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**Order**

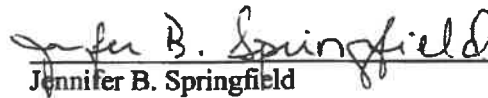
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JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

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Jennifer B. Springfield

Copies to:  
[JohnsonW@lcfla.com](mailto:JohnsonW@lcfla.com)  
[hofertr@lcfla.com](mailto:hofertr@lcfla.com)

# Case Datasheet



Case Type	IPMC - International Prop Maint Code	Case Date	02/27/2017	Case Status	InActive
Case Number	2017-00000047	Name	neighbor	Location	13740000
Resolution Date	10/18/2017	Reported By		Parcel Number	354 SE BROWN ST LAKE CITY, FL 32025
Days Open	233	Business Name		Parcel Address	DEFAULT - HUNTLEE INVESTMENTS INC
Case Description	over 15 mattresses and various household items left at curb	Central Name		Improvement	354 SE BROWN ST LAKE CITY, FL 32025
		Parcel Owner Name	HUNTLEE INVESTMENTS INC	Service Address	
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	
		Inspector	BEVERLY JONES	Cross Streets	
		Phone Number		Mailing Address	
		Alternate Phone		Business Address	
		Email Address		Parcel Owner Address	1330 SW MAIN BLVD LAKE CITY, FL 32025
		Comments		Cited Party Address	
Activities		Date	Type	User	Notes/Activity
		02/27/2017	Inspections	Beverly Jones	INITIAL INSPECTION, 2017-00000139 Failed
		05/04/2017	Inspections	Beverly Jones	INITIAL INSPECTION, 2017-00000093 Failed
			Violation		Total Fees: \$0.00
			Violation	83-9 horticultur - Horticulture waste	Total Fees: \$0.00
			Violation	Sec. 83-8 - Prohibited and unlawful acts.	Total Fees: \$0.00
			Violation	Sec. 83-9. - Residential solid waste service standards	NOTICE OF VIOLATION
		05/04/2017	Corrective Action	Beverly Jones	REINSPECTION, 2017-00000118 Failed
		05/30/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000141 Failed
		06/06/2017	Inspections	Beverly Jones	Total Fees: \$0.00
			Violation	22-191 - SECTION 22-191 PUBLIC NUISANCE	Total Fees: \$0.00
			Violation	83-9 horticultur - Horticulture waste	Total Fees: \$0.00
			Violation	Sec. 83-8 - Prohibited and unlawful acts.	Total Fees: \$0.00
			Violation	Sec. 83-9. - Residential solid waste service standards	NOTICE OF VIOLATION
		06/06/2017	Corrective Action	Beverly Jones	REINSPECTION, 2017-00000199 Failed
		07/03/2017	Inspections	Beverly Jones	NOTICE OF HEARING
		07/14/2017	Corrective Action	Beverly Jones	NOTICE OF HEARING
		07/14/2017	Corrective Action	Beverly Jones	NOTICE OF HEARING



# Case Datasheet

08/01/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000248	Failed
10/18/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000441	Passed

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**  
City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055  
386-719-5750

**NOTICE OF VIOLATION**

**Case # 2017-00000047**

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 354 SE BROWN ST Parcel ID# 13740000:

INITIAL	BEVERLY WISMAN	02/27/2017		OVER 15 MATTRESSES AND TRASH DEBRIS, STACKED, SCATTERED. PILE OF UNBAGGED LEAVES COMPLAINTANT FOUND NEEDLES IN TRASH.
---------	----------------	------------	--	---

Violation Code	Violation Description	Corrective Action
22-191	SECTION 22-191 PUBLIC NUISANCE	Leaves must be bagged or containerized all mattresses must be removed from property and all debris must be removed. Contact dept of Health to dispose of any needles.
83-9 horticultur	Horticulture waste	
Sec. 83-9.	Residential solid waste service standards	
Sec. 83-8	Prohibited and unlawful acts.	

