



MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608
Canton, Mississippi 39046
601-855-5500 • Facsimile 601-855-5759
www.madison-co.com

November 19, 2020

Sidney F. Davis III ETAL
6913 Wilson Road
West Palm Beach, FL 33413



Re: *Tax Parcel No. 114F-24D-025/00.00 and 114F-24D-026/00.00*

Dear Sir/Madame,

The property referenced above is zoned R-1 Residential District. The permitted uses listed in the Madison County Zoning Ordinance are residential use, and those uses accessory to residential use. An inspection made on the property referenced above reveals an overgrown lot. This property is in violation of section 406 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited:** -

No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

The Madison County Zoning Ordinance, in **SECTION 814 - ORDINANCE ENFORCEMENT-** In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, "Any person---who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense." The Zoning Administrator (or his duly authorized representative) shall notify in writing any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a

Page Two,
November 19, 2020

warning to correct the violation within seven (7) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting

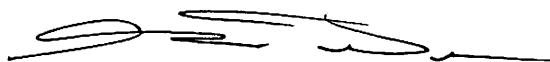
the infraction within seven days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Sheriff's Department of Madison County is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **December 7, 2020 at 9 A.M.** in the Board Room of the Madison County Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,



Scott Weeks, Director
Planning and Zoning
scott.weeks@madison-co.com
601-826-9021 cell

PTAX0I - B
Tax Year 2020

County of Madison
TAX RECEIPT INQUIRY

Copyright 1994
F M Software

8/27/2020

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 011901	114F-24D-026/00.00	523		94.6800

<u>Name</u>	<u>Value</u>	<u>Tax</u>
DAVIS SIDNEY F III ETAL	Total Valuation. 450	42.61
<u>Description</u>	Exempt Credit.	
-----	All Exempt Credit.	
6913 WILSON RD	Net Ad Valorem Tax.	42.61
WEST PALM BEACH FL 33413		

.2A ON E/S MAIN ST IN CAMDEN	Total Tax	42.61
	Total Paid (see below).	42.61
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	12/27/19		225
2			
3			
			<u>Taxes</u>
			42.61

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

Library MADISON COUNTY TAX 2021

DAVIS SIDNEY F III ETAL

Parcel 114F-24D-026/00.00 PPIN 37176

6913 WILSON RD

Alt Parcel 1142440260000

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

Neighborhood

Map

WEST PALM BEACH FL 33413 St Addr

Sect/Twn/Rng 24 11N 04E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	.20	3000			.20		3000	450
2								
	.20	3000			.20		3000	450

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible C11 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 3679 Pg 179 Ext

Drainage Code Benefit Price Total Deed Date 12 28 2018 Type

3 CAMDEN FIRE 450.00 F Current 2021 Yr Added 11 12 2001

L 3000 CNV

B Chged 3 11 2019

Levee Benefits X = Use1 9110 Use2 9110 SMEADOR

)-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

PTAX0I - B
Tax Year 2020

County of Madison
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WEST PALM BEACH FL 33413		

.2A LOT ON E/S MAIN ST IN CAMDEN	Total Tax	42.61
COMBINE 18035	Total Paid (see below).	42.61
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
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2			
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			<u>Taxes</u>
			42.61

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

Library MADISON COUNTY TAX 2021

DAVIS SIDNEY F III ETAL

Parcel 114F-24D-025/00.00 PPIN 37175

6013 WILSON RD

Alt Parcel 1142440250000

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

Neighborhood

Map

WEST PALM BEACH FL 33413 St Addr

Sect/Twn/Rng 24 11N 04E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	.20	3000			.20		3000	450
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Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible Cl1 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 3679 Pg 179 Ext

Drainage Code Benefit Price Total Deed Date 12 28 2018 Type

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L 3000 CNV

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J-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

114F-24D-026
114F-24D-025

BOOK 3679 PAGE 179 DOC 01 TY W
INST # 856195 MADISON COUNTY MS.
This instrument was filed for
record 12/28/18 at 3:53:42 PM
BOHNY LOTT, C.C. BY: KAN D.C.

Indexing Instructions:

The Northwest Quarter (NW1/4) of Section 29, Township 11 North, Range 5 East, Madison County, Mississippi and contains 1.5 acres, more or less.

10 acres out SE Corner Lot 6 EBL, Section 19, T11N, R5E.

S/E W1/2 NW 1/4 and SW1/4 W of Camden & Kirkwood Road, all as shown in land records of Madison County, Mississippi, and situated in Section 20, T11, R5E, of said county and state.

