



Notes Listing

Case Notes - IPMC - 2024-00000095

Date Descending

Run on 04/15/2025 12:51:24 PM

Subject	Author	Last Changed Date/Time
Investigation On 3/25/25 NOH was sent to respondent notifying of 5/1/25 Magistrate hearing.	Donnell White	04/15/2025 12:51:15 PM
Investigation On 3/31/25 the City website was posted with the upcoming hearing scheduled for May 1,2025. Notices were sent to respondent as well.	Donnell White	04/02/2025 08:53:58 AM
Investigation On March 6,2025 at the Magistrate Hearing the respondent was unable to make responses due to technical difficulties with his equipment. The hearing was rescheduled to the next hearing available May 1,2025.	Donnell White	04/02/2025 08:51:34 AM
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 On1/16/25 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

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

1st Notice of Violation sent: 12/17/24

2nd inspection date: _____

2nd 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,

HUNTLEE INVESTMENTS INC
Owner: 5357 SOUTHPOINT DR SUITE 101
JACKSONVILLE, FL 32216

Site: 354 SE BROWN ST, LAKE CITY

Sales 11/6/1995 \$65,000 I (U)
Info 8/1/1983 \$70,000 I (Q)

2025 Working Values

Mkt Lnd	\$11,780	Appraised	\$146,236
Ag Lnd	\$0	Assessed	\$146,236
Bldg	\$133,156	Exempt	\$0
XFOB	\$1,300	county:	\$146,236
Just	\$146,236	city:	\$146,236
		other:	\$0
		school:	\$146,236
		Total Taxable	

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

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

2025 Working Values

updated: 12/12/2024

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

*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

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
Sketch	DUPLEX (2700)	1973	1479	1543	\$66,578
Sketch	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	\$1 /SF	\$11,780

Search Result: 1 of 0

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1063

by: GrizzlyLogic.com

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



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		
Mailing Address HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE FORT WHITE FL 32038		Property Address 354 BROWN LAKE CITY GEO Number 000000-13740-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail NO EXEMPTIONS		Millage Code 001	Escrow Code		
<u>Legal Description (click for full description).</u> 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
Total Millage		18.4914	Total Taxes		\$2,565.66
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$1,169.12
Total Assessments					\$1,169.12
Taxes & Assessments					\$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
If Paid By		Prior Years Due		
12/31/2024		\$8,019.45		

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, May 1, 2025 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 2025, personally appeared, Marshall Sova, 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 17th day of APRIL 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: 495 NW Palm Drive AND 205 N Marion Ave, Lake City,

These notices shall be posted in a conspicuous place on the premises of the building or structure in which the work is being performed, and shall be maintained for the duration of the work. The notices shall be posted in a conspicuous place on the premises of the building or structure in which the work is being performed, and shall be maintained for the duration of the work.

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AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day of April, 2025, personally appeared, Don White, Code Enforcement Officer, who after being 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 April, 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: 833 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL 32055.

SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate at the City of Lake City, Florida on Thursday, May 1, 2025 at 5:30 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 the Special Magistrate. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning the violation.

The Special Magistrate will be presiding over the hearing through the City of Lake City, Florida and will have the authority to enforce the City's Code of Ordinances. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE SPECIAL MAGISTRATE AT THE CITY OF LAKE CITY, FLORIDA AT (386) 749-5768. IF YOU ARE A PARTY TO THE CASE, YOU MUST APPEAR AT THE HEARING ON THE DATE AND TIME SPECIFIED. IF YOU DO NOT APPEAR, A DECISION WILL BE MADE IN YOUR ABSENCE.

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SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case # 240000095

Violations: Inappropriate use of public space

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on Thursday, May 1, 2025 at 5:30 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 the 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 the 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 APPEAR AT THE HEARING.

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

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

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SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

BROWN ST



4/15/25

BROWN ST



4/15/25

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

Case # 2400000095

Huntlee Investments Inc

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.

Name Huntlee Investments Inc Relationship Owner

On date 3/25/25 time being 1:45 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
-----------------------------------	------



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 # 24-00000095 – 2ND 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 PROMPTED BY:

INITIAL INSPECTION

Date: 12/16/24

Complaint X
Complainant:

CE Personnel Observation X
CE Personnel: Don White

Violation Code

Violation Description

304.1.1 Unsafe conditions.	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.
302.1 Sanitation.	<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.