Violation Code	Municipal Code
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.
83-9 horticultur	(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection. Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h)Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and

	<p>other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i)No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j)No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k)Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l)Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill</p>
83-9 horticultur	<p>(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection. Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h)Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i)No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j)No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k)Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l)Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill</p>
Sec. 83-8	<p>(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes,</p>



infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash, recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.

Sec. 83-9.

(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Householders may request an additional residential container for a fee as determined by the

city. (b) Residential garbage will be collected no less than one time per week on regular schedules. Pickups shall not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (c) On the day of scheduled service, each container shall be placed within three feet of the curb or edge of roadway, except not on a sidewalk. The container may be placed for service on the night prior to collection but no later than 6:00 a.m. on the scheduled service day. All containers must be removed from the street by darkness on service day and stored at the residence in a discernable manner. If a container remains at the street on a recurring basis, a penalty fee as determined by the city will be charged. Any such penalty will be assessed with the monthly utility bill for the residential customer. (d) Residential customers who cannot transport the garbage container because of health reasons or physical limitations may provide a written statement from a physician to qualify and receive "disability" service. This service is available only to disabled customers at the recorded address and when there is no one living at that address who is physically able to roll the cart to the street. A fee as determined by resolution of the city council will be charged for disability services. Disability service accounts shall be renewed annually. (e) Municipal solid waste, as defined herein, shall

**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
WARNING NOTICE	03/20/2017

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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.

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name HUNTLEE INVESTMENTS Relationship OWNER  
 On date 2/27/17 time being \_\_\_\_\_ Personal Service  
 Posted on property and at City Hall Certified Mail, Return Receipt requested First  
 class mailing  
 Refused to sign, drop service

BEVERLY WISMAN  
 Print Name of Code Inspector

  
 Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Violation**

\_\_\_\_\_  
 Signature of Respondent/Recipient Date

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055  
386-719-5750

**NOTICE OF VIOLATION**

Case # 2017-0000047

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 354 SE BROWN ST Parcel ID# 13740000:

<b>INITIAL</b>	BEVERLY WISMAN JONES	02/27/2017	Original complaint was over 15 mattresses and trash debris were stacked, scattered at street. Some of mattress have been moved from property, others were moved to rear of apts. Pile of leaves at curb-not bagged or containerized. Also needles found in garbage per complainant-requires bio hazard pickup.
Follow up		5/4/17	

Violation Code	Violation Description	Corrective Action
83-9 horticultur	Horticulture waste	Leaves must be bagged or containerized. All mattresses must be removed from property and all debris must be removed. Contact the DEPT of Health to dispose of any needles.
Sec. 83-8	Prohibited and unlawful acts.	
Sec. 83-9.	Residential solid waste service standards	

Violation Code	Municipal Code
83-9 horticultur	(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection. Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h)Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to

	<p>horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i)No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j)No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k)Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l)Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill</p>
<p>Sec. 83-8</p>	<p>(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes, infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash, recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a</p>

residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.

Sec. 83-9.

(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Householders may request an additional residential container for a fee as determined by the city. (b) Residential garbage will be collected no less than one time per week on regular schedules. Pickups shall not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (c) On the day of scheduled service, each container shall be placed within three feet of the curb or edge of roadway, except not on a sidewalk. The container may be placed for service on the night prior to collection but no later than 6:00 a.m. on the scheduled service day. All containers must be removed from the street by darkness on service day and stored at the residence in a discernable manner. If a container remains at the street on a recurring basis, a penalty fee as determined by the city will be charged. Any such penalty will be assessed with the monthly utility bill for the residential customer. (d) Residential customers who cannot transport the garbage container because of health reasons or physical limitations may provide a written statement from a physician to qualify and receive "disability" service.

This service is available only to disabled customers at the recorded address and when there is no one living at that address who is physically able to roll the cart to the street. A fee as determined by resolution of the city council will be charged for disability services. Disability service accounts shall be renewed annually. (e) Municipal solid waste, as defined herein, shall

**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
NOTICE OF VIOLATION	05/20/2017

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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.

