



## Special Magistrate Hearing Agenda

December 2, 2021

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Special Magistrate Michael Durham, Esq.

City Manager Mike DaRoza

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### Special Magistrate Hearing At 10:00 AM

**Meeting Date:** December 2, 2021

**Meeting Location:** James A Lewis Commission Chambers

Special Magistrate Hearing

At the public hearing before the Special Magistrate all interested parties may appear and be heard with respect to the proposed items. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need a verbatim record of the proceedings. It will be your responsibility to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodations in order to participate in this meeting should call the City Clerk at (386) 418-6100 ext 101 at least 48 hours prior to the public hearing.

## SPECIAL MAGISTRATE HEARING AGENDA

### CALL TO ORDER

### PLEDGE TO THE FLAG

### APPROVAL OF THE AGENDA

#### I. OLD BUSINESS

- A. Case # 21-0085- Willette Dixon, Parcel # 03309-002-003, Affidavit of Non-Compliance
- B. Case # 21-0173- Willie J. Walls, Parcel # 03131-082-000, Affidavit of Non-Compliance

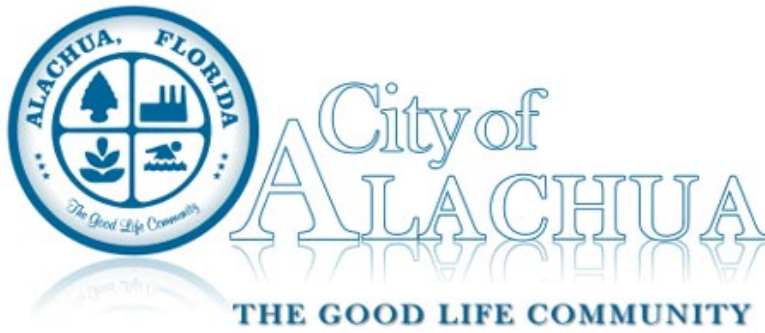
#### II. NEW BUSINESS: QUASI-JUDICIAL HEARING

- C. Approval of September 23, 2021 minutes
- D. Case # 21-0180- Russell Trading Company Inc., Parcel # 03615-001-000, Violation of two sections of the Code
- E. Case # 21-0193- Huntley Jiffy Liquidation Trust, Parcel # 03346-000-000, Violation of two sections of the Code
- F. Case # 21-0197- Granite Hill Holdings LLC, Parcel # 03427-000-000, Violation of three sections of the Code
- G. Case # 21-0191- Leland Andrew Hill, Parcel # 03980-010-036, Violation of one section of the Code

**ADJOURN**

**CONSENT AGENDA**

**CONSENT AGENDA ITEMS**



## Board/Committee Agenda Item

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**MEETING DATE:** 12/2/2021

**SUBJECT:** Case # 21-0085- Willette Dixon, Parcel # 03309-002-003, Affidavit of Non-Compliance

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Accept Affidavit of Non-Compliance and enter an appropriate Order imposing a daily fine.

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### Summary

This case was heard by the Special Magistrate on September 23, 2021. Testimony was given by Code Enforcement Officer Linnelle Stewart. The Respondent was present and participated in the hearing.

The Respondent was found in violation of Sections 9.3.2(A), 9.3.2(C), and 4.4.3(A)(1). The Respondent was provided until October 21, 2021 to come in compliance with the code. An inspection was conducted on October 25, 2021 and the Property remained in violation.

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**ATTACHMENTS:**

Description

- ▢ Affidavit of Non-Compliance

**CITY OF ALACHUA**  
**Office of Code Enforcement**

CITY OF ALACHUA, FLORIDA,  
Petitioner,

Case # E20-0085

VS.

WILLETTE DIXON,  
Respondents.

**AFFIDAVIT OF NON-COMPLIANCE AND NOTICE OF HEARING  
REGARDING THE IMPOSITION OF FINES AND LIENS**

BEFORE ME, the undersigned authority, personally appeared Linnelle Stewart, Code Enforcement Officer for the City of Alachua, who after being duly sworn, deposes and says:

1. That on September 23, 2021 this case was heard by the Special Magistrate. The Respondent was present and participated in the hearing.
2. That the subject property (Property) is identified as tax parcel 03309-002-003, and the location address is 13511 NW 151 Pl., Alachua, Fl, 32615.
3. That the Respondents were found in violation of Sections 9.3.2(A), 9.3.2(C), and 4.4.3(A)(1), and an Order Finding Code Violation and Setting Time for Compliance was mailed to the Respondents at the address showing on the tax records.
4. That the Respondents were provided until October 21, 2021 to cure the violations.
5. That Permit # 10-20-7884 was re-instated on October 14, 2021.
6. That an inspection was conducted on October 25, 2021 and the Property remained in violation.
7. That the above facts are true and accurate to the best of my knowledge.

Linnelle Stewart  
AFFIANT

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of November, 2021, by LINNELLE STEWART who executed the same and has  produced a Florida driver's license as identification or  is personally known to me.

Lynnetta Hayes  
Signature of Notary  
Print name: Lynnetta Hayes  
Notary Public, State of Florida  
My Commission expires: June 5, 2024



LYNNETA HAYES  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

**NOTICE**

**ON DECEMBER 2, 2021 AT 10:00AM IN THE CITY OF ALACHUA COMMISSION CHAMBERS LOCATED AT 15100 NW 142 TERRACE, ALACHUA, FLORIDA 32615 PURSUANT TO THIS AFFIDAVIT OF NON-COMPLIANCE, THE CITY OF ALACHUA WILL SEEK AN ORDER FROM THE CODE ENFORCEMENT SPECIAL MAGISTRATE TO IMPOSE AND FINES AND LIENS.**

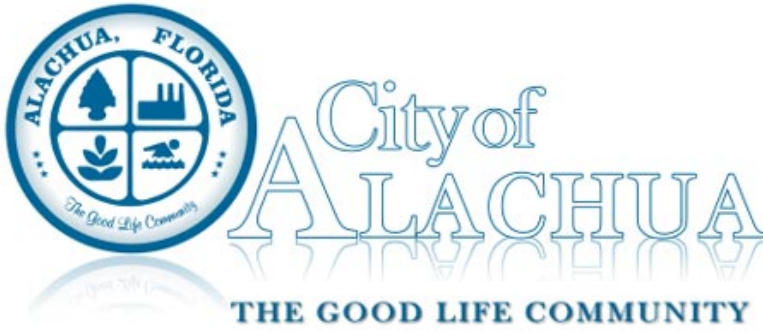
**IF THE ORDER IS GRANTED, A CERTIFIED COPY OF THE ORDER IMPOSING FINES AND LIENS MAY BE RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND SHALL THEREAFTER CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY.**

**IF YOU CANNOT ATTEND THE HEARING, BUT DESIRE TO BE HEARD ON THIS MATTER YOU MUST CONTACT LINNELLE STEWART DIRECTLY AT 386 418 6127 OR EMAIL AT LSTEWART@CITYOFALACHUA.COM OR U.S. MAIL A REQUEST TO P.O. BOX 9, ALACHUA, FLORIDA 32616 WITHIN TWENTY (20) DAYS OF THE MAILING OF THIS NOTICE.**

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Willette Dixon by certified mail return receipt requested on this 10 day of November, 2021.

Linnelle Stewart

Linnelle Stewart  
Code Enforcement Officer  
City of Alachua



## Board/Committee Agenda Item

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**MEETING DATE:** 12/2/2021

**SUBJECT:** Case # 21-0173- Willie J. Walls, Parcel # 03131-082-000, Affidavit of Non-Compliance

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Accept Affidavit of Non-Compliance and enter an appropriate Order imposing a daily fine.

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### Summary

This case was heard by the Special Magistrate on September 23, 2021. Testimony was given by Code Enforcement Officer Linnelle Stewart. The Respondent was not present at the hearing.

The Respondent was found in violation of Sections 108.1.5(5), 302.8, and 302.4. The Respondent was given until October 25, 2021 to come in compliance with the code. An inspection was conducted October 25, 2021 and the Property remained in violation.