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., 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 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


AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

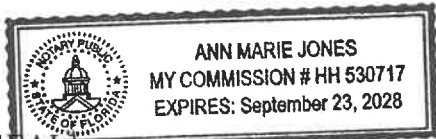
BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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.

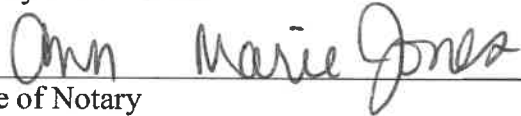


Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____ 24th ____ day of February 2025, by Don White
who is personally known to me.



[SEAL]



Signature of Notary

____ Ann Marie Jones ____
Print or Type Name

My Commission expires: September 23, 2028



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	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.
302.1 Sanitation.	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

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:

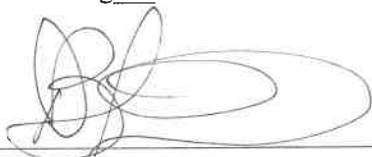
- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, 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: 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



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 # 24-00000095 – 2ND 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
Complainant:

CE Personnel Observation X
CE Personnel: Don White

Violation Code

Violation Description

304.1.1 Unsafe conditions.	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.
302.1 Sanitation.	<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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roof materials to be replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
302.1 Sanitation.	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

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 X

Refused to sign _____, drop service _____

First class mailing _____

Don White

Print Name of Code Inspector

Signature of Code Inspector



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 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 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



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 # 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 <u> X </u> CE Personnel Observation <u> X </u> Date: 12/16/24 Complainant: Don White CE Personnel: Don White
---------------------------	--

Violation Code	Violation Description
304.1.1 Unsafe conditions.	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.
302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>

