



Notes Listing

Case Notes - IPMC - 2023-00000077

Date Descending

Run on 01/09/2024 09:50:58 AM

| Subject | Author | Last Changed Date/Time |
|---|---------------|------------------------|
| Re-Inspection On January 9, 2024 I re-inspected the property and there is no change. On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner. | Marshall Sova | 01/09/2024 09:50:51 AM |
| Investigation On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file. | Marshall Sova | 10/23/2023 12:09:06 PM |
| Investigation On October 20, 2023 the certified letter was returned to me as undeliverable. | Marshall Sova | 10/20/2023 10:09:08 AM |
| Investigation After further investigation I learned that there is a lien on the property of 488 NW Wilson Street. This lien was placed on the property on July 15, 2021. The case number is 18-348 and the hearing was on June 10, 2021 in front of Special Magistrate Stephanie Marchman. Copies of the case file is attached to this report. | Marshall Sova | 10/17/2023 09:45:12 AM |
| Initial Inspection On October 12, 2023 I inspected the property located at 488 NW Wilson Street which is abandoned. The structure burnt several years ago and is about to collapse. This structure is unsafe to the public and is causing a attractive nuisance to the neighborhood. I am request a demolition of this property. A NOV was prepared and will be mailed certified to the owner with a compliance date of October 27, 2023. The property was also posted as no occupancy allowed. | Marshall Sova | 10/13/2023 12:55:28 PM |



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

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 10/12/2023 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Avenue Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 488 NW Wilson Street Nature
of Complaint: Unsafe structure, attractive nuisance

How long has the complaint been going on? Unknown Do you know who the person(s) involved are? Yes No If yes, who? Patti Shaw c/o Clifford Rawls Do you know the time frames that the complaint is happening? Yes No If yes, when? Now Is there any other information that you would like to us to know?
The house burnt down several years ago and is a attractive nuisance

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

Date Received: 10/12/2023 Via: Person Case Number Assigned 23-00000077
Notes:

Parcel# 11255-000

Address: 488 NW Wilson Street

Owner: Patti Shaw c/o Clifford Rawls

Date of first inspection: 10/12/2023

1st Notice of Violation sent: 10/12/23

2nd inspection date: 11/28/23

2nd Notice of Violation sent: 11/28/23

Date of Public Noticed placed on property: 10/12/23 11/9/24

Notice of Mag. Hearing sent: ~~11/28/23~~ 11/9/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall: ~~11/28/23~~ 11/9/24

Mailing Cost/Date: 8.53 10/12/23

Mailing Cost/Date: 8.53 11/28/23

Mailing Cost/Date: _____

Total Mailing Cost: \$17.06



Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 9/14/2023

Parcel: << 00-00-00-11255-000 (39673) >>

Owner & Property Info

Result: 35 of 158

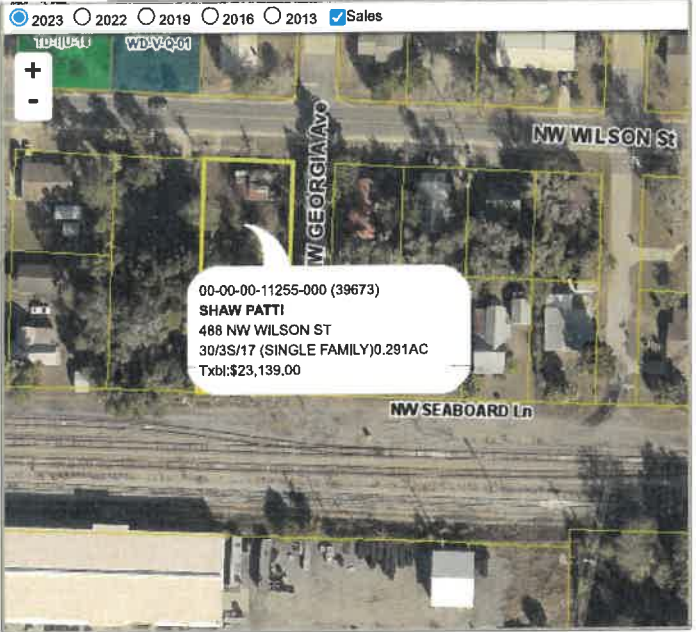
| | | | |
|--------------|---|--------------|----------|
| Owner | SHAW PATTI C/O CLIFFORD RAWLS 488 NW WILSON ST LAKE CITY, FL 32055 | | |
| Site | 488 NW WILSON ST, LAKE CITY | | |
| Description* | NW DIV: E1/3 OF LOT 17. ORB 518-421 | | |
| Area | 0.291 AC | S/T/R | 30-3S-17 |
| Use Code** | SINGLE FAMILY (0100) | Tax District | 1 |

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

| 2022 Certified Values | | 2023 Working Values | |
|-----------------------|---|---------------------|---|
| Mkt Land | \$6,354 | Mkt Land | \$6,354 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$14,487 | Building | \$16,754 |
| XFOB | \$550 | XFOB | \$550 |
| Just | \$21,391 | Just | \$23,658 |
| Class | \$0 | Class | \$0 |
| Appraised | \$21,391 | Appraised | \$23,658 |
| SOH Cap [?] | \$356 | SOH Cap [?] | \$519 |
| Assessed | \$21,391 | Assessed | \$23,658 |
| Exempt | \$0 | Exempt | \$0 |
| Total Taxable | county:\$21,035 city:\$21,035 other:\$0 school:\$21,391 | Total Taxable | county:\$23,139 city:\$23,139 other:\$0 school:\$23,658 |

Aerial Viewer Pictometry Google Maps



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| NONE | | | | | | |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 1960 | 756 | 935 | \$16,754 |

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

Extra Features & Out Buildings (Codes)

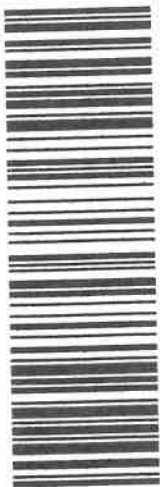
| Code | Desc | Year Blt | Value | Units | Dims |
|------|-----------|----------|----------|-------|-------|
| 0285 | SALVAGE | 0 | \$350.00 | 1.00 | 0 x 0 |
| 0120 | CLFENCE 4 | 1993 | \$200.00 | 1.00 | 0 x 0 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------|--------------------------|-------------------------|----------|------------|
| 0100 | SFR (MKT) | 12,708.000 SF (0.291 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$6,354 |

Search Result: 35 of 158

77



9589 0710 5270 0668 3684 57
9589 0710 5270 0668 3684 57

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

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.50
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ 0.63
Total Postage and Fees
\$ 4.98

Sent To
Street, Apt. No., or PO Box No.
PATTI SQUAW
488 NW Wilson St
City, State, ZIP+4®
LAKE CITY FL 32055

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

11/9/24

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

73

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:

PATTI SHAW
 488 NW WILSON ST.
 LAKE CITY, FL 32055



9590 9402 8577 3244 7285 64

2. Article Number (Member Service Only)

9589 0710 5270 0668 3684 57

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
 If YES, enter delivery address below: No

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

Domestic Return Receipt

7/5/11

Certified Mail
 • A receipt (this portion)
 • A return receipt (if requested)
 • Endorsement (if requested)
 • A record of delivery (if requested)
 • A receipt that is not a required period
 Important Reminders
 • You may purchase Certified Mail with Return Receipt (RM) or Certified Mail service.
 • For an address that is not a business, you may not use Certified Mail service.
 • Delivery is not guaranteed.
 • Delivery is not guaranteed for mailpieces that are not properly prepared.
 • Delivery is not guaranteed for mailpieces that are not properly prepared.