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**ATTACHMENTS:**

Description

- ▢ Affidavit of Non-Compliance

**CITY OF ALACHUA**  
**Office of Code Enforcement**

CITY OF ALACHUA, FLORIDA,  
Petitioner,  
VS.

Case # E20-0173

WILLIE WALLS,  
Respondents.

**AFFIDAVIT OF NON-COMPLIANCE AND NOTICE OF HEARING  
REGARDING THE IMPOSITION OF FINES AND LIENS**

BEFORE ME, the undersigned authority, personally appeared Linnelle Stewart, Code Enforcement Officer for the City of Alachua, who after being duly sworn, deposes and says:

1. That on September 23, 2021 this case was heard by the Special Magistrate. The Respondent was not present at the hearing.
2. That the subject property (Property) is identified as tax parcel 03131-082-000, and the location address is 13601 NW 158 Pl., Alachua, Fl, 32615.
3. That the Respondent was found in violation of Sections 108.1.5(5), 302.8, and 302.4, and an Order Finding Code Violation and Setting Time for Compliance was mailed to the Respondents at the address showing on the tax records.
4. That the Respondents were provided until October 25, 2021 to cure the violations.
5. That an inspection was conducted on October 25, 2021 and the Property remained in violation.
6. That the above facts are true and accurate to the best of my knowledge.

Linnelle Stewart  
AFFIANT

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 10 day of November, 2021, by LINNELLE STEWART who executed the same and has \_\_\_\_\_ produced a Florida driver's license as identification or  is personally known to me.

Lynnetta Hayes

Signature of Notary

Print name: Lynnetta Hayes

Notary Public, State of Florida

My Commission expires: June 5, 2024



LYNNETTA HAYES  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

### NOTICE

**ON DECEMBER 2, 2021 AT 10:00AM IN THE CITY OF ALACHUA COMMISSION CHAMBERS LOCATED AT 15100 NW 142 TERRACE, ALACHUA, FLORIDA 32615 PURSUANT TO THIS AFFIDAVIT OF NON-COMPLIANCE, THE CITY OF ALACHUA WILL SEEK AN ORDER FROM THE CODE ENFORCEMENT SPECIAL MAGISTRATE TO IMPOSE AND FINES AND LIENS.**

**IF THE ORDER IS GRANTED, A CERTIFIED COPY OF THE ORDER IMPOSING FINES AND LIENS MAY BE RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND SHALL THEREAFTER CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY.**

**IF YOU CANNOT ATTEND THE HEARING, BUT DESIRE TO BE HEARD ON THIS MATTER YOU MUST CONTACT LINNELLE STEWART DIRECTLY AT 386 418 6127 OR EMAIL AT LSTEWART@CITYOFALACHUA.COM OR U.S. MAIL A REQUEST TO P.O. BOX 9, ALACHUA, FLORIDA 32616 WITHIN TWENTY (20) DAYS OF THE MAILING OF THIS NOTICE.**

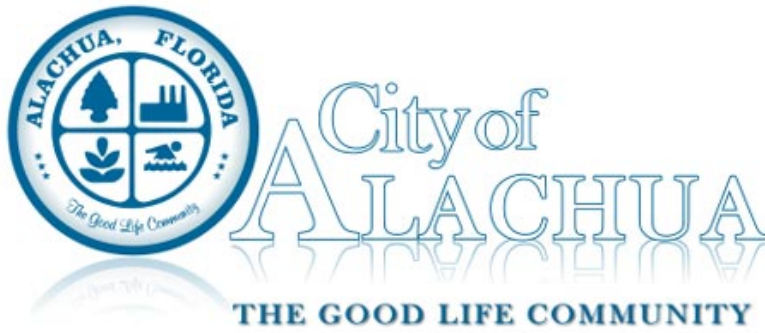
I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Willie Walls by certified mail return receipt requested on this 10 day of November, 2021.

Linnelle Stewart

Linnelle Stewart

Code Enforcement Officer

City of Alachua



## Board/Committee Agenda Item

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**MEETING DATE:** 12/2/2021

**SUBJECT:** Approval of September 23, 2021 minutes

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Approve minutes from September 23, 2021 Special Magistrate Hearing

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**ATTACHMENTS:**

Description

- Special Magistrate minutes 9/23/2021



# A City of ALACHUA

**THE GOOD LIFE COMMUNITY**

## **Special Magistrate Hearing Minutes September 23, 2021**

Special Magistrate Michael Durham, Esq.

City Manager Mike DaRoza

The City Commission will conduct a  
**Special Magistrate Hearing**  
**At 10:00 AM**  
to address the item(s) below.

**Meeting Date:** September 23, 2021

**Meeting Location:**

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

### **SPECIAL MAGISTRATE HEARING MEETING MINUTES**

#### **CALL TO ORDER**

Led by Special Magistrate Michael Durham.

#### **INVOCATION**

#### **PLEDGE TO THE FLAG**

Led by Special Magistrate Durham.

#### **APPROVAL OF THE AGENDA**

Special Magistrate Durham stated the agenda was approved.

#### **APPROVAL OF MINUTES**

#### **I. OLD BUSINESS**

A. Case # 21-0008- Richard Matter Trustee, Parcel # 03418-002-000, Affidavit of Compliance  
Code Enforcement Officer Stewart stated the property is now compliant.

Special Magistrate Durham dismissed the case.

B. Case # 21-0011- Cribbs Heirs & Taylor, Parcel # 03438-000-000, Affidavit of Compliance  
Code Enforcement Officer Stewart stated the property is now compliant.

Special Magistrate Durham dismissed the case.

C. Case # 20-0084- Fuesha Ramsey, Parcel # 03986-004-010, Affidavit of Compliance  
Code Enforcement Officer Stewart stated the property is now compliant.

Special Magistrate Durham dismissed the case.

## II. NEW BUSINESS

D. Approval of April 29, 2021 minutes

Minutes approved by consent.

E. Case # 21-0180- Russell Trading Company Inc., Parcel # 03615-001-000, Violation of two  
sections of the Code

Code Enforcement Officer Stewart stated the proper notice was not achieved therefore no action  
will be taken at this time.

Special Magistrate Durham continued the case.

F. Case # 21-0085- Willette Dixon, Parcel # 03309-002-003, Violation of three sections of the Code.  
Code Enforcement Officer Stewart presented the case to Special Magistrate Durham.

Special Magistrate Durham asked what Ms. Dixon needed to do to comply with the Code,

Code Enforcement Officer Stewart stated she needed to hook up to utilities, she needed permits  
for the work being done, she needed a final inspection, and she needed the resident in the RV to  
find other living arrangements.

Special Magistrate Durham asked Ms. Dixon if she understood the what she needed to do, and if  
she objected to the photos being placed in the record.

Ms. Dixon did not object. She stated she was having the RV moved and was getting funds to  
complete the work.

Special Magistrate Durham confirmed Ms. Dixon was the owner of the property. He asked her for  
a timeline for compliance.

Ms. Dixon stated the RV resident would be out in October. She stated she would apply for the  
window permit the first week of October.

The matter was discussed further.

Special Magistrate Durham found a violation of the Code based upon the evidence submitted. He stated the property must come into compliance by October 21, 2021. He stated should the property be found not in compliance with the Code, a \$150.00 per day fine may be assessed against the property.

- G. Case # 21-0178- Emma Tolbert, Parcel # 03131-070-000, Violation of three sections of the Code  
Code Enforcement Officer Stewart presented the case to Special Magistrate Durham.

Emma Talbert was not present.

The case was discussed.

Special Magistrate Durham found a violation of the Code based upon the evidence submitted. He stated the property must come into partial compliance by November 23, 2021, and shall be in full compliance by December 23, 2021. He stated should the property be found not in partial compliance with the Code by November 23, 2021, a \$100.00 per day fine may be assessed against the property and if not found in full compliance by December 23, 2021, with the Code, a \$150.00 per day fine may be assessed against the property.

