



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 26-0000027**

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: Anthony Burnell Jr  
 Address: 520 NE Davis Avenue

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**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:

Date: 5/7/26 Complaint  X  CE Personnel Observation  X   
 Complainant:  Don White  CE Personnel:  Don White

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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.
Sec. 102-2. b - Declaration of policy.	<p><i>Maintenance, replacement, expansion and improvement of utility system; charges and regulation; connection permit and fees required; penalty for violation of section.</i> In order to maintain, replace, expand and improve the utilities system for the purpose of preserving the public health and safety of the citizens and inhabitants of the city and to ensure the continued supply of the essential services provided by the facilities of the utilities system, it is necessary and essential that the city establish charges for and regulate the utilities system as provided in this section:</p> <p>(1) No person shall connect to the city utility system without first having applied to and received from the city a permit to connect to the city utility system, and having paid to the city all associated costs and connection fees including, but not limited to, impact fees, as provided in and required by the provisions of this chapter. No person shall be issued a building permit by the city without having first been issued a permit to connect to the city utility system.</p> <p>(2) It shall be unlawful for any person to connect to the city utility system, either within or outside the city limits, without first having obtained from the city a permit to connect to its utility system.</p>



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	<p>(5) Any persons guilty of violating any of the provisions of this section shall be fined \$500.00 each day that the violation continues and in default in paying such fine may be imprisoned for a period of time not to exceed 60 days.</p> <p>(Ord. No. 93-735, § 1(28-1), 9-7-93)</p>
<p><b>IPMC Section 404,402,403 Chapter 2 Definitions</b></p>	<p><b>DWELLING UNIT.</b> A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A dwelling unit contains elements necessary for independent living, including provisions for living space (family rooms, dining rooms, living rooms, dens, etc.); sleeping quarters; food preparation and eating spaces; and personal hygiene, cleanliness and sanitation facilities.</p>
<p><b>IPMC Section 505.1 General.</b></p>	<p>Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an <i>approved</i> private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the <i>International Plumbing Code</i>.</p>
<p><b>Sec. 22-19. - Building permit.</b></p>	<p>Building permits shall be procured from the office of the building official by every contractor or subcontractor licensed under this article before doing any work or construction of any character as required by ordinances of the city.</p> <p>(Ord. No. 2007-1112, § 1, 5-21-07)</p>

Violation Code	Corrective Action
<p><b>302.8 Motor vehicles.</b></p>	<p>All untagged, unregistered, and / or inoperable vehicles must be corrected or removed from property per city and international ordinances by correction date.</p>
<p><b>Sec. 102-2 b. - Declaration of policy.</b></p>	<p>Any and all connections to city water not applied for and approved by the City of Lake City utilities must be removed immediately. All permits and fees must be applied for, paid and acquired prior to any connections being made or restored.</p>



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<b>IPMC Section 404,402,403 Chapter 2 Definitions</b>	Storage sheds can not be used as a dwelling or habitable living space per IPMC, IRC and FBC. The usage of the shed must be stopped and a proper dwelling built or installed after permits have been applied for and have been acquired.
<b>IPMC Section 505.1 General.</b>	Storage sheds can not be used as a dwelling or habitable living space per IPMC, IRC and FBC. The usage of the shed must be stopped and a proper dwelling built or installed after permits have been applied for and have been acquired.
<b>Sec. 22-19. - Building permit.</b>	All work done in the City of Lake City must be performed by contractors registered and approved by the City of Lake City. All work performed (plumbing, electrical, etc.) must have required building permits from the city Growth Management Department. Any prior work performed without a permit must have after the fact permits acquired through the City of Lake City Growth Management Department by correction date of this notice. Any future work must have appropriate permits acquired for work performed.

**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: \_\_\_\_\_ 6/30/26 \_\_\_\_\_



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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: Anthony Burnell Jr Relationship owner: Owner

On date: 5/15/26 time being: 9:00 a.m.

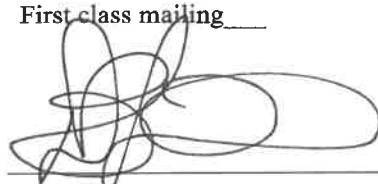
Personal Service

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