5 \$ 055

77



9589 0710 5270 0699 1232 78
9589 0710 5270 0699 1232 78

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

| | |
|---|----------------|
| Certified Mail Fee | \$ 4.35 |
| Extra Services & Fees (check box, add fees as appropriate) | |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) | \$ 1.35 |
| <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 | \$.63 |
| Total Postage and Fees | \$ 8.53 |

Postmark Here

Sent To PATTI SHAW
 Street apt. No., or PO Box No. 498 NW Wilson St.
 City, State, ZIP+4® LAKE CITY FL 32055

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

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

10/12/23

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:

*PATTI SHAW c/o Cliffmore houses
488 New Wilson St.
Lake City, FL 32055*



9590 9402 8295 3094 5732 21

2. Article Number (Transfer from service label)

9589 0710 5270 0699 1232 78

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

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

3. Service Type

Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail Restricted Delivery (per \$500)

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

Domestic Return Receipt

Certified Mail

- A record of delivery (signature) that is retained for a specified period.
- Important Reminders:
 - You may purchase Certified Mail™ service.
 - First-Class Mail® First-Class Mail® service.
 - Certified Mail service is available for international mail.
 - Insurance coverage is available with Certified Mail service.
 - Certified Mail service is available for Priority Mail and Registered Mail service.
 - For an additional fee, you can request a return receipt (including electronic return receipt) with Certified Mail service.

PS Form 3800, January 2019

10/12/23



9589 0710 5270 0699 1583 24
 9589 0710 5270 0699 1583 24

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

| | |
|--|---------|
| Certified Mail Fee | \$ 4.35 |
| Extra Services & Fees (check box, add fees as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 3.35 |
| <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
 \$.63

Total Postage and Fees
 \$ 8.53

Sent To
 PATTI WILSON SHAW
 Street or Apt. No., or P.O. Box No.
 408 NW Wilson St
 City, State, ZIP+4®
 LAKE CITY FL 32055

Postmark
 Here

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

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

11/28/23
 NWH & NBV

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:

PATTI SHAW
 488 NW Wilson St.
 Lake City FL 32055



9590 9402 8295 3094 8397 85

2. Article Number (Transfer from mailpiece label)

9589 0710 5270 0699 1583 24

(over \$500)

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®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

Certified Mail

- A receipt (this portion)
- A unique identifier for
- Electronic verification
- A record of delivery (in
- signature) that is valid
- for a specified period.

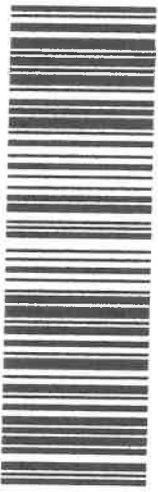
Important Reminders

- You may purchase Car
- First-Class Mail™, First
- Certified Mail service
- International mail.
- Insurance coverage is
- with Certified Mail ser
- of Certified Mail serv
- insurance coverage as
- certain Priority Mail se
- For an address key,
- endorsement on the
- the following serv
- Return receipt serv
- of delivery inclu
- You can request a
- electronic versio
- complete PS Form
- PS Form 3800, In

11/28/23

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

CERTIFIED MAIL®



9589 0710 5270 0699 1583 24

PATT WILSON STAIR
488 NW Wilson St
Lake City,

VAC
32055-3918

FIRST-CLASS *VAC*



US POSTAGE MAIL PITNEY BOWES
ZIP 32055
02 7H
0006089559
NOV 28 2023
\$ 008.530

NIXIE

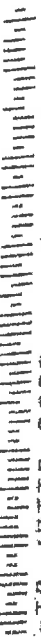
322 DC 1

0012/01/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32055391805

*0238-01187-01-33





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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-0000077 2nd Violation

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: **Patti Shaw c/o Clifford Rawls**
 Address: **488 NW Wilson Street Lake City, FL 32055**

| | |
|---------------------------|---|
| INITIAL INSPECTION | INITIAL INSPECTION PROMPTED BY: |
| Date: 10/12/2023 | Complaint <input type="checkbox"/> CE Personnel Observation <input checked="" type="checkbox"/> |
| | Complainant: Marshall Sova CE Personnel: Marshall Sova |

| Violation Code | Violation Description |
|---|---|
| IPMC 108.1.1 Unsafe structures. | An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. |
| IPMC 301.3 Vacant structures and land. | Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. |
| | |
| | |
| | |

Violation Code

Corrective Action



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

| | |
|---|---|
| IPMC 108.1.1 Unsafe structures. | The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property. |
| IPMC 301.3 Vacant structures and land. | The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property. |
| | |
| | |
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| | |

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: **Notice of hearing set** _____



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750
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: Patti Shaw c/o Clifford Rawls Relationship owner: _____

On date: November 28, 2023, 2023 time being: 9:05 am _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovo
 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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 23-0000077

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: **Patti Shaw c/o Clifford Rawls**
 Address: **488 NW Wilson Street Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint _____ CE Personnel Observation X
 Date: **10/12/2023** Complainant: Marshall Sova CE Personnel: Marshall Sova

| Violation Code | Violation Description |
|---|---|
| IPMC 108.1.1 Unsafe structures. | An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. |
| IPMC 301.3 Vacant structures and land. | Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. |
| | |
| | |
| | |



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

| | |
|---|---|
| IPMC 108.1.1 Unsafe structures. | The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property. |
| IPMC 301.3 Vacant structures and land. | The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property. |
| | |
| | |
| | |
| | |

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: **October 27, 2023** _____



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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: Patti Shaw c/o Clifford Rawls Relationship owner: _____

On date: October 12, 2023 time being: 1:15 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested _____ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova _____

Print Name of Code Inspector



Signature of Code Inspector

PUBLIC NOTICE

NO OCCUPANCY ALLOWED

NO OCCUPANCY SHALL BE ALLOWED AT THIS ADDRESS.