- H. Case # 21-0173- Willie J. Walls, Parcel # 03131-082-000, Violation of four sections of the Code  
Code Enforcement Officer Stewart presented the case to Special Magistrate Durham. She stated she had no communication from the owner and no effort has been made to correct the problems. She stated both certified notices were signed and returned to City, and written on the notice is, "COVID-19".

Special Magistrate Durham asked if the notice had been posted at the property

Code Enforcement Officer Stewart stated this was impossible, as there was no place to place the notice.

Special Magistrate Durham asked if the regular mail was returned to the City.

Code Enforcement Officer Stewart stated it was not returned.

Special Magistrate Durham asked if the findings will be sent by certified mail.

Code Enforcement Officer Stewart said yes.

Special Magistrate Durham found a violation of the Code based upon the evidence submitted. He stated the property must come into compliance by October 25, 2021. He stated should the property be found not in compliance with the Code, a \$150.00 per day fine may be assessed against the property.

Special Magistrate Durham asked for a call to be made for Ahmad Rasoul, Emma Talbert and Willie Walls. No one came forward.

**ADJOURN**

Special Magistrate Durham adjourned the meeting.

ATTEST:

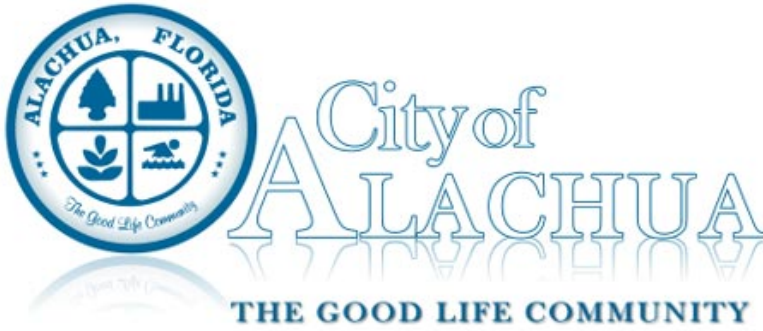
SPECIAL MAGISTRATE HEARING OF THE  
CITY OF ALACHUA, FLORIDA

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Special Magistrate

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Code Enforcement Officer



## Board/Committee Agenda Item

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**MEETING DATE:** 12/2/2021

**SUBJECT:** Case # 21-0180- Russell Trading Company Inc., Parcel # 03615-001-000, Violation of two sections of the Code

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Conduct Special Magistrate Hearing scheduled for 10 AM December 2, 2021

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### Summary

The subject property owner (Respondent) has been found to be in violation of the City of Alachua Code of Ordinances. The legal description of the subject property (Property) is OLMSTEAD SURVEY OF TOWN OF ALACHUA BLK 1 PLAT BOOK A PAGE 68. The tax parcel ID listed in the Alachua County Property Appraiser records is 03615-001-000, and the Property is a vacant lot on NW 148 Pl., Alachua, Fl, 32615.

A Request for Hearing and Affidavit of Violations was filed on November 16, 2021 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violations of the City Code. The Request for Hearing announcing and setting a hearing to take testimony and otherwise consider the alleged violation was set for December 2, 2021 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violations by certified mail, return receipt requested, sent to Russell Trading Company Inc. at 210 NW 1st Ave., High Springs, Fl, 32643.

The Code of Ordinances of the City of Alachua, including Part II, Subpart B- Land Development Regulations, is published on the City of Alachua website under "Code of Ordinances" and a copy is available for review at City Hall. Specifically, the Respondent continues to be in violation of the following Code Sections:

- a. Prohibited grading and clearing of the Property
  - b. Prohibited tree removal
- 

**ATTACHMENTS:**

Description

- Request for Hearing
- Photos
- Sunbiz
- Pre-Application conference request

**HEARING BEFORE THE SPECIAL MAGISTRATE  
CITY OF ALACHUA, FLORIDA**

City of Alachua,  
Petitioner

vs.

Case No. E21-0180

Russell Trading Company Inc.,  
Respondent

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**HEARING SET FOR THURSDAY DECEMBER 2, 2021 AT 10:00AM  
Based Upon a  
REQUEST FOR HEARING BY THE CITY OF ALACHUA  
WITH A SUPPORTING AFFIDAVIT OF VIOLATIONS**

**IRREPARABLE/IRREVERSIBLE VIOLATION  
NOTICE OF HEARING**

A Special Magistrate Hearing will be held on Thursday December 2, 2021 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

If you fail to attend the scheduled Hearing, The Special Magistrate may base any findings and act solely on evidence presented by the Code Enforcement Officer, other witnesses or evidence presented. The entire Code of Ordinances of the City of Alachua (including Part II, Subpart B Land Development Regulations) is available online on the City of Alachua website under "Code of Ordinances". A printed copy is also available for your review at Alachua City Hall, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

The Special Magistrate will receive testimony and evidence at the Hearing, and, if the Special Magistrate finds that you have committed a violation, may issue an Order of Enforcement requiring immediate compliance with the provisions of the Code. If you fail to comply with the Order of Enforcement, the Special Magistrate may issue an Order of Fine. If the Special Magistrate finds the violation to be irreparable in nature, he may impose a fine not to exceed \$5,000 per violation.

If you want to request subpoenas for witnesses and evidence to be presented at the Hearing, contact the Code Enforcement Officer at (386)418-6127.

Pursuant to Section 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public meeting or hearing of the Code Enforcement Special

Magistrate, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to Section 162.11, Florida Statutes, either the City of Alachua or a Respondent may appeal a final administrative order of the Code Enforcement Special Magistrate to the Circuit Court in Alachua County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this hearing should call the City Clerk at (386)418-6100, extension 101, at least 48 hours prior to the public hearing.

**PLEASE GOVERN YOURSELVES ACCORDINGLY**

**AFFIDAVIT OF IRREPARABLE/IRREVERSIBLE VIOLATION**

STATE OF FLORIDA  
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, (“Affiant”), who being duly sworn says:

1. I am currently employed and have served as Code Enforcement Officer for the City of Alachua since March 2006.
2. I am over the age of 21, sui juris and have personal knowledge of the information set forth in this Affidavit.
3. The legal description of the subject property (Property) is OLMSTEAD SURVEY OF TOWN OF ALACHUA BLK 1 PLAT BOOK A PAGE 68. The tax parcel ID listed in the Alachua County Property Appraiser records is 03615-001-000, and is a vacant lot on NW 148<sup>th</sup> Place, Alachua, Fl, 32615.
4. On September 9, 2021, I received a complaint of tree removal and lot clearing of a vacant commercial lot. An inspection was performed and photos taken.
5. A check of City records did not reveal issuance of a tree removal permit, or an approved site plan for development of commercial property.

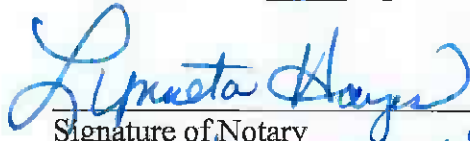
6. The Respondent has committed a violation of the City of Alachua Land Development Regulations Section 9.3.2 (G), 9.3.2(H), and Florida State Statute 162.06(4).

FURTHER AFFIANT SAYETH NAUGHT.

  
Linnelle Stewart

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of November, 2021, by LINNELLE STEWART who executed the same and has  produced a Florida driver's license as identification or  is personally known to me.

  
Signature of Notary  
Print name: Lynnetta Hayes  
Notary Public, State of Florida  
My Commission Expires: June 5, 2024



LYNNETTA HAYES  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

**REQUEST FOR HEARING FOR IRREPARABLE/IRREVERSIBLE VIOLATION**

Pursuant to Section 162.06(4), Florida Statutes, if an irreparable or irreversible violation is found the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation.

A Hearing before the Special Magistrate is hereby requested, to be held on December 2, 2021 at 10:00AM.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing and Affidavit of Violation has been furnished by certified mail return receipt requested to Russell Trading Company Inc. to 210 NW 1<sup>st</sup> Ave., High Springs, Fl, 32653 this 16 day of November 2021.