BROWN
STREET

316
Brown Street

316/25



316125



3/6/25



3/6/25



PUBLIC NOTICE

3/6/25





PUBLIC NOTICE

NOTICE TO THE PUBLIC
OF THE
CITY OF
THE
CITY OF
THE
CITY OF



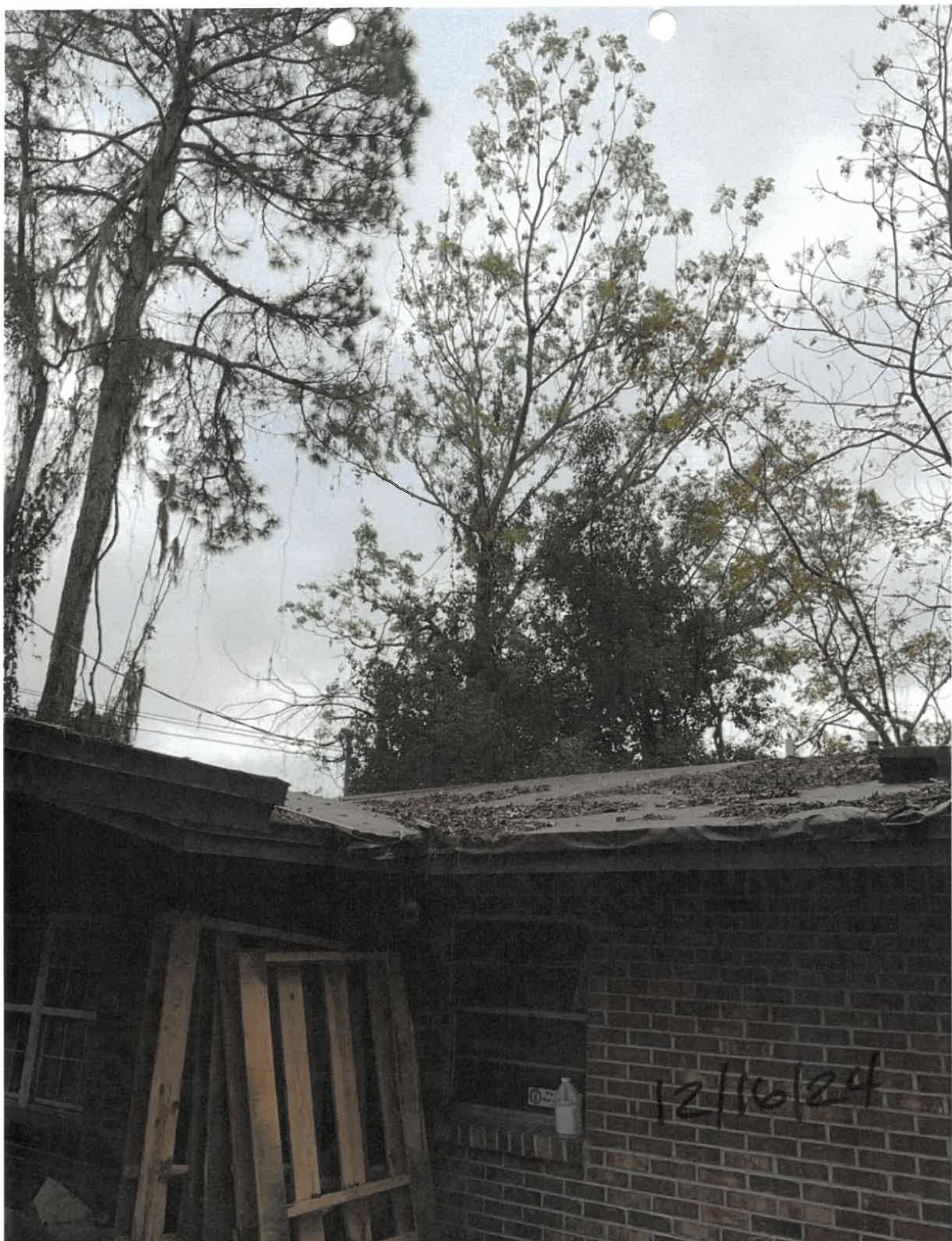
12/16/24



12/16/24



12/16/24







Notes Listing

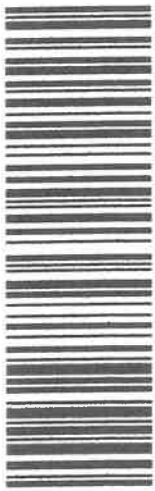
Case Notes - IPMC - 2024-00000095

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

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



9589 0710 5270 1815 1127 25
9589 0710 5270 1815 1127 25

TS INC

VE

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	
\$	4.85
Extra Services & Fees (check box, add fee if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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
Total Postage and Fees	
\$	9.64

Postmark
Here

Sent To	HUNTLEE INVESTMENTS INC
Street and Apt. No., or PO Box No.	1266 SW RIVERSIDE AVE
City, State, ZIP+4®	MORT WHITE, FL 32038

(95)

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:

HUNTLEY INVESTMENTS LLC
1288 SW RIVERSIDE AVENUE
FORT WHITE, FL 32038



9590 9402 9016 4122 8449 26

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1127 25

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
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured 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 the card) for you.
- A unique identifier for your mailpiece.
- Electronic verification of delivery.
- A record of delivery (including the signature) that is retained for a specified period.

Important Reminders:

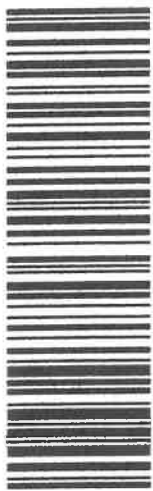
- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage automatically applies to certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece is required for the following services:
- Return receipt service.

of delivery (including the signature) that is retained for a specified period. You can request a hard copy of the receipt service. Receipt attach PS Form 3800, January 20

PS Form 3800, January 20

95

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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$ 4.00

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

☐ Return Receipt (hardcopy) \$ 4.00
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.65

Total Postage and Fees

\$ 4.65

Sent To

HUNTLEE INVESTMENTS INC

Street and Apt. No., or PO Box No.

1288 SW RIVERSIDE AVENUE

City, State, ZIP+4[®]

LAKE CITY, FL 32055

Postmark
Here

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:

WATLEE 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? ☐ 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
 - ☐ 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

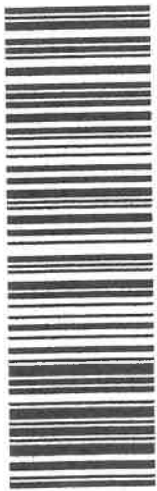
- A receipt (this portion of delivery).
- A unique identifier for you.
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service.
- Certified Mail service is available for First-Class Mail, First-Class Mail® and Priority Mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is available for Certified Mail service.
- For an additional fee, and endorsement on the mailpiece, return receipt services, of delivery (including the return receipt service).
- You can request a hard copy of the receipt.
- For an electronic version, for complete PS Form 3811, 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

DUTS INC
AVENUE
8

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

\$4.85

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

☐ Return Receipt (hardcopy)

\$4.85

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$6.50

Total Postage and Fees

\$11.35

Postmark
Here

Sent To

HUNTLEY INVESTMENTS INC

Street and Apt. No., or PO Box No.