ADDRESS: 187 NW McNeil St LAKE CITY, FLORIDA

REASON: PROPERTY IS UNSAFE FOR OCCUPANCY, NO POTABLE WATER, NO ELECTRIC POWER TO PROPERTY AND IS UNSAFE STRUCTURALLY.

CITY of LAKE CITY
Growth Management Department
305 N. Marion Ave.
LAKE CITY, Florida 32065
(386) 738-9150


Marshal Donk, Code Enforcement Officer

UNAUTHORIZED REMOVAL OF THIS PLACARD IS A VIOLATION.

PUBLIC NOTICE

NO OCCUPANCY ALLOWED

NO OCCUPANCY SHALL BE ALLOWED AT THIS ADDRESS.

ADDRESS:

488 NW Hickory St

LAKE CITY, FLORIDA

REASON: PROPERTY IS UNSAFE FOR OCCUPANCY. NO PORTABLE WATER, NO ELECTRIC POWER TO PROPERTY AND IS UNSAFE STRUCTURALLY.

City of Lake City

General Management Department

206 N. Marion Ave

Lake City, Florida 32055

(850) 719-6750

Marilyn Sims, Code Enforcement Officer

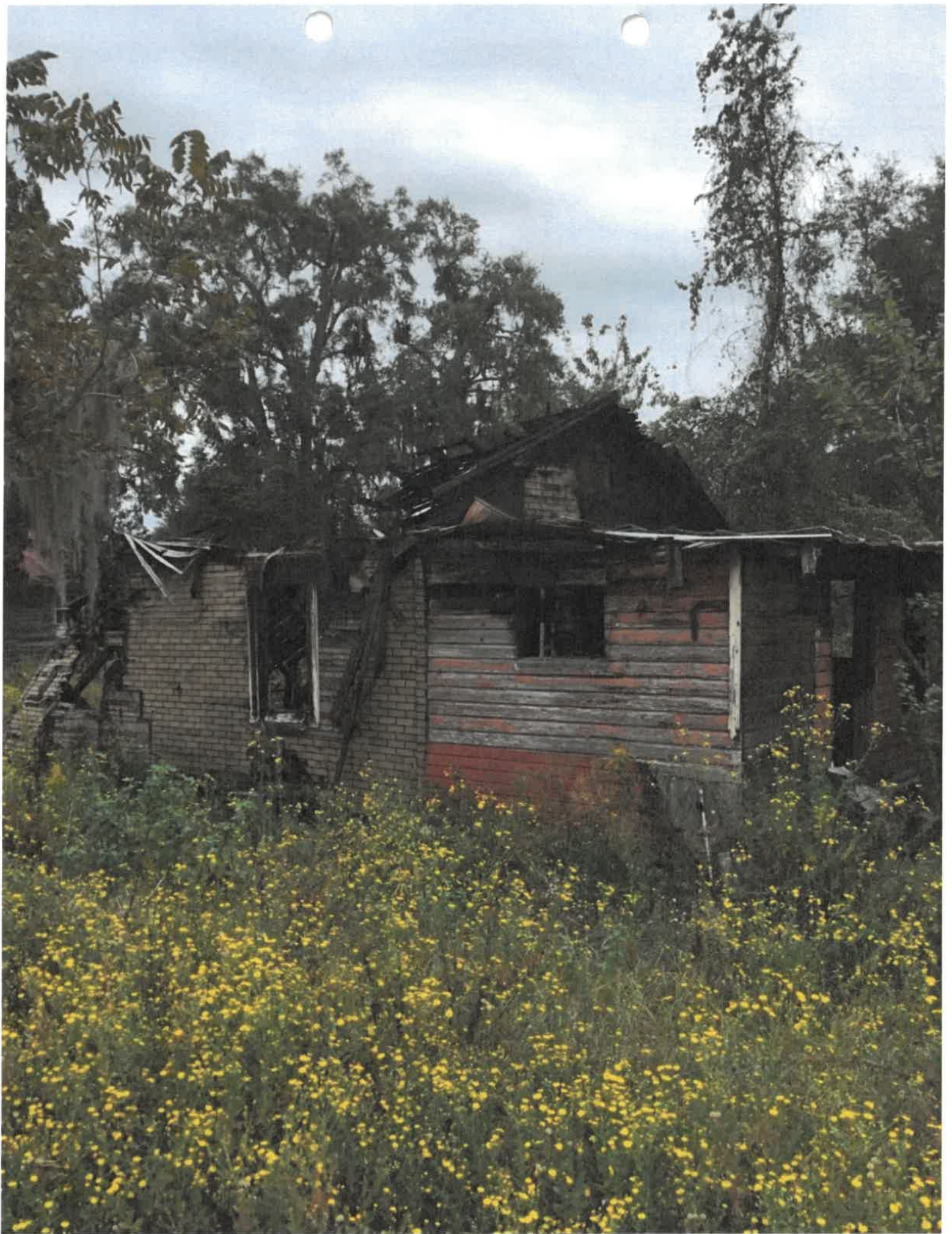
UNAUTHORIZED REMOVAL OF THIS placard IS A VIOLATION