\_\_\_\_\_  
Linnelle Stewart, Code Enforcement Officer







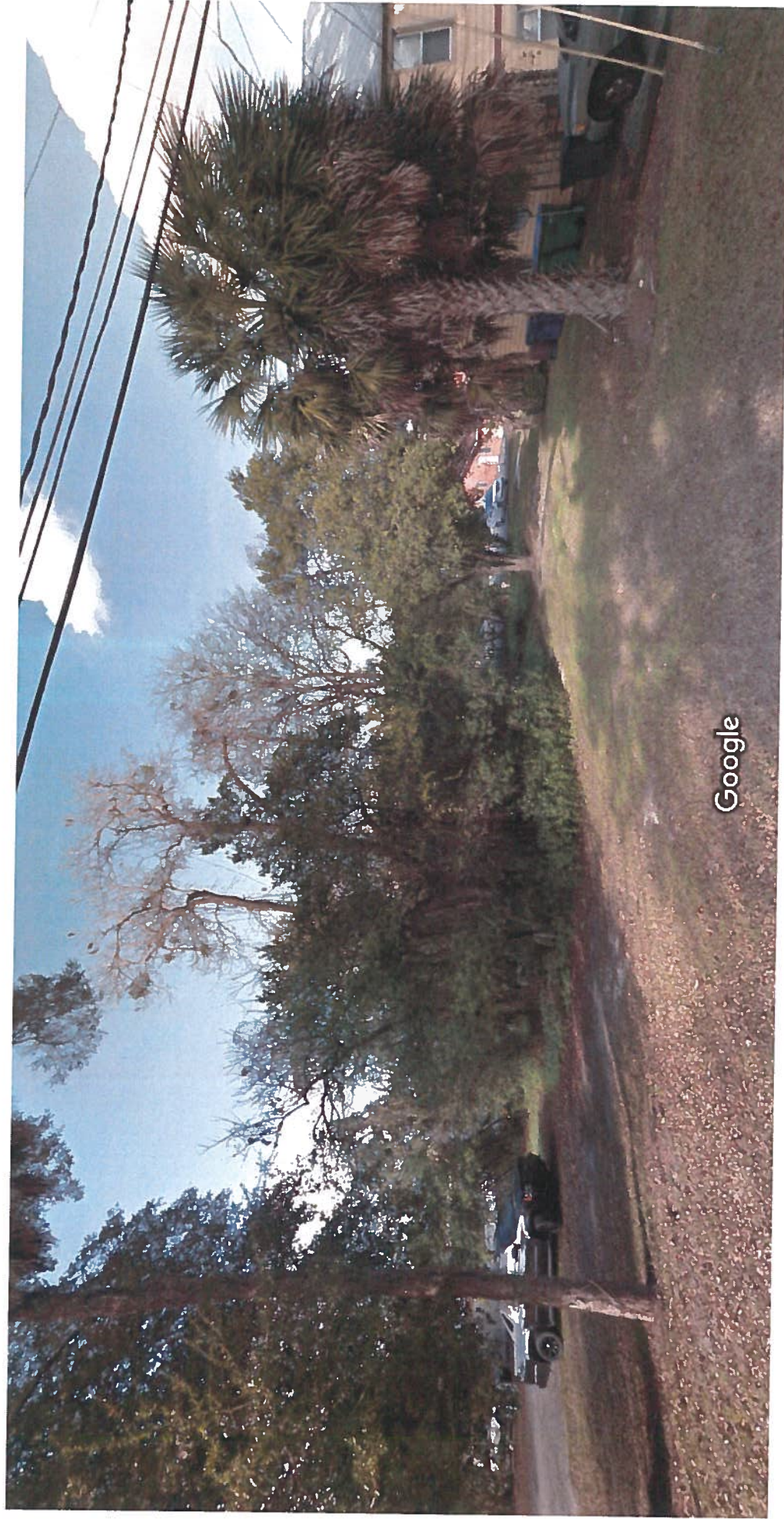


Image capture: Dec 2016 © 2021 Google

Alachua, Florida



Street View - Dec 2016

NW 155th Pl

NW 154th Pl





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

RUSSELL TRADING COMPANY INC

### Filing Information

**Document Number** P15000057521  
**FEI/EIN Number** 47-4433086  
**Date Filed** 07/06/2015  
**Effective Date** 07/01/2015  
**State** FL  
**Status** ACTIVE

### Principal Address

210 NW 1ST AVE  
 HIGH SPRINGS, FL 32643

### Mailing Address

210 NW 1ST AVE  
 HIGH SPRINGS, FL 32643

### Registered Agent Name & Address

AHMAD, RASOUL  
 210 NW 1ST AVE  
 HIGH SPRINGS, FL 32643

### Officer/Director Detail

#### **Name & Address**

Title P

AHMAD, RASOUL  
 210 NW 1ST AVE  
 HIGH SPRINGS, FL 32643

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	04/26/2019
2020	06/25/2020
2021	04/30/2021

### Document Images

[04/30/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)

To: City of Alachua Planning & Community Development Department

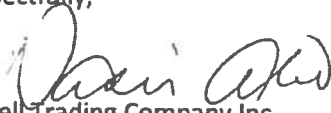
I am requesting a Pre-Application Conference regarding our plans for Tax Parcel #'s 03607-001-000 and TP# 03614-000-000 together with TP# 03615-000-000 part #2 shown on the attached survey.

Our intention is to demolish the current building on TP# 03614-000-000 and construct a larger health care facility / physicians' offices using all of the available property described. The use will be the same as the current use but a larger building. The site is serviced by City of Alachua electric, sewer and water.

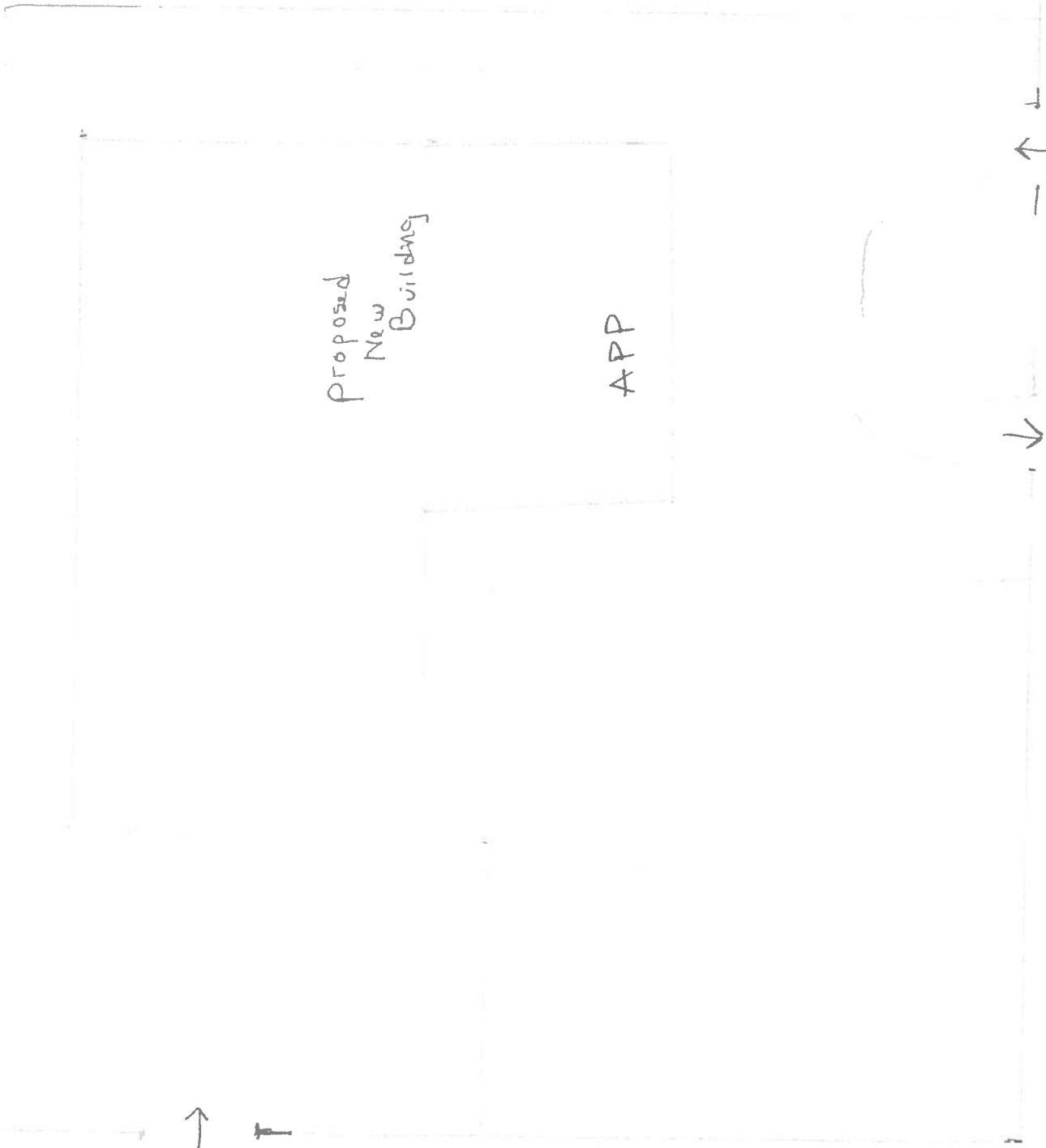
We plan to adhere to the environmental requirements regarding the removal of trees, parking requirements and landscaping that is required.