1288 SW RIVERSIDE AVENUE

City, State, ZIP+4®

LAKE 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
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature Restricted Delivery
☐ Adult Signature Restricted Mail®
☐ 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 of the card) for delivery (in person or by mail).
- Electronic verification of delivery.
- A record of delivery (in person or by mail).
- 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 with Certified Mail service.
- Insurance coverage and certain Priority Mail® items are not eligible for an additional fee, and endorsement on the mailpiece.
- Return receipt service: the following services of delivery (including electronic version, for complete PS Form 3800, January 2019)



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roof materials to be replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
302.1 Sanitation.	All areas must be cleaned and maintained free of garbage, rubbish and debris. The current follow up due date is 2/16/25.
	304.1.1 Permit pulled for building one to replace roof. Roofs are tarped to stop incidental leaks.
	302.1 Areas are raked and cleaned and debris removed.
	

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

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

Laura Hunter

- ☐
- Agent
-
- ☐
- Address

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
-
- ☐
- Insured Mail

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

Mail Restricted Delivery (X)

Domestic Return Receipt

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

x [Signature]

- ☐
- Agent
-
- ☐
- Address

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
-
- ☐
- Insured Mail

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

Mail Restricted Delivery (X)

Domestic Return Receipt

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Certified Mail Fee

\$4.85

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

- ☐
- Return Receipt (hardcopy) \$4.85
-
- ☐
- Return Receipt (electronic) \$
-
- ☐
- Certified Mail Restricted Delivery \$
-
- ☐
- Adult Signature Required \$
-
- ☐
- Adult Signature Restricted Delivery \$

Postage

.65

Total Postage and Fees

\$9.64

Sent To

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

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

LAKE CITY, FL

JAN 16 2025

USPS 32055-9

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Certified Mail Fee

\$4.85

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

- ☐
- Return Receipt (hardcopy) \$4.85
-
- ☐
- Return Receipt (electronic) \$
-
- ☐
- Certified Mail Restricted Delivery \$
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- Adult Signature Required \$
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- ☐
- Adult Signature Restricted Delivery \$

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- ☐
- Certified Mail Restricted Delivery \$
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- ☐
- Adult Signature Required \$

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LAKE CITY, FL

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LAKE CITY, FL

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5270 1815 1127 25

CASE#
2017-0000000047

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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 18th 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 14th day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 15th 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 21st 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 this 21st day of August 2017.


Jennifer B. Springfield

Copies to:

JohnsonW@lcfla.com

hofertr@lcfla.com



Inst: 201712017217 Date: 09/21/2017 Time: 9:31AM
Page 1 of 5 B: 1344 P: 1416, P.DeWitt Cason, Clerk of Court
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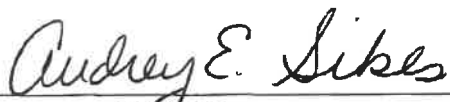
STATE OF FLORIDA

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 18th 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.

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Order

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2. In the event the subject Property is not brought into compliance with Petitioner's Code of Ordinances on or before the 14th day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 15th 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 21st 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 this 21st day of August 2017.


Jennifer B. Springfield

Copies to:
JohnsonW@lcfla.com
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		Location	
Resolution Date	10/18/2017	Reported By	neighbor	Parcel Number	13740000
Days Open	233	Business Name		Parcel Address	354 SE BROWN ST LAKE CITY, FL 32025
Case Description	over 15 mattresses and various household items left at curb	Central Name		Improvement	DEFAULT - HUNTLEE INVESTMENTS INC 32025
		Parcel Owner Name	HUNTLEE INVESTMENTS INC	Service Address	354 SE BROWN ST LAKE CITY, FL 32025
		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	1330 SW MAIN BLVD LAKE CITY, FL 32025
		Comments		Address	
				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		Total Fees: \$0.00
			Violation		Total Fees: \$0.00
		05/04/2017	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
		05/30/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000118 Failed
		06/06/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000141 Failed
			Violation		Total Fees: \$0.00
			Violation		Total Fees: \$0.00
			Violation		Total Fees: \$0.00
		06/06/2017	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
		07/03/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000199 Failed
		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 were 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.
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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>