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name HUNTLEE INVESTMENTS Relationship OWNER

On date 5/4/17 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

BEVERLY WISMAN JONES

Print Name of Code Inspector



Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Violation**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2017-00000047

Respondent HUNTLEE INVESTMENTS INC

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, AUGUST 10, 2017, 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 HUNTLEE INVESTMENT INC Relationship OWNER

On date 7/14/17 time being \_\_\_\_\_ Personal Service

Posted on property and at City Hall

XCertified Mail, Return Receipt requested

First class mailing

70132630000117327900

Refused to sign, drop service

BEVERLY JONES

Print Name of Code Inspector

  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date

**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 BOARD  
OR SPECIAL MAGISTRATE**

City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055  
386-719-5750

**NOTICE OF VIOLATION**

Case # 2017-00000047

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 354 SE BROWN ST Parcel ID# 13740000:

INITIAL	BEVERLY JONES	05/22/2017	10:45AM	
INITIAL	BEVERLY JONES	02/27/2017	8:45AM	
REINSPECTION	BEVERLY JONES	05/30/2017	4:45PM	
REINSPECTION	BEVERLY JONES	02/27/2017	9:00AM	

Violation Code	Violation Description	Corrective Action
22-191	SECTION 22-191 PUBLIC NUISANCE	ALL WASTE-WHETHER IT BE HOUSEHOLD, FURNITURE OR YARD DEBRIS MUST BE REMOVED FROM PREMISES. Garbage can must be returned to their normal spots and only put out for collection on pickup as outlined in the ordinance. All leaf debris must be bagged or containerized. All trash/mattresses are to be removed from structure or yard. All debris must be removed from all fence lines. Contact waste vendor for special pickups or haul to landfill.
83-9 horticultur	Horticulture waste	
Sec. 83-8	Prohibited and unlawful acts.	
Sec. 83-9.	Residential solid waste service standards	

Violation Code	Municipal Code
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.
83-9 horticultur	(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection.



Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h) Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i) No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j) No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k) Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l) Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill

Sec. 83-8

(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes, infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash,

recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.

Sec. 83-9.

(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Householders may request an additional residential container for a fee as determined by the city. (b) Residential garbage will be collected no less than one time per week on regular schedules. Pickups shall not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (c) On the day of scheduled service, each container shall be placed within three feet of the curb or edge of roadway, except not on a sidewalk. The container may be placed for service on the night prior to collection but no later than 6:00 a.m. on the scheduled service day. All containers must be removed from the street by darkness on service day and

stored at the residence in a discernable manner.

**X 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
NOTICE OF VIOLATION	05/20/2017
NOTICE OF VIOLATION	07/01/2017

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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.

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name HUNTLEE INVESTMENTS INC Relationship owner

On date 6/5/17 time being Personal Service

Posted on property and at City Hall

X Certified Mail, Return Receipt requested

First class mailing

70151520000182775069

Refused to sign, drop service

BEVERLY JONES

Print Name of Code Inspector



Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Violation**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2017-00000047

Respondent HUNTLEE INVESTMENTS INC

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, AUGUST 10, 2017, 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 HUNTLEE INVESTMENT INC Relationship OWNER

On date 7/14/17 time being \_\_\_\_\_ Personal Service

Posted on property and at City Hall

XCertified Mail, Return Receipt requested

First class mailing

70132630000117327900

Refused to sign, drop service

BEVERLY JONES  
Print Name of Code Inspector

  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date

**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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

### Detail by Entity Name

Florida Profit Corporation  
HUNTLEE INVESTMENTS, INC.