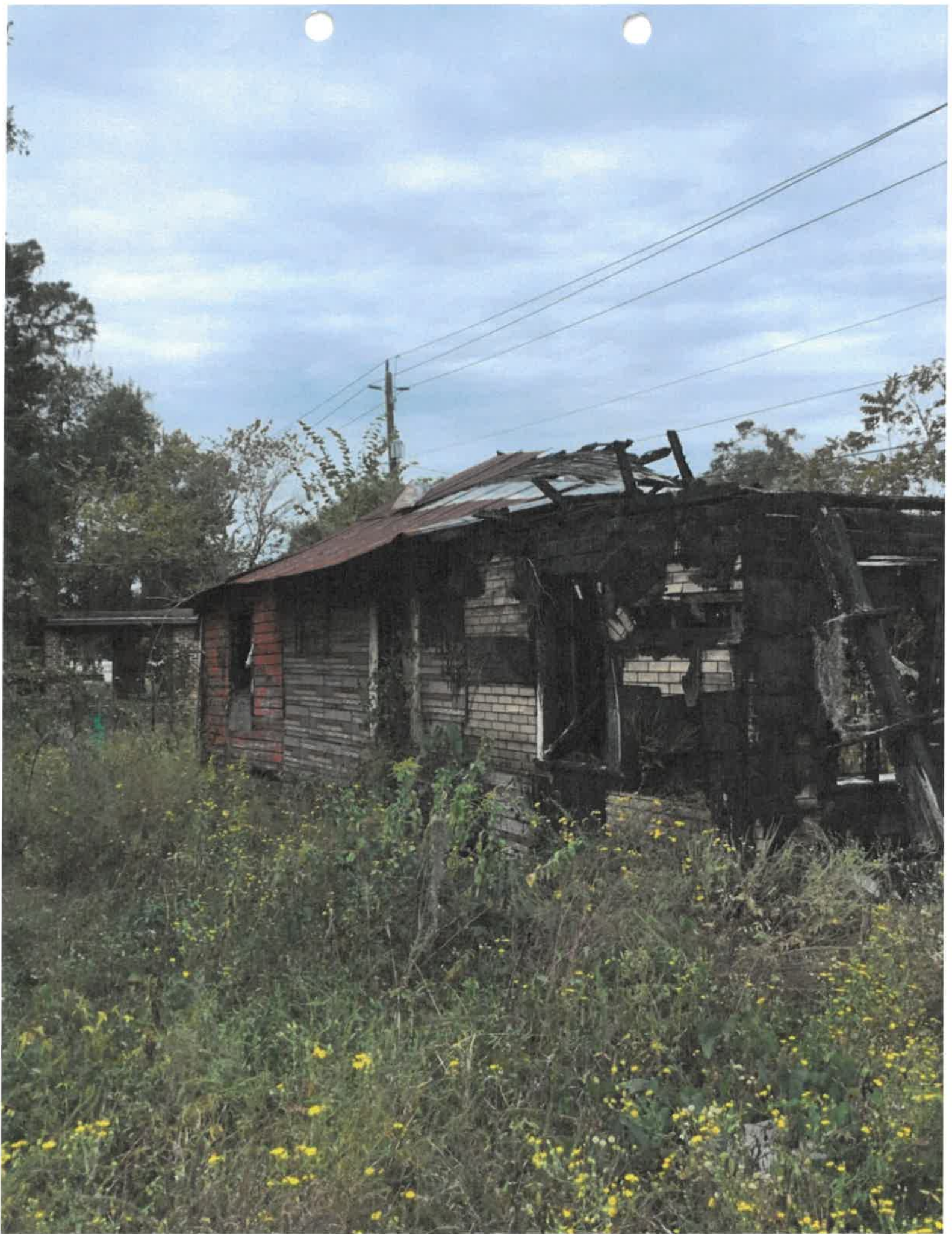




















**ODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000348

Respondent SHAW PATTI

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 6/10/21 _____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection****

This case will not go before the Board if the violation(s) are brought into compliance in accordance with the Notice of Violation.

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

Name Shaw, Patti Relationship owner

On date 4/22/21 time being _____ Personal Service

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

First class mailing 70191120000162569886

Refused to sign, drop service

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.

[[#start:letter]] [[pagebreak]]

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

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

Case # 2018-00000348

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 499 NW SEABOARD LN Parcel ID# 11255000:

| | | | | |
|--------------------|-----------------|------------|---------|--|
| INITIAL INSPECTION | Beverly A Jones | 04/22/2021 | 2:07PM | Results structure has had a devastating fire, only remenants of walls are standing. Remaining structure needs to be removed. |
| REINSPECTION | Beverly A Jones | 11/18/2020 | 4:08PM | <u>Results</u> |
| REINSPECTION | Beverly A Jones | 07/01/2019 | 11:41AM | <u>Results</u> |
| REINSPECTION | Beverly A Jones | 02/04/2019 | 2:03PM | <u>Results</u> |
| INITIAL INSPECTION | Beverly A Jones | 08/28/2018 | 9:45AM | <u>Results</u> |

| Violation Code | Violation Description | Corrective Action |
|----------------------------------|--|--|
| 302.4 weeds | 302.4 weeds IPMC | Demolition of remaining structure is required as it is a public nuisance and causes blight for the neighborhood. Also the remaining portions are not secure and a safety hazard. |
| 302.7 Accessory structures | 302.7 Accessory structures IPMC | |
| 304.1 General. | 304.1 General. IPMC | |
| 304.13 Window, skylight and door | 304.13 Window, skylight and door frames | |
| 305.4 Stairs and walking surface | 305.4 Stairs and walking surfaces IPMC | |
| sec 108.1 | sec 108.1 general ipmc unsafe structures and equipment | |
| sec 110.1 | sec 110.1 general-demolition | |

| Violation Code | Municipal Code |
|----------------|---|
| 302.4 weeds | Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; |

(3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;

(4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is heard.

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

Name Shaw, Patti Relationship owner

On date 4/22/21 time being Personal Service

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

First class mailing 70191120000162569886

Refused to sign, drop service

Print Name of Code Inspector

Signature of Code Inspector

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

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

Case # 2018-00000348

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First class mailing 70191120000162569886

Refused to sign, drop service

Print Name of Code Inspector

Signature of Code Inspector

**ODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000348

Respondent SHAW PATTI

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, 6/10/21 _____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection****

This case will not go before the Board if the violation(s) are brought into compliance in accordance with the Notice of Violation.

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

Name Shaw, Patti Relationship owner

On date 4/22/21 time being _____ Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

70191120000162569886

Refused to sign, drop service

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

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7020 0640 0001 7440 3947

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

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

Extra Services & Fees (check box, add fee) (10/1/2015)

| | |
|--|---------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 2.80 |
| <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
 \$ 0.51

Total Postage and Fees
 \$ 6.96

Sent To
 Patti Shaw Clifford
 Street and Apt. No., or PO Box No.
 488 NW Wilson St
 City, State, ZIP+4®
 Lake City FL 32055

Postmark Here
 JUN 17 2021
 LAKE CITY, FL
 USPS 32055-9950

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7010 0620 0001 6256 9886

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 City, State, ZIP+4®
 Lake City FL 32055

Postmark Here
 APR 23 2021
 LAKE CITY, FL
 USPS 32055-9950

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**ODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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205 N Marion Ave.
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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 Shaw, Patti Relationship owner

On date 4/22/21 time being Personal Service

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

First class mailing 70191120000162569886

Refused to sign, drop service

Print Name of Code Inspector

Signature of Code Inspector

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Signature of Respondent/Recipient Date

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

City of Lake City
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Case # 2018-00000348

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| | | | | |
|------------|-----------------|------------|--------|--|
| INSPECTION | Beverly A Jones | 04/22/2021 | 2:07PM | <u>Results-Results-structure has since caught fire, needs the remaining portion of structure to be demolished.</u> |
|------------|-----------------|------------|--------|--|

| Violation Code | Municipal Code |
|-------------------------------------|--|
| 302.4 weeds | REMAINING PORTION OF STRUCTURE TO BE DEMOLISHED WITH PERMIT. REMOVE ALL DEBRIS AND OVERGROWTH |
| 302.7 Accessory structures | |
| 304.1 General. | |
| 304.13 Window, skylight and door | |
| 305.4 Stairs and walking surface | |
| sec 108.1 | |
| sec 110.1 | |
| sec 506.2 | |

| Violation Code | Violation Description |
|----------------|---|
| 302.4 weeds | <p>302.4 weeds IPMC</p> <p>Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon,</p> |

| | | |
|---|---|---|
| | | and the costs of such removal shall be paid by the owner or agent responsible for the property. |
| 302.7 Accessory structures | 302.7 Accessory structures IPMC | Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. |
| 304.1 General. | 304.1 General. IPMC | The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. |
| 304.13 Window, skylight and door | 304.13 Window, skylight and door frames | Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. |
| 305.4 Stairs and walking surface | 305.4 Stairs and walking surfaces IPMC | Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. |
| sec 108.1 | sec 108.1 general ipmc unsafe structures and equipment | When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code. |
| sec 110.1 | sec 110.1 general- demolition | The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish |

