



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 # 25-00000137– 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: Tim Hartley
Address: 409 SE Pennsylvania Street

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:
Date: 5/29/25	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
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
LDR 4.2.17 Parking, Storage of certain Vehicles	In residential districts, automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings.
Sec 22-164 Nuisance or Public Nuisance	Any one or combination of the following: (2) Any attractive nuisance which may prove detrimental to the health or safety of children and others whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, abandoned or discarded ice boxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or airtight units, abandoned motor vehicles and any structurally unsound fences or structures; lumber, trash, fences, debris , or vegetation such as poison ivy, oak or sumac, which may prove a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable and when by reason of abandonment or neglect they contain unsound walls, roofing, or flooring, unsafe wiring, fire hazards, or other unsafe conditions as further defined herein. Unsafe conditions may include such neglect of



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	security that opportunities for criminal activity persist to the danger and detriment of the neighborhood.
302.7 Accessory structures.	Accessory structures, including <i>detached</i> garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Code	Corrective Action
302.8 Motor vehicles.	All untagged / expired tagged, unregistered, and / or inoperable vehicles or trailers must be corrected or removed from property per city and international ordinances by correction date. Correction date 9/12/25.
302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards. Correction date 9/12/25.
LDR 4.2.17 Parking, Storage of certain Vehicles	All vehicles and/ or trailers on property without current license plates and registration or operational must be removed and stored in an enclosed building per LDR guidelines and city ordinances. Correction date 9/12/25.
Sec 22-164 Nuisance or Public Nuisance	All fencing, building material accumulation and debris must be removed from property and stored properly in a building or facility designed for warehousing such materials in accord with city ordinances. Correction date 9/12/25.
302.7 Accessory structures	Damaged, broken and/or fallen fencing and fence panels must be repaired and maintained in structurally sound condition per city ordinances and international home maintenance standards. Correction date 9/12/25.

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:



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Due date: _____ 9/12/25 _____



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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: Tim Hartley Relationship owner: Owner
On date: 5/29/25 time being: 4:00 p.m.

Personal Service

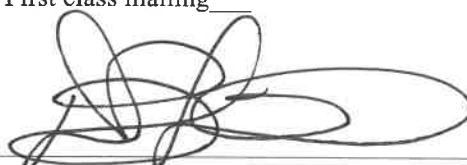
Posted on property and at City Hall

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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case #2500000137 _____

Respondent: Tim Hartley

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 4 day of September, 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 Tim Hartley Relationship Owner

On date 8/12/25 time being 9:35 A.M. ☐ Personal Service

☐ Posted on property and at City Hall

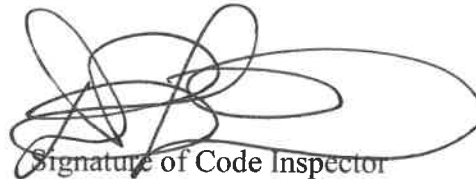
☒ Certified Mail, Return Receipt requested

☐ First class mailing

☐ Refused to sign, drop service

Don White

Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date