Filing Information

<b>Document Number</b>	P95000084381
<b>FEI/EIN Number</b>	59-3353501
<b>Date Filed</b>	10/27/1995
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	11/02/2004

Principal Address

1330 SW MAIN BLVD.  
LAKE CITY, FL 32025

Changed: 04/23/2003

Mailing Address

1330 SW MAIN BLVD.  
LAKE CITY, FL 32025

Changed: 04/23/2003

Registered Agent Name & Address

HUNTER, GLENN J  
1330 SW MAIN BLVD.  
LAKE CITY, FL 32025

Name Changed: 02/20/2001

Address Changed: 04/23/2003

Officer/Director Detail

**Name & Address**

**Title P**

HUNTER, GLENN J  
1330 SW MAIN BLVD.  
LAKE CITY, FL 32025

**Title VP**

Hunter, Laura Leigh  
 1330 SW MAIN BLVD.  
 LAKE CITY, FL 32025

**Annual Reports**

Report Year	Filed Date
2015	02/18/2015
2016	04/29/2016
2017	04/28/2017

**Document Images**

<a href="#">04/28/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2004 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/14/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055  
386-719-5750

**NOTICE OF VIOLATION**

**Case # 2017-00000047**

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 354 SE BROWN ST Parcel ID# 13740000:

INITIAL	BEVERLY JONES	05/22/2017	10:45AM	
INITIAL	BEVERLY JONES	02/27/2017	8:45AM	
REINSPECTION	BEVERLY JONES	05/30/2017	4:45PM	
REINSPECTION	BEVERLY JONES	02/27/2017	9:00AM	

Violation Code	Violation Description	Corrective Action
22-191	SECTION 22-191 PUBLIC NUISANCE	ALL WASTE-WHETHER IT BE HOUSEHOLD, FURNITURE OR YARD DEBRIS MUST BE REMOVED FROM PREMISES. Garbage can must be returned to their normal spots and only put out for collection on pickup as outlined in the ordinance. All leaf debris must be bagged or containerized. All trash/mattresses are to be removed from structure or yard. All debris must be removed from all fence lines. Contact waste vendor for special pickups or haul to landfill.
83-9 horticultur	Horticulture waste	
Sec. 83-8	Prohibited and unlawful acts.	
Sec. 83-9.	Residential solid waste service standards	

Violation Code	Municipal Code
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.
83-9 horticultur	(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection.

	<p>Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h) Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i) No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j) No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k) Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l) Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill</p>
<p>Sec. 83-8</p>	<p>(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes, infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash,</p>



recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.

Sec. 83-9.

(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Household may request an additional residential container for a fee as determined by the city. (b) Residential garbage will be collected no less than one time per week on regular schedules. Pickups shall not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (c) On the day of scheduled service, each container shall be placed within three feet of the curb or edge of roadway, except not on a sidewalk. The container may be placed for service on the night prior to collection but no later than 6:00 a.m. on the scheduled service day. All containers must be removed from the street by darkness on service day and



<b>Prior Year Taxes Due</b>					
<b>Year</b>	<b>Folio</b>	<b>Status</b>	<b>Cert.</b>	<b>Cert. Yr.</b>	<b>Amount</b>
2016	4414		3333	2017	\$3,326.32
Prior Years Total					\$3,326.32
<b>If Paid By</b>			<b>Prior Years Due</b>		
7/31/2017			\$3,326.32		

Click Here To Pay Now

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

HUNTER INV. INC.  
Glenn Hunter  
1330 SW Main Blvd  
Lake City, FL 32055

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*Martha Evans*

B. Received by (Printed Name)  Agent  
*Martha Evans*  Addressee

C. Date of Delivery

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

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

4. Article Number  
(Transfer from service label)

7015 1520 0001 8277 5069

Domestic Return Receipt

PS Form 3811, July 2013

# Columbia County Tax Collector

generated on 7/26/2017 9:24:56 AM EDT

## Tax Record

Last Update: 7/26/2017 9:24:57 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> R13740-000	<b>Tax Type</b> REAL ESTATE	<b>Tax Year</b> 2016																																																						
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Prior Years Payment History