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

Comply WITH NOTICE OF VIOLATION'S CORRECTIVE ACTION BY 7/10/21

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;

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Name PATTI SHAW Relationship OWNER

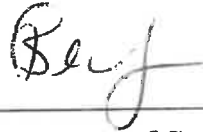
On date 4/22/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service



Print Name of Code Inspector

Signature of Code Inspector

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

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

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|--------------|-----------------|------------|--------|--|
| REINSPECTION | Beverly A Jones | 06/16/2021 | 9:45AM | NO IMPROVEMENT |
| INSPECTION | Beverly A Jones | 04/22/2021 | 2:07PM | <u>Results-Results-structure has since caught fire, needs the remaining portion of structure to be demolished.</u> |

Violation Code Municipal Code

| | |
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Violation Code Violation Description

| | | |
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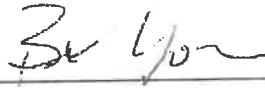
Name PATTI SHAW Relationship OWNER

On date 6/17/21 time being Personal Service

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

First class mailing

Refused to sign, drop service



Print Name of Code Inspector

Signature of Code Inspector

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, the 17TH day of JUNE, 2021, personally appeared, BEVERLY JONES, who, after being first duly sworn on oath, deposes and says:

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

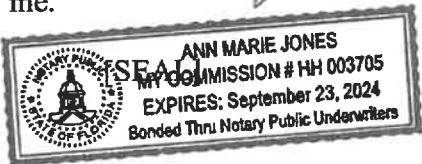
2. On the 17TH day of JUNE, 2021 I personally observed violations of City ordinances on real property located at: 488 nw Wilson/11255-000 (hereafter called "the property"). The violations I observed are documented in the Notice of Violation, a true and correct copy of which is attached.

3. On the 17TH day of JUNE, 2021, at _____ time, I personally POSTED A NOTICE OF VIOLATION AND AN NOTICE TO APPEAR, a copy of Notice of NOTICE OF VIOLATION AND AN NOTICE TO APPEAR (a true and correct copy of which is attached) AT THE PARCEL LOCATION AND AT CITY HALL (205 n Marion Ave)

BEVERLY JONES
Code Enforcement Inspector

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

SWORN TO AND SUBSCRIBED before me this



Ann Marie Jones
Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024

Parcel: **00-00-00-11255-000 (39673)**

Owner & Property Info

| | | | |
|-------------|---|--------------|----------|
| Owner | SHAW PATTI C/O CLIFFORD RAWLS 488 NW WILSON ST LAKE CITY, FL 32055 | | |
| Site | 488 NW WILSON ST, LAKE CITY | | |
| Description | NW DN: E1/3 OF LOT 17, ORB 518-421 | S/T/R | 30-3S-17 |
| Area | 0.291 AC | Tax District | 1 |
| Use Code | SINGLE FAMILY (0100) | | |

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

| | 2020 Certified Values | 2021 Working Values |
|---------------|--|---|
| Mkt Land | \$6,354 | \$6,354 |
| Ag Land | \$0 | \$0 |
| Building | \$11,170 | \$12,566 |
| XFOB | \$550 | \$550 |
| Just | \$18,074 | \$19,470 |
| Class | \$0 | \$0 |
| Appraised | \$18,074 | \$19,470 |
| SOH Cap [?] | \$0 | \$0 |
| Assessed | \$18,074 | \$19,470 |
| Exempt | \$0 | \$0 |
| Total Taxable | county:\$18,074 city:\$18,074 other:\$18,074 school:\$18,074 | county:\$19,470 city:\$19,470 other:\$0 school:\$19,470 |

Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| | | | NONE | | | |

Building Characteristics

| Bldg Sketch | Description | Year Bld | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 1960 | 756 | 935 | \$12,566 |

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

Extra Features & Out Buildings (Codes)

| Code | Desc | Year Bld | Value | Units | Dimns |
|------|-----------|----------|----------|-------|-------|
| 0285 | SALVAGE | 0 | \$350.00 | 1.00 | 0 x 0 |
| 0120 | CLFENCE 4 | 1993 | \$200.00 | 1.00 | 0 x 0 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|------|-------|-------------|----------|------------|
| | | | | | |



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

Case Data Sheet for case # 18-348

Parcel# 11255000

Address: 499 NW Seaboard / 488 NW Wilson

Owner: Patti Shaw

Date of first inspection: 4/22/21

Notice of Violation sent: 4/22/21

2nd inspection date: 6/16/21

2nd NOV sent: 6/16/21

Notice of Hearing Sent: 6/16/21

Re-inspection: _____

Burnt structure

22-155

301.3 Vacant structures and land

302.4 weeds

304.1 General.

305.4 Stairs and walking surface

Sec 22-191

removed. Structure via a licensed contractor.

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000348

Respondent SHAW PATTI

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, August 12, 2021 _____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said

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

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Lake City, Florida 32055
388-719-5748

Case # 2018-00000348

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| INSPECTION | Beverly A Jones | 04/22/2021 | 2:07PM | |

