



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 # 24-00000096

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: Verna Robinson and Betty Robinson c/o **Mack Mell Robinson**
Address: 751 SE Putnam Street

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:
Date: 12/18/24	Complaint <u> X </u> CE Personnel Observation <u> X </u> Complainant: <u>Don White</u> CE Personnel: <u>Don White</u>

Violation Code

Violation Description

301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a <u>blighting problem</u> or adversely affect the <u>public health or safety</u> .
304.7 Roofs and drainage.	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a <u>public nuisance</u> .



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Violation Code	Corrective Action
301.3 Vacant structures and land.	Fallen tree, debris, and trash/ rubbish to be removed from property. House structure damage to be repaired, addressed or corrected.
304.7 Roofs and drainage.	Fallen tree, debris, and trash/ rubbish to be removed from property. House structure damage to be repaired, addressed or corrected by demolition.

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: _____ 6/12/25 _____



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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: Verna Robinson and Betty Robinson

Relationship owner: Inherited ownership

On date: 5/12/ 25

time being: 9:55 A.M.

Personal Service ☐

Posted on property ☐ and at City Hall ☐

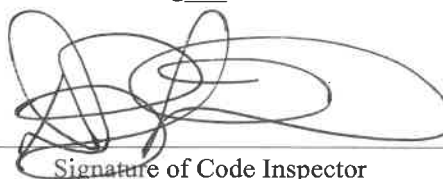
Certified Mail, Return Receipt requested ☒

First class mailing ☐

Refused to sign ☐, drop service ☐

Don White

Print Name of Code Inspector


Signature of Code Inspector



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Address: 751 SE Putnam Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 12/18/24

Complaint X

CE Personnel Observation X

Complainant: Don White

CE Personnel: Don White

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

Name: Verna Robinson and Betty Robinson

Relationship owner: Inherited ownership

On date: 5/12/25

time being: 9:55 A.M.

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒

First class mailing ☐

Refused to sign ☐, drop service ☐

Don White

Print Name of Code Inspector

Signature of Code Inspector



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Name: Verna and Betty Robinson
Address: 751 SE Putnam Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 12/18/24

Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code

Violation Description

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Due date: 3/3/25



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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: Verna Robinson and Betty Robinson Relationship owner: _____

On date: 2/3/25 time being: _____

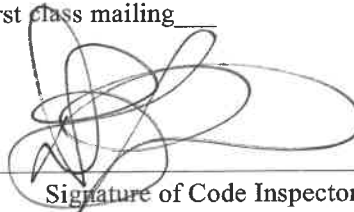
Personal Service _____

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



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Address: 751 SE Putnam Street

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Date: 12/18/24	Complaint <u> X </u>	CE Personnel Observation <u> X </u>
	Complainant: Don White	CE Personnel: Don White

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Due date: _____ 1/18/25 _____



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

Name: Estate of Betty Robinson; care of Gerome Robinson

Relationship owner: Son

On date: 12/18/24

time being: _____

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