

CITY OF SPRINGFIELD, FLORIDA
NOTICE OF ORDER OF NUISANCE ABATEMENT

RE: Property located at 2701 Naples Avenue, Springfield, FL 32405
Parcel ID No.: 12417-000-000
Apparent Owner: Ola Rebecca Hughen
Apparent Mortgagee: United States Department of Agriculture
Apparent Mortgagee: Bay County Board of Commissioners

An inspection of the property described above indicates an accumulation of debris and an unfit or unsafe dwelling or structure. Severe structural damage caused by Hurricane Michael has rendered the dwelling unfit or unsafe. The City finds this condition to be a nuisance as defined by Section 34-61 of the Code of Ordinances of the City, and that the maintenance of this condition constitutes a violation of Section 34-62 of the City Code.

You are hereby ordered to bring the property into compliance with City Code by addressing this issue. Specifically, the City hereby orders that you must vacate, demolish and remove all unfit or unsafe dwellings or structures, or part or parts thereof, including accessory building(s); and cause removal of all debris necessary to abate the nuisance. Any and all work to abate said nuisance shall meet the standards specified by all applicable building and life safety codes.

Within thirty (30) days after service of this Notice and Order, you or any other interested party shall obtain a permit and begin the specified repairs or improvements; or begin to demolish and remove the dwelling or structure or portion thereof. This work shall be completed within sixty (60) days from the date of the permit for repair or demolition. Any demolition permit necessary as a result of this Notice and Order shall not require a fee.

An order to vacate, demolish and remove an unfit or unsafe dwelling or structure or any part or parts thereof, including accessory building(s), shall not preclude the immediate repair, restoration or replacement thereof by an interested party entitled to affect such work (herein collectively an "Applicant"). In order to avoid the demolition and removal, within thirty (30) days after service of this Notice and Order, the Applicant must submit a competent application for all or a material portion of the work needed to abate the nuisance and in good faith commence and diligently and continuously pursue all the work through completion. The work must meet the standards specified by all applicable building and life safety codes. In the event that the initial permit application does not cover all the work, the application must be accompanied by a description of the remainder of the work to be done and include a schedule of all the work with milestones

reasonable and customary in the construction industry. The City Mayor or his or her designee shall either accept or reject the application as covering a material portion of the work, the overall work described as sufficient to abate the nuisance and the schedule of work/milestones as reasonable. Should the City Mayor or his or her designee find that the initial application does not cover a material portion of the work, that the overall work described is insufficient to abate the nuisance, or that the schedule of work/milestones is not reasonable, he or she shall advise the Applicant who shall have ten (10) days to correct the deficiency in writing or appeal in writing to the City Commission which shall hear the matter at its next regular or special meeting. The only issues before the City Commission shall be whether to accept or reject the matter(s) rejected by the City Mayor. The City Commission may not amend the application, description of work or schedule without the written consent of the Applicant. The appeal shall be conducted as a quasi-judicial, de novo hearing pursuant to the City's Land Development Code, except that only the Applicant and the City, or their respective designees, shall be entitled to present evidence. No other persons shall be considered adversely affected persons. Public comment, but only as commentary, shall be permitted. The Applicant shall bear the burden of proof. If the Applicant's position is accepted then the Applicant shall be required to immediately commence and diligently and continuously pursue the work to abate the nuisance strictly in accord with the schedule upon penalty of demolition as provided in section 34-67(b). If the Applicant's position is not affirmed, the Applicant shall have thirty (30) days after entry of the City Commission's order to comply with the initial Notice and Order of Abatement, and no permit to repair, restore or replace shall be issued.

Please be advised that if these measures are not timely undertaken by you or your agents, the City will enter the property, perform those actions necessary to bring the property into compliance, and assess all costs of the abatement activities as a lien against the property, enforceable as other liens are enforced by the City or enforceable using the additional and alternative method of levying a special assessment upon the property.

The nuisance is located on the following described property in Bay County, Florida:

Commence at the Northeast Corner of Lot 2, Block 21, Highland City, according to the plat on file in the Office of the Clerk of the Circuit Court of Bay County, Florida and running thence West 190 feet; thence South 530 feet for a Point of Beginning; thence continue South 75 feet; thence West 140 feet, more or less, to the West line of said Lot 2, Block 21; thence North 75 feet; thence East to the Point of Beginning. Being in and a part of Lot 2, Block 21, Highland City Plat.

You may appeal this Notice and Order to the City Commission within thirty (30) days of

the date of service of this Notice and Order upon you, by written application to the City Clerk.