I am available to meet with you at your earliest convenience and I look forward to making this step forward.

Respectfully,

  
Russell Trading Company Inc.

Dan Swako  
352 514 1258  
schedule presapp

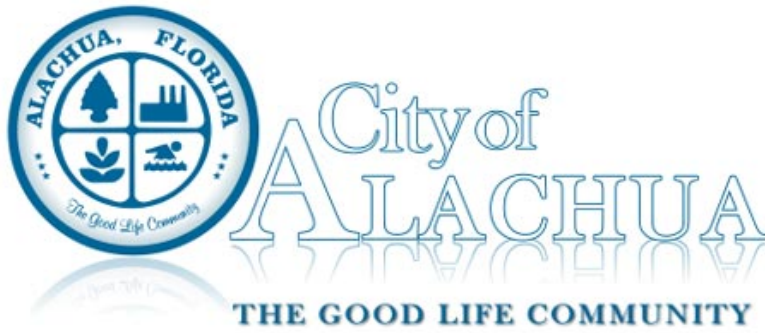


Proposed  
New  
Building

APP

148<sup>th</sup> place

140<sup>th</sup>



## Board/Committee Agenda Item

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**MEETING DATE:** 12/2/2021

**SUBJECT:** Case # 21-0193- Huntley Jiffy Liquidation Trust, Parcel # 03346-000-000, Violation of two sections of the Code

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Conduct Special Magistrate Hearing scheduled for 10 AM December 2, 2021

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### Summary

The subject property owner (Respondent) has been found to be in violation of the City of Alachua Code of Ordinances. The legal description of the subject property (Property) is DOWNING ADDN PB C-79-79C LOTS 6 7 BK 3 OR 530/325 (LESS R/W SR-235) OR 1649/1505 & OR 1801/1338. The tax parcel ID listed in the Alachua County Property Appraiser records is 03346-000-000, and the Property is a vacant lot on NW CR 235, Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on November 16, 2021 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violations of the City Code. The Request for Hearing announcing and setting a hearing to take testimony and otherwise consider the alleged violation was set for December 2, 2021 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violations by certified mail, return receipt requested, sent to Huntley Jiffy Liquidation Trust % Huntley Jiffy LGD Trust 9539 at PO Box 876, Orange Park, FL, 32067.

The Code of Ordinances of the City of Alachua, including Part II, Subpart B- Land Development Regulations, is published on the City of Alachua website under "Code of Ordinances" and a copy is available for review at City Hall. Specifically, the Respondent continues to be in violation of the following Code Sections:

- a. Failure to provide clear access to meter
  - b. Failure to maintain lot in a clean, safe, and sanitary condition
- 

**ATTACHMENTS:**

Description

- Notice of Violation
- Request for Hearing
- Photos



City of Alachua  
Office of Codes Enforcement  
P.O. Box 9  
Alachua, FL 32616  
386-418-6120 ph.  
386-418-6130 fax

## **NOTICE OF VIOLATION**

CASE NUMBER: E21-0193

VIOLATOR: Huntley Jiffy Liquidation Trust, % Huntley Jiffy LGD Trust 9539

MAILING ADDRESS: PO Box 876, Orange Park, FL 32067

LOCATION ADDRESS: Vacant lot on NW 152 Pl., Alachua, FL 32615

PARCEL TAX ID NUMBER: 03346-000-000

---

**YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF THE CITY OF  
ALACHUA, FLORIDA CODE OF ORDINANCES AS SET FORTH BELOW**

**VIOLATION(S): JUNK & DEBRIS DUMPED ON VACANT LOT. CITY CANNOT  
ACCESS METER DUE TO TREE DEBRIS DUMPED ON LOT**


**IN VIOLATION OF:** City of Alachua Code of Ordinances Section 38-32(a), The consumer shall grant or cause to be granted to the City, without cost, all rights, easements, permits and privileges which are necessary for the rendering of service. The duly authorized employees of the City shall have access, at all reasonable hours, to the premises of the consumer for the purpose of reading meters, installing or removing any of its properties, or for any purpose incidental to the rendering of service. Section 8-30, International Property Maintenance Code Section 301.3, Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

**COMPLIANCE DEADLINE: 10/20/2021**

You are hereby notified that you are currently in violation of the City of Alachua Code of Ordinances. You have until 4 PM local time on 10/20/2021 to correct the violations. If the violations are corrected and then recur or if the violations are not corrected by the time specified, this case will be presented to the City of Alachua Special Magistrate and fine and costs will be sought by the City. (F.S.S. 162.06(2) and Code of Ordinances Sec. 12-27)

The owner of property that is subject to code enforcement proceedings is charged with serious legal responsibilities in the event of a sale between the time the initial pleading is served and the time of the hearing. (F.S.S. 162.06(5) and Code of Ordinances Sec. 12-30)

If you have any questions, contact Code Enforcement at (386)418-6120. Your cooperation in this matter is sought in the interest of public safety.

Enforcement Officer's Signature 

Date 10/06/2021

**HEARING BEFORE THE SPECIAL MAGISTRATE  
CITY OF ALACHUA, FLORIDA**

City of Alachua,  
Petitioner

vs.

Case No. E21-0193

Huntley Jiffy Liquidation Trust,  
Respondent

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**HEARING SET FOR THURSDAY DECEMBER 2, 2021 AT 10:00AM  
Based Upon a  
REQUEST FOR HEARING BY THE CITY OF ALACHUA  
WITH A SUPPORTING AFFIDAVIT OF VIOLATIONS**

**NOTICE OF HEARING**

A Special Magistrate Hearing will be held on Thursday December 2, 2021 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

If you fail to attend the scheduled Hearing, The Special Magistrate may base any findings and act solely on evidence presented by the Code Enforcement Officer, other witnesses or evidence presented. The entire Code of Ordinances of the City of Alachua (including Part II, Subpart B Land Development Regulations) is available online on the City of Alachua website under "Code of Ordinances". A printed copy is also available for your review at Alachua City Hall, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

The Special Magistrate will receive testimony and evidence at the Hearing, and, if the Special Magistrate finds that you have committed a violation, may issue an Order of Enforcement requiring immediate compliance with the provisions of the Code. If you fail to comply with the Order of Enforcement, the Special Magistrate may issue an Order of Fine requiring you to pay a fine up to \$250.00 per day for each day the violation continues past the date set by the Special Magistrate for compliance. However, if the Special Magistrate finds the violation to be irreparable in nature, he may impose a fine not to exceed \$5,000 per violation.