NW1/4, West and North of Camden & Kirkwood Road, Section 29, T11N, R5E.

S/E NE1/4, NW1/4 & SE1/4 NW1/4 lying W of Camden & Kirkwood Road & SW1/4 NE1/4 Camden & Kirkwood Road & all NW1/4 E of Camden & Kirkwood Road & all NW1/4 E of Camden & Kirkwood Road.

SW1/4 E of Camden & Kirkwood Road & W1/2 SE1/4 lying W of Crik & House Sec 20-11-5E.

Lot 38 X 144 feet and building, Section 24, T11N, R4E.

Lot 26 X 144 feet east of road, Camden Vacant, Section 24, T11N, R4E.

For further clarification see Exhibit A

QUITCLAIM DEED

GRANTOR

Barbara A. Moore
6913 Wilson Road
West Palm Beach, FL 33413
561-635-8543

GRANTEE

127-15⁰⁰
Barbara A. Simms, Trustee of the
Barbara A. Simms Declaration of Trust
dated August 3, 2018
6913 Wilson Road
West Palm Beach, FL 33413
561-635-8543

Indexing instructions: See Exhibit A

Prepared by:
Barbara A. Simms
6913 Wilson Road
West Palm Beach, FL 33413

Return to:
Barbara A. Simms
6913 Wilson Road
West Palm Beach, FL 33413

STATE OF MISSISSIPPI
COUNTY OF MADISON

QUITCLAIM DEED

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561-635-8543

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6913 Wilson Road
West Palm Beach, FL 33413
561-635-8543

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS(\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Barbara A. Moore(Grantor) do hereby convey and forever quitclaim unto Barbara A. Simms Declaration of Trust dated August 3, 2018(Grantee), all of my right, title and interest to the following described real property lying and being situated in Madison County, Mississippi, to-wit: See Exhibit A.

WITNESS my signature, this the 16 day of November, 2018.



BARBARA A. MOORE

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named, Barbara A. Moore who acknowledged that she signed, executed and delivered the foregoing instrument on the day and year and for the purposes therein mentioned as her own voluntary act and deed.

Given under my hand, this 16 day of November, 2018.



Tiffany Baucum
NOTARY PUBLIC

EXHIBIT A

Parcel Number: 115D-20-002

6A OFF S/E NE 1/4 NW 1/4 & SE 1/4
NE 1/4 W OF CDN & K ROAD & SW 1/4
NE 1/4 W OF CDN & K RD

Parcel Number: 115D-20-004

SW 1/4 E OF CDN & K RD & W 1/2 SE 1/4
W OF CRK

Parcel Number: 115I-29-005

57 AC IN N 1/2 N OF CAMDEN RD & W
OF CREEK

Parcel Number: 114F-24D-025

.2A LOT ON E/S MAIN ST IN CAMDEN
COMBINE 18035

Parcel Number: 114F-24D-026

.2A ON E/S MAIN ST IN CAMDEN

Parcel Number: 115D-20-001

140A PTLY IN S/E W 1/2 NW 1/4 & PTLY
IN SW 1/4 W OF CDN & KIRK RD

Parcel Number: 115I-29-004

NW 1/4 W & N OF CDN & KIRK RD & N OF
MCMURTRY MILL RD

Parcel Number: 115D-19-031

10A OUT SE COR LOT 12 EBL

Exhibit A

BOOK 3679 PAGE 179 DOC 01 TY 10
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10 acres out SE Corner Lot 6 EBL, Section 19, T11N, R5E.

S/E W1/2 NW 1/4 and SW1/4 W of Camden & Kirkwood Road, all as shown in land records of Madison County, Mississippi, and situated in Section 20, T11, R5E, of said county and state.

NW1/4, West and North of Camden & Kirkwood Road, Section 29, T11N, R5E.

S/E NE1/4, NW1/4 & SE1/4 NW1/4 lying W of Camden & Kirkwood Road & SW1/4 NE1/4 Camden & Kirkwood Road & all NW1/4 E of Camden & Kirkwood Road & all NW1/4 E of Camden & Kirkwood Road.

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6913 Wilson Road
West Palm Beach, FL 33413
561-635-8543

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West Palm Beach, FL 33413
561-635-8543

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Barbara A. Simms
6913 Wilson Road
West Palm Beach, FL 33413

Return to:
Barbara A. Simms
6913 Wilson Road
West Palm Beach, FL 33413

STATE OF MISSISSIPPI
COUNTY OF MADISON

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West Palm Beach, FL 3341
561-635-8543

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