0166	CONC,PAVMT	0	\$700.00	0000001.000	0 x 0 x 0	(000.00)
0258	PATIO	0	\$300.00	0000001.000	0 x 0 x 0	(000.00)
0261	PRCH, UOP	2011	\$300.00	0000001.000	0 x 0 x 0	(000.00)

**Land Breakdown**

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000800	MULTI-FAM (MKT)	11780 SF - (0000000.270AC)	1.00/1.00/1.00/1.00	\$0.95	\$11,191.00

Columbia County Property Appraiser updated: 6/6/2017

1 of 1

**DISCLAIMER**

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

# Columbia County Property Appraiser

updated: 6/6/2017

**2016 Tax Year**

Parcel: 00-00-00-13740-000

<< Next Lower Parcel    Next Higher Parcel >>

Tax Collector    Tax Estimator    Property Card

Parcel List Generator

2016 TRIM (pdf)    Interactive GIS Map    Print

Search Result: 1 of 1

## Owner & Property Info

<b>Owner's Name</b>	HUNTLEE INVESTMENTS INC		
<b>Mailing Address</b>	1330 SW MAIN BLVD LAKE CITY, FL 32025		
<b>Site Address</b>	354 SE BROWN ST		
<b>Use Desc. (code)</b>	MULTI-FAMI (000800)		
<b>Tax District</b>	1 (City)	<b>Neighborhood</b>	870317
<b>Land Area</b>	0.270 ACRES	<b>Market Area</b>	06
<b>Description</b>	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. ORB 519-288, 813-884.		



## Property & Assessment Values

2016 Certified Values		
Mkt Land Value	cnt: (0)	\$11,191.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (2)	\$96,730.00
XFOB Value	cnt: (3)	\$1,300.00
<b>Total Appraised Value</b>		<b>\$109,221.00</b>
<b>Just Value</b>		<b>\$109,221.00</b>
<b>Class Value</b>		<b>\$0.00</b>
<b>Assessed Value</b>		<b>\$109,221.00</b>
<b>Exempt Value</b>		<b>\$0.00</b>
<b>Total Taxable Value</b>	Cnty: \$109,221   City: \$109,221 Other: \$109,221   Schl: \$109,221	

2017 Working Values			(...Hide Values)
Mkt Land Value	cnt: (0)	\$11,191.00	
Ag Land Value	cnt: (1)	\$0.00	
Building Value	cnt: (2)	\$96,074.00	
XFOB Value	cnt: (3)	\$1,300.00	
<b>Total Appraised Value</b>		<b>\$108,565.00</b>	
<b>Just Value</b>		<b>\$108,565.00</b>	
<b>Class Value</b>		<b>\$0.00</b>	
<b>Assessed Value</b>		<b>\$108,565.00</b>	
<b>Exempt Value</b>		<b>\$0.00</b>	
<b>Total Taxable Value</b>	Cnty: \$108,565   City: \$108,565 Other: \$108,565   Schl: \$108,565		

**NOTE: 2017 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.**

## Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
11/6/1995	813/884	WD	I	U	09	\$65,000.00
8/1/1983	519/288	WD	I	Q		\$70,000.00

## Building Characteristics

Bldg Item	Bldg Desc	Year BIt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	DUPLEX (002700)	1973	COMMON BRK (19)	1479	1543	\$48,037.00
2	DUPLEX (002700)	1973	COMMON BRK (19)	1479	1543	\$48,037.00

Note: All S.F. calculations are based on exterior building dimensions.

## Extra Features & Out Buildings

Code	Desc	Year BIt	Value	Units	Dims	Condition (% Good)

CITY OF LAKE CITY

Case Data-code enforcement

Case # 17-6847

Initial Inspection: 2-27-17

Warning Notice mailed: 2-27-17

Re-Inspection: 5/4/17

Notice of Violation: 5/4/17 / 7/14/17

Notice of Hearing: 7/14/17

Green card returned: yes

Unclaimed mail: n/a

Posted Property and City Hall: n/a

Cost of Mail: \$ 6.24

Notes:

3545E Brown 13740 vov  
complaint: Bryan Tucker