Violation Code

302.4 weeds

302.7

Accessory structures

304.1 General

304.13

Window, skylight and door

305.4 Stairs and walking surface

sec 198.1

sec 110.1

sec 305.2

Municipal Code

REMAINING PORTION OF STRUCTURE TO BE DEMOLISHED WITH PERMIT.
REMOVE ALL DEBRIS AND OVERGROWTH

Violation Code

302.4 weeds

Violation Description

302.4 weeds PPHC

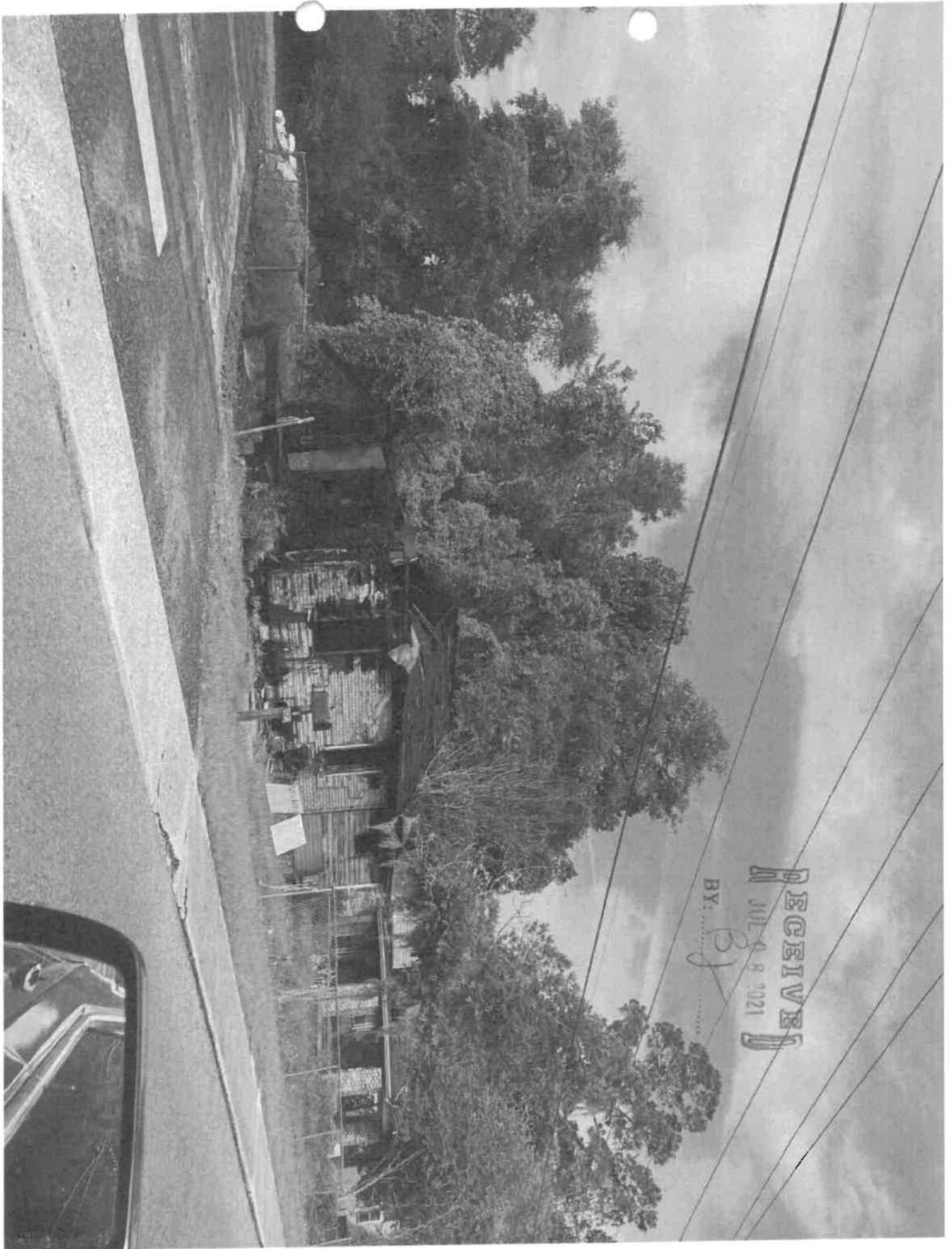
Exterior and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES Nonxious plants, annual plants and vegetation shall be defined as all plants having stems and garden



RECEIVED
JUL 08 2021

BY: *P. J. ...*

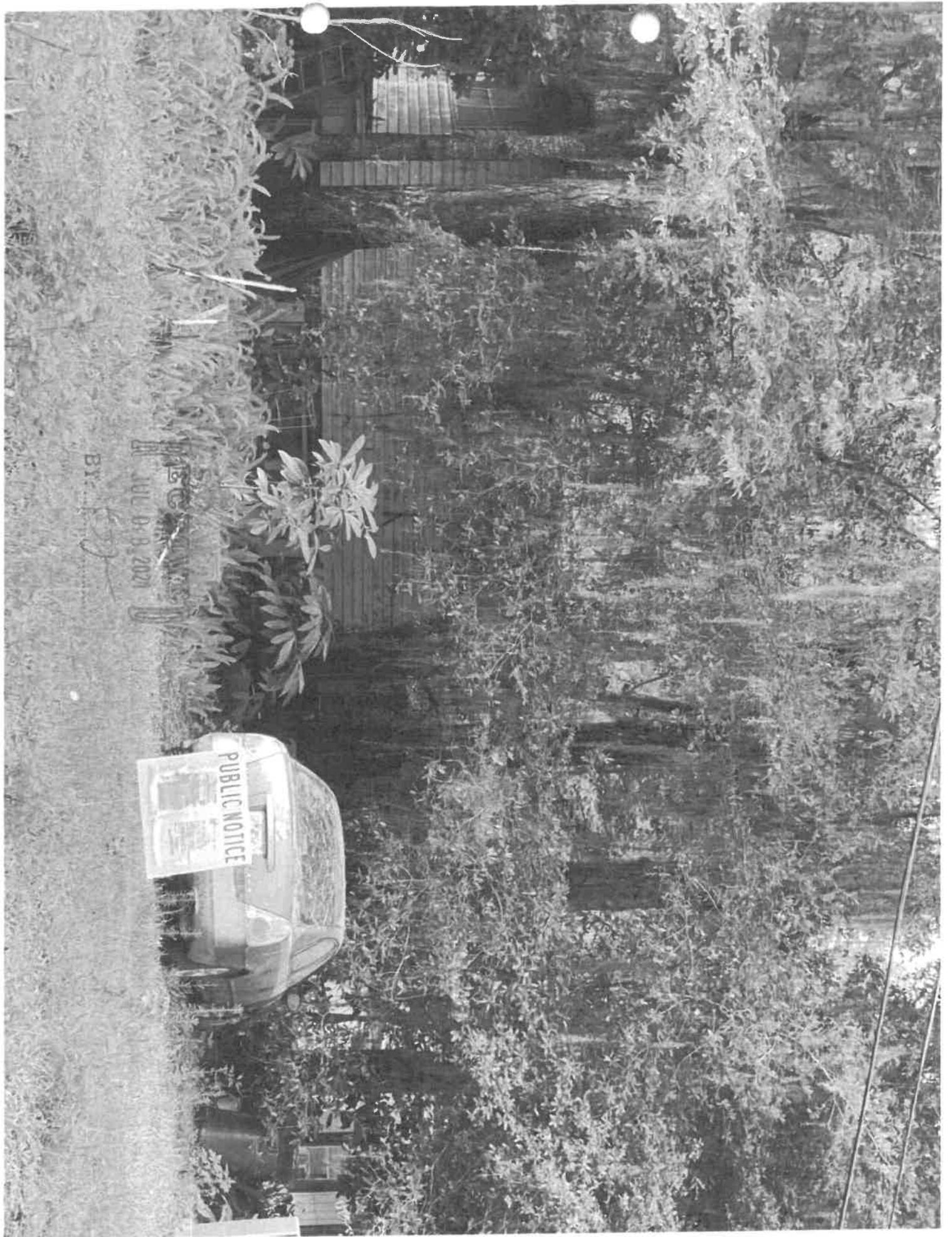




RECEIVED
JUL 9 8 2021

BY:

[Signature]



BY: [Signature]
JUL 19 2021



MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER

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 18-348 (3 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 15th day of July 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Audrey E. Sikes

AUDREY E. SIKES
City Clerk

Instr: 202112015289 Date: 08/02/2021 Time: 9:47AM
Page 1 of 5 B: 1443 P: 2398, James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 18-348

v.