If you want to request subpoenas for witnesses and evidence to be presented at the Hearing, contact the Code Enforcement Officer at (386)418-6127.

Pursuant to Section 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public meeting or hearing of the Code Enforcement Special Magistrate, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to Section 162.11, Florida Statutes, either the City of Alachua or a Respondent may appeal a final administrative order of the Code Enforcement Special Magistrate to the Circuit Court in Alachua County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this hearing should call the City Clerk at (386)418-6100, extension 101, at least 48 hours prior to the public hearing.

**PLEASE GOVERN YOURSELVES ACCORDINGLY**

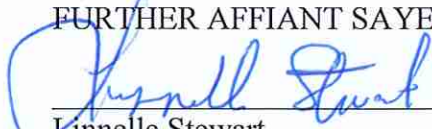
# AFFIDAVIT OF VIOLATION

STATE OF FLORIDA  
COUNTY OF ALACHUA

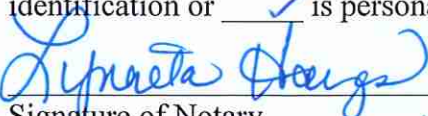
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, (“Affiant”), who being duly sworn says:

1. I am currently employed, and have served as Code Enforcement Officer for the City of Alachua since March 2006.
2. I am over the age of 21, sui juris and have personal knowledge of the information set forth in this Affidavit.
3. The legal description of the subject property (Property) is DOWNING ADDN PB C-79-79C LOTS 6 7 BK 3 OR 530/325 (LESS R/W SR-235) OR 1649/ 1505 & OR 1801/1338. The tax parcel ID listed in the Alachua County Property Appraiser records is 03346-000-000, and is a vacant lot on NW CR 235, Alachua, FL, 32615.
4. On October 6, 2021 I inspected the Property and took photos.
5. A Notice of Violation was mailed to the Property via certified mail citing violation of City of Alachua Code of Ordinances Sections 38-32(a), and 301.3 with a compliance deadline set for October 20, 2021.
6. A re-inspection was performed on October 25, 2021 and the Property remained in violation.

FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
Linnelle Stewart

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 16 day of November, 2021, by LINNELLE STEWART who executed the same and has \_\_\_\_\_ produced a Florida driver’s license as identification or  is personally known to me.

  
\_\_\_\_\_  
Signature of Notary  
Print name: Lynnetta Hayes  
Notary Public, State of Florida  
My Commission expires: June 5, 2024



LYNNETTA HAYES  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

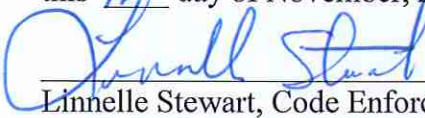
**REQUEST FOR HEARING:**

Pursuant to Section 9.5.2 City of Alachua Land Development Regulations, the Respondent has been provided a reasonable period of time to correct the violations set forth in the foregoing Affidavit of Violation.

A Hearing before the Special Magistrate is hereby requested, to be held on December 2, 2021 at 10:00AM.

**CERTIFICATE OF SERVICE**

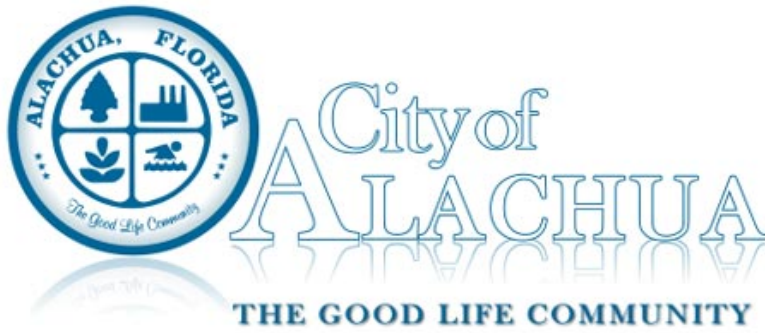
I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing and Affidavit of Violation has been furnished by certified mail return receipt requested to Huntley Jiffy Liquidation Trust %Huntley Jiffy LGD Trust 9539 at PO Box 876, Orange Park, Fl, 32067 this 15 day of November, 2021.

  
\_\_\_\_\_  
Linnelle Stewart, Code Enforcement Officer









## Board/Committee Agenda Item

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**MEETING DATE:** 12/2/2021

**SUBJECT:** Case # 21-0197- Granite Hill Holdings LLC, Parcel # 03427-000-000, Violation of three sections of the Code

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Conduct Special Magistrate Hearing scheduled for 10 AM December 2, 2021

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### Summary

The subject property owner (Respondent) has been found to be in violation of the City of Alachua Code of Ordinances. The legal description of the subject property (Property) is TOMPSETT SUR PB C-79B-79C LOTS 8 9 BK 27 OR 4833/0991. The tax parcel ID listed in the Alachua County Property Appraiser records is 03427-000-000, and the 911 address is 13918 NW 142 Ave., Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on November 16, 2021 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violations of the City Code. The Request for Hearing announcing and setting a hearing to take testimony and otherwise consider the alleged violation was set for December 2, 2021 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violations by certified mail, return receipt requested, sent to Granite Hill Holdings LLC at PO Box 1300, Alachua, FL, 32616.

The Code of Ordinances of the City of Alachua, including Part II, Subpart B- Land Development Regulations, is published on the City of Alachua website under "Code of Ordinances" and a copy is available for review at City Hall. Specifically, the Respondent continues to be in violation of the following Code Sections:

- a. Prohibited junk and debris storage
  - b. Prohibited tall grass and weeds
  - c. Prohibited inoperable vehicle storage
- 

**ATTACHMENTS:**

Description

- Notice of Violation
- Request for Hearing
- Return receipt
- Photos



City of Alachua  
Office of Codes Enforcement  
P.O. Box 9  
Alachua, Fl, 32616  
386-418-6120 *ph.*  
386-418-6130 *fax*

## **NOTICE OF VIOLATION**

CASE NUMBER: E21-0197

VIOLATOR: Granite Hill Holdings LLC, Registered Agent- Serene Syer

MAILING ADDRESS: PO Box 1300, Alachua, Fl, 32616

LOCATION ADDRESS: 13918 NW 142<sup>nd</sup> Ave., Alachua, Fl, 32615

PARCEL TAX ID NUMBER: 03427-000-000

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**YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF THE CITY OF  
ALACHUA, FLORIDA CODE OF ORDINANCES AS SET FORTH BELOW**

### **VIOLATION(S): JUNK AND DEBRIS STORAGE, OVERGROWN GRASS, INOPERABLE VEHICLE**

**IN VIOLATION OF:** City of Alachua Code of Ordinances Section 8-30, International Property Maintenance Code Section 302.1, Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Section 302.4, Premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches in height. 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. Section 302.8, Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or disassembled.

### **COMPLIANCE DEADLINE: 11/10/2021**

You are hereby notified that you are currently in violation of the City of Alachua Code of Ordinances. You have until 4 PM local time on 11/10/2021 to correct the violations. If the violations are corrected and then recur or if the violations are not corrected by the time specified, this case will be presented to the City of Alachua Special Magistrate and fine and costs will be sought by the City. (F.S.S. 162.06(2) and Code of Ordinances Sec. 12-27)

The owner of property that is subject to code enforcement proceedings is charged with serious legal responsibilities in the event of a sale between the time the initial pleading is served and the time of the hearing. (F.S.S. 162.06(5) and Code of Ordinances Sec. 12-30)

If you have any questions, contact Code Enforcement at (386)418-6120. Your cooperation in this matter is sought in the interest of public safety.

Enforcement Officer's Signature

A handwritten signature in blue ink that reads "Russell Stewart". The signature is written in a cursive style and is positioned over a horizontal line.