	<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.</p>
Sec. 83-9.	<p>(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</p>

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 # 2017-00000047

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 were violated at the property located at 354 SE BROWN ST Parcel ID# 13740000:

INITIAL	BEVERLY WISMAN	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	JONES	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>
Sec. 83-8	<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>

	<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.</p>
Sec. 83-9.	<p>(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.</p>

	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
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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:

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., 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 HUNTLEE INVESTMENT INC Relationship OWNER

On date 7/14/17 time being _____ Personal Service

Posted on property and at City Hall

First class mailing

Refused to sign, drop service

XCertified Mail, Return Receipt requested
70132630000117327900

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 were 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>
Sec. 83-8	<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>

	<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.</p>
Sec. 83-9.	<p>(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</p>

stored at the residence in a discernable manner.

☒ **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., 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 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.

Florida Department of State

DIVISION OF CORPORATIONS

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

Florida Profit Corporation
HUNTLEE INVESTMENTS, INC.

Filing Information

Document Number	P95000084381
FEI/EIN Number	59-3353501
Date Filed	10/27/1995
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	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

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

Florida Department of State, Division of Corporations

**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 were 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>
Sec. 83-8	<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>

	<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.</p>
Sec. 83-9.	<p>(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 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. (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</p>

stored at the residence in a discernable manner.

☒ **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

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2016	4414		3333	2017	\$3,326.32
Prior Years Total					\$3,326.32
If Paid By			Prior Years Due		
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 ☐ Agent
B. Received by (Printed Name) ☐ Address
Martha Evans ☐ Date of Delivery
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

2. Article Number
(Transfer from service label)
PS Form 3811, July 2013

7015 1520 0001 8277 5069
Domestic Return Receipt

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.

Account Number	Tax Type	Tax Year
R13740-000	REAL ESTATE	2016
Mailing Address HUNTLER INVESTMENTS INC 1330 SW MAIN BLVD LAKE CITY FL 32025		Property Address 354 BROWN SE LAKE CITY GEO Number 000000-13740-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description) 00-00-00 0800/0800 .27 Acres S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. ORB 519-288, 813-884.		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Value Amount Taxable Value Taxes Levied
CITY OF LAKE CITY	4.9000	109,221 0 \$109,221 \$535.18
BOARD OF COUNTY COMMISSIONERS	8.0150	109,221 0 \$109,221 \$875.41
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	109,221 0 \$109,221 \$81.70
LOCAL	4.5040	109,221 0 \$109,221 \$491.93
CAPITAL OUTLAY	1.5000	109,221 0 \$109,221 \$163.83
SUWANNEE RIVER WATER MGT DIST	0.4093	109,221 0 \$109,221 \$44.70
LAKE SHORE HOSPITAL AUTHORITY	0.9620	109,221 0 \$109,221 \$105.07
Total Millage	21.0383	Total Taxes \$2,297.82
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$599.52
Total Assessments		\$599.52
Taxes & Assessments		\$2,897.34

[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

Owner's Name	HUNTLEE INVESTMENTS INC		
Mailing Address	1330 SW MAIN BLVD LAKE CITY, FL 32025		
Site Address	354 SE BROWN ST		
Use Desc. (code)	MULTI-FAMI (000800)		
Tax District	1 (City)	Neighborhood	870317
Land Area	0.270 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. S DIV LOT 89 & 31 FT OFF W SIDE OF LOT 88 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
Total Appraised Value		\$109,221.00
Just Value		\$109,221.00
Class Value		\$0.00
Assessed Value		\$109,221.00
Exempt Value		\$0.00
Total Taxable Value	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	
Total Appraised Value		\$108,565.00	
Just Value		\$108,565.00	
Class Value		\$0.00	
Assessed Value		\$108,565.00	
Exempt Value		\$0.00	
Total Taxable Value	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 Blt	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 Blt	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 13740-000
complaint: Bryan Tucker