PATTI SHAW,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on July 8, 2021, 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. Patti Shaw ("Respondent") is the owner of 488 NW WILSON ST, LAKE CITY, FL 32055 ("Property"). City of Lake City Code Enforcement Inspector Bev Jones appeared and testified at the hearing on behalf of Petitioner. No one appeared or testified at the hearing on behalf of Respondent.
2. Inspector Jones inspected the Property on April 22, 2021, at which time she found a structure on the Property destroyed in a fire, with only remnants of the structure remaining. The Property was also overgrown with weeds. Inspector Jones submitted photographs of the Property depicting these conditions. Further, Inspector Jones re-inspected the Property on June 16, 2021 and July 8, 2021 and witnessed the deteriorated conditions. She further reported that the Property appears to be vacant.

3. Respondent was notified of the hearing via certified mail and posting.

CONCLUSIONS OF LAW

6. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.
7. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
8. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
10. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
11. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

ORDER

14. Within thirty (30) days of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits.
15. In the event Respondent fails to comply with Paragraph 14 above, Petitioner may take all actions necessary to demolish and remove the structure found on the subject Property, as well as bring the vegetation on the Property to within Petitioner's allowed limits. Further,

Petitioner's costs to demolish and remove the structure and bring the vegetation on the Property to within Petitioner's allowable limits may be assessed to Respondent and may be added to the amount of lien on the Property, which lien may be used to foreclose on the Property by the Petitioner.

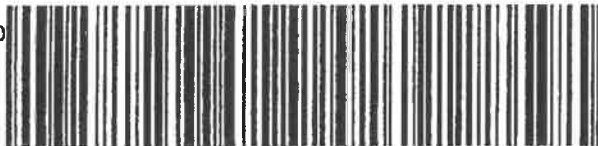
DONE AND ORDERED on this 13th day of July, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Respondent
Joseph Helfenberger
David Young
Bev Jones

USPS CERTIFIED MAIL

GrayRobinson P A
643 SW 4th Avenue, Suite 110
Gainesville FL 32601-6250



9214 8901 8318 7400 0006 49

PATTI SHAW
488 NW WILSON ST
LAKE CITY FL 32055-4203

| | | | | | | | | |
|--------------------------|--|-------------------|---|---------------|------------------------------------|-----------------------|--|---------------------------------|
| A | FDID * 29012 | State * FL | Incident Date * MM 01 DD 05 YYYY 2021 | Station _____ | Incident Number * 21-000025 | Exposure * 000 | <input type="checkbox"/> Delete <input type="checkbox"/> Change <input type="checkbox"/> No Activity | NFIRS -1 Basic |
| B | Location* <input type="checkbox"/> Check this box to indicate that the address for this incident is provided on the Wildland Fire Module in Section B "Alternative Location Specification". Use only for Wildland fires. | | | | | | | |
| | <input checked="" type="checkbox"/> Street address <input type="checkbox"/> Intersection <input type="checkbox"/> In front of <input type="checkbox"/> Rear of <input type="checkbox"/> Adjacent to <input type="checkbox"/> Directions | | | | | | | |
| | Number/Milepost 488 Prefix NW Street or Highway WILSON Street Type ST Suffix _____ Apt./Suite/Room _____ City LAKE CITY State FL Zip Code 32055 Cross street or directions, as applicable _____ | | | | | | | |
| C | Incident Type * 111 Building fire Incident Type _____ | | E1 Date & Times Midnight is 0000 Check boxes if dates are the same as Alarm ALARM always required Date. Alarm * 01 05 2021 05:00:50 Month Day Year Hr Min Sec | | | | E2 Shift & Alarms Local Option _____ Shift or Alarms District Platoon 01 | |
| D | Aid Given or Received * 1 <input type="checkbox"/> Mutual aid received 2 <input type="checkbox"/> Automatic aid recv. 3 <input type="checkbox"/> Mutual aid given 4 <input type="checkbox"/> Automatic aid given 5 <input type="checkbox"/> Other aid given N <input checked="" type="checkbox"/> None Their FDID _____ Their State _____ Their Incident Number _____ | | E3 Special Studies Local Option _____ Special Study ID# _____ Special Study Value _____ | | | | | |
| F | Actions Taken * 11 Extinguishment by fire Primary Action Taken (1) 12 Salvage & overhaul Additional Action Taken (2) 82 Notify other agencies. Additional Action Taken (3) | | G1 Resources * <input checked="" type="checkbox"/> Check this box and skip this section if an Apparatus or Personnel form is used. Apparatus Personnel Suppression 0004 0008 EMS _____ Other _____ <input type="checkbox"/> Check box if resource counts include aid received resources. | | | | G2 Estimated Dollar Losses & Values LOSSES: Required for all fires if known. Optional for non fires. None Property \$ _____, 027 , 000 Contents \$ _____, 000 , 500 PRE-INCIDENT VALUE: Optional Property \$ _____, 000 , 000 Contents \$ _____, 000 , 000 | |
| Completed Modules | H1* Casualties <input checked="" type="checkbox"/> None Deaths Injuries Fire Service _____ Civilian _____ H2 Detector Required for Confined Fires. 1 <input type="checkbox"/> Detector alerted occupants 2 <input type="checkbox"/> Detector did not alert them U <input type="checkbox"/> Unknown | | H3 Hazardous Materials Release N <input type="checkbox"/> None 1 <input type="checkbox"/> Natural Gas: slow leak, no evacuation or HazMat actions 2 <input type="checkbox"/> Propane gas: <1 lb. tank (as in home BBQ grill) 3 <input type="checkbox"/> Gasoline: vehicle fuel tank or portable container 4 <input type="checkbox"/> Kerosene: fuel burning equipment or portable storage 5 <input type="checkbox"/> Diesel fuel/fuel oil: vehicle fuel tank or portable 6 <input type="checkbox"/> Household solvents: home/office spill, cleanup only 7 <input type="checkbox"/> Motor oil: from engine or portable container 8 <input type="checkbox"/> Paint: free paint cans totaling < 55 gallons 0 <input type="checkbox"/> Other: Special Hazmat actions required or spill > 55gal., Please complete the Hazmat form | | | | I Mixed Use Property NN <input type="checkbox"/> Not Mixed 10 <input type="checkbox"/> Assembly use 20 <input type="checkbox"/> Education use 33 <input type="checkbox"/> Medical use 40 <input type="checkbox"/> Residential use 51 <input type="checkbox"/> Row of stores 53 <input type="checkbox"/> Enclosed mall 58 <input type="checkbox"/> Bus. & Residential 59 <input type="checkbox"/> Office use 60 <input type="checkbox"/> Industrial use 63 <input type="checkbox"/> Military use 65 <input type="checkbox"/> Farm use 00 <input type="checkbox"/> Other mixed use | |
| J | Property Use* Structures 131 <input type="checkbox"/> Church, place of worship 161 <input type="checkbox"/> Restaurant or cafeteria 162 <input type="checkbox"/> Bar/Tavern or nightclub 213 <input type="checkbox"/> Elementary school or kindergarten 215 <input type="checkbox"/> High school or junior high 241 <input type="checkbox"/> College, adult education 311 <input type="checkbox"/> Care facility for the aged 331 <input type="checkbox"/> Hospital Outside 124 <input type="checkbox"/> Playground or park 655 <input type="checkbox"/> Crops or orchard 669 <input type="checkbox"/> Forest (timberland) 807 <input type="checkbox"/> Outdoor storage area 919 <input type="checkbox"/> Dump or sanitary landfill 931 <input type="checkbox"/> Open land or field | | 341 <input type="checkbox"/> Clinic, clinic type infirmary 342 <input type="checkbox"/> Doctor/dentist office 361 <input type="checkbox"/> Prison or jail, not juvenile 419 <input checked="" type="checkbox"/> 1-or 2-family dwelling 429 <input type="checkbox"/> Multi-family dwelling 439 <input type="checkbox"/> Rooming/boarding house 449 <input type="checkbox"/> Commercial hotel or motel 459 <input type="checkbox"/> Residential, board and care 464 <input type="checkbox"/> Dormitory/barracks 519 <input type="checkbox"/> Food and beverage sales 539 <input type="checkbox"/> Household goods, sales, repairs 579 <input type="checkbox"/> Motor vehicle/boat sales/repair 571 <input type="checkbox"/> Gas or service station 599 <input type="checkbox"/> Business office 615 <input type="checkbox"/> Electric generating plant 629 <input type="checkbox"/> Laboratory/science lab 700 <input type="checkbox"/> Manufacturing plant 819 <input type="checkbox"/> Livestock/poultry storage (barn) 882 <input type="checkbox"/> Non-residential parking garage 891 <input type="checkbox"/> Warehouse 936 <input type="checkbox"/> Vacant lot 938 <input type="checkbox"/> Graded/care for plot of land 946 <input type="checkbox"/> Lake, river, stream 951 <input type="checkbox"/> Railroad right of way 960 <input type="checkbox"/> Other street 961 <input type="checkbox"/> Highway/divided highway 962 <input type="checkbox"/> Residential street/driveway 981 <input type="checkbox"/> Construction site 984 <input type="checkbox"/> Industrial plant yard Lookup and enter a Property Use code only if you have NOT checked a Property Use box: Property Use 419 1 or 2 family dwelling | | | | | |