Date 10/27/2021

**HEARING BEFORE THE SPECIAL MAGISTRATE  
CITY OF ALACHUA, FLORIDA**

City of Alachua,  
Petitioner

vs.

Case No. E21-0197

Granite Hill Holdings LLC Registered Agent- Serene Syer,  
Respondent

---

**HEARING SET FOR THURSDAY DECEMBER 2, 2021 AT 10:00AM  
Based Upon a  
REQUEST FOR HEARING BY THE CITY OF ALACHUA  
WITH A SUPPORTING AFFIDAVIT OF VIOLATIONS**

**NOTICE OF HEARING**

A Special Magistrate Hearing will be held on Thursday December 2, 2021 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

If you fail to attend the scheduled Hearing, The Special Magistrate may base any findings and act solely on evidence presented by the Code Enforcement Officer, other witnesses or evidence presented. The entire Code of Ordinances of the City of Alachua (including Part II, Subpart B Land Development Regulations) is available online on the City of Alachua website under "Code of Ordinances". A printed copy is also available for your review at Alachua City Hall, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

The Special Magistrate will receive testimony and evidence at the Hearing, and, if the Special Magistrate finds that you have committed a violation, may issue an Order of Enforcement requiring immediate compliance with the provisions of the Code. If you fail to comply with the Order of Enforcement, the Special Magistrate may issue an Order of Fine requiring you to pay a fine up to \$250.00 per day for each day the violation continues past the date set by the Special Magistrate for compliance. However, if the Special Magistrate finds the violation to be irreparable in nature, he may impose a fine not to exceed \$5,000 per violation.

If you want to request subpoenas for witnesses and evidence to be presented at the Hearing, contact the Code Enforcement Officer at (386)418-6127.

Pursuant to Section 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public meeting or hearing of the Code Enforcement Special Magistrate, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to Section 162.11, Florida Statutes, either the City of Alachua or a Respondent may appeal a final administrative order of the Code Enforcement Special Magistrate to the Circuit Court in Alachua County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this hearing should call the City Clerk at (386)418-6100, extension 101, at least 48 hours prior to the public hearing.

**PLEASE GOVERN YOURSELVES ACCORDINGLY**

## AFFIDAVIT OF VIOLATION

STATE OF FLORIDA  
COUNTY OF ALACHUA

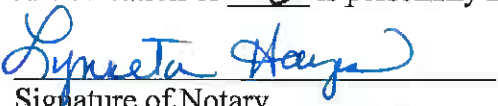
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

1. I am currently employed, and have served as Code Enforcement Officer for the City of Alachua since March 2006.
2. I am over the age of 21, sui juris and have personal knowledge of the information set forth in this Affidavit.
3. The legal description of the subject property (Property) is TOMPSETT SUR PB C-79B-79C LOTS 8 9 BK 27 OR 4833/0991. The tax parcel ID listed in the Alachua County Property Appraiser records is 03427-000-000, and the 911 address is 13918 NW 142 Ave., Alachua, Fl, 32615.
4. On October 27, 2021 I inspected the Property and took photos.
5. A Notice of Violation was mailed to the Property via certified mail citing violation of City of Alachua Code of Ordinances Sections 302.1, 302.4, and 302.8 with a compliance deadline set for November 10, 2021.
6. A re-inspection was performed on November 15, 2021 and the Property remained in violation.

FURTHER AFFIANT SAYETH NAUGHT.

  
Linnelle Stewart

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of November, 2021, by LINNELLE STEWART who executed the same and has  produced a Florida driver's license as identification or  is personally known to me.

  
Signature of Notary

Print name: Lynnetta Hayes

Notary Public, State of Florida

My Commission expires: June 5, 2024



LYNNETA HAYES  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

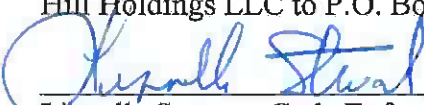
**REQUEST FOR HEARING:**

Pursuant to Section 9.5.2 City of Alachua Land Development Regulations, the Respondent has been provided a reasonable period of time to correct the violations set forth in the foregoing Affidavit of Violation.

A Hearing before the Special Magistrate is hereby requested, to be held on December 2, 2021 at 10:00AM.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing and Affidavit of Violation has been furnished by certified mail return receipt requested to Granite Hill Holdings LLC to P.O. Box 1300, Alachua, Fl, 32616 this 16 day of November, 2021.

  
\_\_\_\_\_  
Linnelle Stewart, Code Enforcement Officer

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 GRANITE HILL HOLDINGS LLC  
 PO Box 1300  
 ALACANT, FL 32611



2. Article Number (Transfer from service label)  
 7018 3090 0000 6487 8609

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *Sereve Sye* C. Date of Delivery *11/5/21*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

7018 3090 0000 6487 8609

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	


Sent to: *GRANITE HILL HOLDINGS LLC*  
 Street and Apt. No. or PO Box No. *PO Box 1300*  
 City, State, ZIP+4® *ALACANT, FL 32611*

PS Form 3800, April 2015 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**GRANITE HILL HOLDINGS LLC**  
**PO Box 1300**  
**ALACANTA, FL 32616**



9590 9402 5631 9308 0935 37

2. Article Number (Transfer from service label)  
**7018 3090 0000 6487 8609**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X** *[Signature]*  Agent  Addressee

B. Received by (Printed Name) **Serene Sye** C. Date of Delivery **11/5/21**

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

7018 3090 0000 6487 8609

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <b>GRANITE HILL HOLDINGS LLC</b>	
Street and Apt. No. or PO Box No. <b>PO Box 1300</b>	
City, State, ZIP+4® <b>ALACANTA, FL 32616</b>	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





A single-story house with a weathered, dark grey roof and light-colored vertical siding. The house has a gabled roofline on the right side. A satellite dish is mounted on the roof. There are several windows, some with air conditioning units. The house is surrounded by trees and a yard with tall grass.

A dark-colored sedan parked in the driveway. A green trash bin is positioned in front of it.

A silver sedan parked on the street in front of the house.

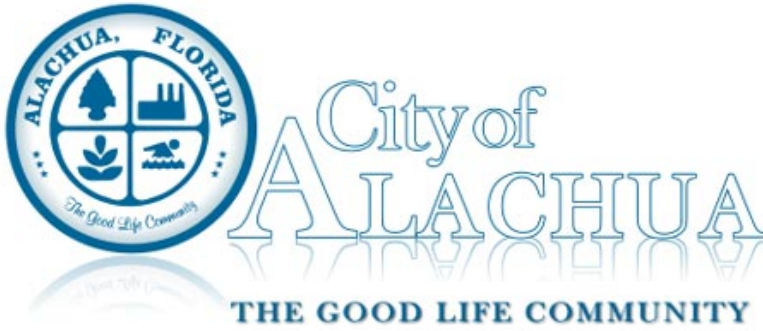
A white plastic lawn chair sitting on the grass in the yard.

A green trash bin with a blue lid, located in the yard near the dark car.

A large, leafy tree on the left side of the house, casting shadows over the roof and yard.

A dense line of trees in the background, including tall pines and deciduous trees.

25



## Board/Committee Agenda Item

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**MEETING DATE:** 12/2/2021

**SUBJECT:** Case # 21-0191- Leland Andrew Hill, Parcel # 03980-010-036, Violation of one section of the Code

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Conduct Special Magistrate Hearing scheduled for 10 AM December 2, 2021

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### Summary

The subject property owner (Respondent) has been found to be in violation of the City of Alachua Code of Ordinances. The legal description of the subject property (Property) is PILOT FOREST UNIT 2 PB R-44 LOT 36 OR 3488/239. The tax parcel ID listed in the Alachua County Property Appraiser records is 03980-010-036, and the 911 address is 15915 NW 120 Pl., Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on November 16, 2021 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violations of the City Code. The Request for Hearing announcing and setting a hearing to take testimony and otherwise consider the alleged violation was set for December 2, 2021 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violations by certified mail, return receipt requested, sent to Leland Andrew Hill at 3939 NW 63rd St., Gainesville, FL, 32606

The Code of Ordinances of the City of Alachua, including Part II, Subpart B- Land Development Regulations, is published on the City of Alachua website under "Code of Ordinances" and a copy is available for review at City Hall. Specifically, the Respondent continues to be in violation of the following Code Sections:

- a. Prohibited dead or diseased tree on private property
- 

**ATTACHMENTS:**

Description

- Notice of Violation
- Request for Hearing
- Photos



City of Alachua  
Office of Codes Enforcement  
P.O. Box 9  
Alachua, Fl, 32616  
386-418-6120 ph.  
386-418-6130 fax

## NOTICE OF VIOLATION

CASE NUMBER: E21-0191  
VIOLATOR: Leland Andrew Hill  
MAILING ADDRESS: 3939 NW 63<sup>rd</sup> St., Gainesville, FL, 32606  
LOCATION ADDRESS: 15913 NW 120<sup>th</sup> Pl., Alachua, Fl, 32615  
PARCEL TAX ID NUMBER: 03980-010-036

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**YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF THE CITY OF  
ALACHUA, FLORIDA CODE OF ORDINANCES AS SET FORTH BELOW**

### **VIOLATION(S): DEAD PINE TREE IN FRONT YARD A HAZARD TO NEIGHBORS HOME**

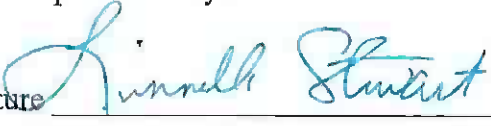
**IN VIOLATION OF:** City of Alachua Code of Ordinances Subpart B, Land Development Regulations Section 6.2.1(E)(2) *Dead or diseased trees on private property.* The City shall have the right, but not the obligation, to cause the removal of any dead or diseased trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes a potential threat to other trees within the City. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the Land Development Regulations Administrator to remove such trees and the removal shall be done by said owner at the owner's expense within 30 days after the date of mailing of such notice. In the event of failure of the owner to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the owners of the property through the action of the Special Magistrate.

### **COMPLIANCE DEADLINE: 11/04/2021**

You are hereby notified that you are currently in violation of the City of Alachua Code of Ordinances. You have until 4 PM local time on 11/04/2021 to correct the violations. If the violations are corrected and then recur or if the violations are not corrected by the time specified, this case will be presented to the City of Alachua Special Magistrate and fine and costs will be sought by the City. (F.S.S. 162.06(2) and Code of Ordinances Sec. 12-27)

The owner of property that is subject to code enforcement proceedings is charged with serious legal responsibilities in the event of a sale between the time the initial pleading is served and the time of the hearing. (F.S.S. 162.06(5) and Code of Ordinances Sec. 12-30)

If you have any questions, contact Code Enforcement at (386)418-6120. Your cooperation in this matter is sought in the interest of public safety.

Enforcement Officer's Signature 

Date 10/04/2021

**HEARING BEFORE THE SPECIAL MAGISTRATE  
CITY OF ALACHUA, FLORIDA**

City of Alachua,  
Petitioner

vs.

Case No. E21-0191

Leland Andrew Hill,  
Respondent

---

**HEARING SET FOR THURSDAY DECEMBER 2, 2021 AT 10:00AM  
Based Upon a  
REQUEST FOR HEARING BY THE CITY OF ALACHUA  
WITH A SUPPORTING AFFIDAVIT OF VIOLATIONS**

**NOTICE OF HEARING**

A Special Magistrate Hearing will be held on Thursday December 2, 2021 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

If you fail to attend the scheduled Hearing, The Special Magistrate may base any findings and act solely on evidence presented by the Code Enforcement Officer, other witnesses or evidence presented. The entire Code of Ordinances of the City of Alachua (including Part II, Subpart B Land Development Regulations) is available online on the City of Alachua website under "Code of Ordinances". A printed copy is also available for your review at Alachua City Hall, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

The Special Magistrate will receive testimony and evidence at the Hearing, and, if the Special Magistrate finds that you have committed a violation, may issue an Order of Enforcement requiring immediate compliance with the provisions of the Code. If you fail to comply with the Order of Enforcement, the Special Magistrate may issue an Order of Fine requiring you to pay a fine up to \$250.00 per day for each day the violation continues past the date set by the Special Magistrate for compliance. However, if the Special Magistrate finds the violation to be irreparable in nature, he may impose a fine not to exceed \$5,000 per violation.

If you want to request subpoenas for witnesses and evidence to be presented at the Hearing, contact the Code Enforcement Officer at (386)418-6127.

Pursuant to Section 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public meeting or hearing of the Code Enforcement Special Magistrate, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to Section 162.11, Florida Statutes, either the City of Alachua or a Respondent may appeal a final administrative order of the Code Enforcement Special Magistrate to the Circuit Court in Alachua County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this hearing should call the City Clerk at (386)418-6100, extension 101, at least 48 hours prior to the public hearing.

**PLEASE GOVERN YOURSELVES ACCORDINGLY**

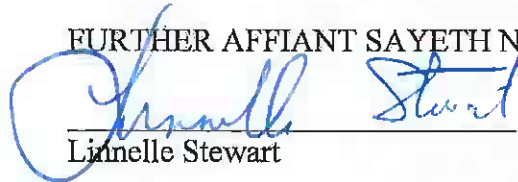
# AFFIDAVIT OF VIOLATION

STATE OF FLORIDA  
COUNTY OF ALACHUA

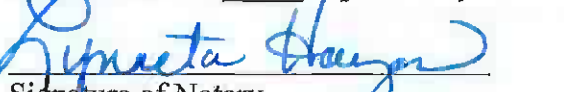
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

1. I am currently employed, and have served as Code Enforcement Officer for the City of Alachua since March 2006.
2. I am over the age of 21, sui juris and have personal knowledge of the information set forth in this Affidavit.
3. The legal description of the subject property (Property) is PILOT FOREST UNIT 2 PB R-44 LOT 36 OR 3488/239. The tax parcel ID listed in the Alachua County Property Appraiser records is 03980-010-036, and the 911 address is 15915 NW 120 Pl., Alachua, FL, 32615.
4. On September 28, 2021 I inspected the Property and took photos.
5. A Notice of Violation was mailed to the Property via certified mail on October 4, 2021 citing violation of City of Alachua Code of Ordinances Section 6.2.1(E)(2) with a compliance deadline set for November 4, 2021.
6. A re-inspection was performed on November 4, 2021 and the Property remained in violation.

FURTHER AFFIANT SAYETH NAUGHT.

  
Linnelle Stewart

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of November, 2021, by LINNELLE STEWART who executed the same and has  produced a Florida driver's license as identification or  is personally known to me.

  
Signature of Notary  
Print name: Lynnetta Haynes  
Notary Public, State of Florida  
My Commission expires: June 5, 2024



LYNNETTA HAYNES  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

**REQUEST FOR HEARING:**

Pursuant to Section 9.5.2 City of Alachua Land Development Regulations, the Respondent has been provided a reasonable period of time to correct the violations set forth in the foregoing Affidavit of Violation.

A Hearing before the Special Magistrate is hereby requested, to be held on December 2, 2021 at 10:00AM.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing and Affidavit of Violation has been furnished by certified mail return receipt requested to Leland Andrew Hill to 3939 NW 63<sup>rd</sup> St., Gainesville, FL, 32606 this 16 day of November, 2021.

  
\_\_\_\_\_  
Linnelle Stewart, Code Enforcement Officer







# City of ALACHUA

**THE GOOD LIFE COMMUNITY**

Special Magistrate Hearing  
Sign In Sheet  
December 2, 2021  
10:00 a.m.

<b>Name</b> <i>(Please Print)</i>	<b>Name</b> <i>(Please Print)</i>
<i>(Please Print)</i> Willetta Dixon	<i>(Please Print)</i>
<i>(Please Print)</i> Leland Hill	<i>(Please Print)</i>
<i>(Please Print)</i> Serene Syer	<i>(Please Print)</i>
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