K1 Person/Entity Involved

Local Option

Business name (if applicable)

Area Code

Phone Number

 Check This Box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name

MI

Last Name

Suffix

Number

Prefix

Street or Highway

Street Type

Suffix

Post Office Box

Apt./Suite/Room

City

State

Zip Code

 More people involved? Check this box and attach Supplemental Forms (NFIRS-18) as necessary
K2 Owner
 Same as person involved? Then check this box and skip the rest of this section.

Local Option

Business name (if applicable)

Area Code

Phone Number

 Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name

MI

Last Name

Suffix

Number

Prefix

Street or Highway

Street Type

Suffix

Post Office Box

Apt./Suite/Room

City

State

Zip Code

L Remarks

Local Option

On 01/05/2021 at 05:00:50 dispatched To 488 NW WILSON ST /LAKE CITY, FL 32055. The location is a 1 or 2 family dwelling. The incident was determined to be a(n) Building fire. En route lake city advised the officer on scene advised the structure was fully involved. L-1 arrived on scene at the Alpha Delta corner to find a structure fully involved,. LCFD 159 established command and started an initial 360, No exposure were noted, Caution taped marked a live power line, FPL requested. E-2 arrived on the Alpha Bravo corner and establishing a water supply via hydrant at the scene.

05:06:55 arrived on scene.

The following actions were performed on scene

Extinguishment by fire service personnel : E-2 deployed a cross lay to the Delta side for Defensive operation, the Deck Gun was deployed and was able to bring the fire under control in minutes. Fire was declared under control at 05:18:49 and went into mop up mode.

Salvage & overhaul: the cross lay was redeployed to the interior of the structure for mop up, a back up line was pulled. A primary and secondary search was performed due to possible occupant, search was all clear. LCPD was able to locate occupant at a family members house.

Notify other agencies arrived on scene and was able to secure the power.

The Fire Bureau of Fire and Arson Investigations was requested to investigate the cause of the fire, Detective Adam Faircloth was able to determine the fire to be unintentional. Case # DFS221OFF000018

L Authorization

101

Officer in charge ID

Burnham, Randell Randy

Signature

FC

Position or rank

Assignment

01

05

2021

Month Day Year

 Check Box if same as Officer in charge.

159

Member making report ID

Oliver, Robert Bobby

Signature

DE

Position or rank

Assignment

01

05

2021

Month Day Year

Narrative:

On 01/05/2021 at 05:00:50 dispatched To 488 NW WILSON ST /LAKE CITY, FL 32055. The location is a 1 or 2 family dwelling. The incident was determined to be a(n) Building fire. En route Lake city advised the officer on scene advised the structure was fully involved. L-1 arrived on scene at the Alpha Delta corner to find a structure fully involved. LCFD 159 established command and started an initial 360, No exposure were noted, Caution taped marked a live power line, FPL requested. E-2 arrived on the Alpha Bravo corner and establishing a water supply via hydrant at the scene.

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Units responding were:

- Unit E2 responded.
- Unit L1 responded.
- Unit LC1 responded.
- Unit LC2 responded.

08:27:37 all units back in service.

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-00000077
Respondent: Patti Shaw c/o Clifford Rawls

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 30th day of January, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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 Patti Shaw c/o Clifford Rawls Relationship Owner
On date January 5, 2024 time being 9:00 am
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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 5, 2024

To whom it may concern:

The Special Magistrate hearing will be held on January 30, 2024 at 5:30 pm in the City Council Chambers 2nd 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 through Zoom and present your case to the Special Magistrate.

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate
Time: This is a recurring meeting Meet anytime

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)
- +1 346 248 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

**NOTICE OF PUBLIC HEARING
CITY OF LAKE CITY
SPECIAL MAGISTRATE HEARING**

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Tuesday, January 30, 2024 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer