



## Special Magistrate Hearing Agenda

September 23, 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:** September 23, 2021

**Meeting Location:**

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 # 21-0008- Richard Matter Trustee, Parcel # 03418-002-000, Affidavit of Compliance
- B. Case # 21-0011- Cribbs Heirs & Taylor, Parcel # 03438-000-000, Affidavit of Compliance
- C. Case # 20-0084- Fuesha Ramsey, Parcel # 03986-004-010, Affidavit of Compliance

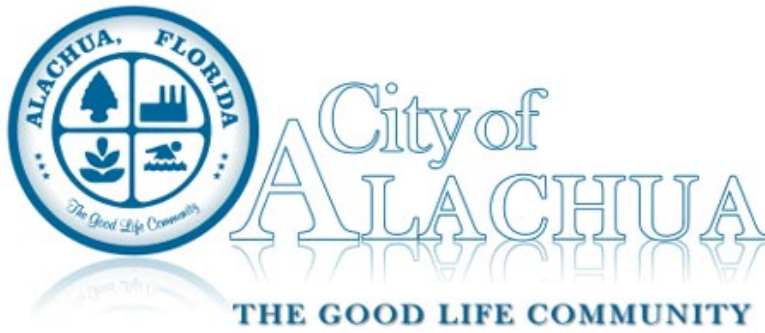
#### II. NEW BUSINESS: QUASI-JUDICIAL HEARING

- D. Approval of April 29, 2021 minutes
- E. Case # 21-0180- Russell Trading Company Inc., Parcel # 03615-001-000, Violation of two sections of the Code
- F. Case # 21-0085- Willette Dixon, Parcel # 03309-002-003, Violation of three sections of the Code
- G. Case # 21-0178- Emma Tolbert, Parcel # 03131-070-000, Violation of three sections of the Code
- H. Case # 21-0173- Willie J. Walls, Parcel # 03131-082-000, Violation of four sections of the Code

**ADJOURN**

<b>CONSENT AGENDA</b>
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**CONSENT AGENDA ITEMS**



## Board/Committee Agenda Item

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**MEETING DATE:** 9/23/2021

**SUBJECT:** Case # 21-0008- Richard Matter Trustee, Parcel # 03418-002-000, Affidavit of Compliance

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Accept Affidavit of Compliance

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### Summary

This case was heard by the Special Magistrate on April 29, 2021. Testimony was given by Code Enforcement Officer Linnelle Stewart. The Respondent was present via Zoom and participated in the hearing.

The Respondent was found in violation of Sections 302.1, 302.4, and 302.8. The Respondent was provided until May 31, 2021 to come in compliance with the code. An inspection was conducted May 31, 2021 and the Property was in compliance.

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#### **ATTACHMENTS:**

Description

- ▢ Affidavit of Compliance

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

CITY OF ALACHUA, FLORIDA,  
Petitioner,  
VS.

Case # E21-0008

RICHARD MATTER TRUSTEE,  
Respondents.

**AFFIDAVIT OF COMPLIANCE**

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 April 29, 2021 this case was heard by the Special Magistrate. The Respondent was present via Zoom and participated in the Hearing.
2. That the subject property (Property) is identified as tax parcel 03418-002-000, and the location address is 13801 NW 147 Ave., Alachua, Fl, 32615.
3. That the Respondent was found in violation of Sections 302.1, 302.4, and 302.8, and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondent at the address showing on the tax records.
4. That the Respondent was provided until May 31, 2021 to cure the violation of Sections 302.1 and 302.4.
5. That an inspection was conducted on May 31, 2021 and the Property was in compliance.
6. That the above facts are true and accurate to the best of my knowledge.

Dated this 15 day of September, 2021

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of September, 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

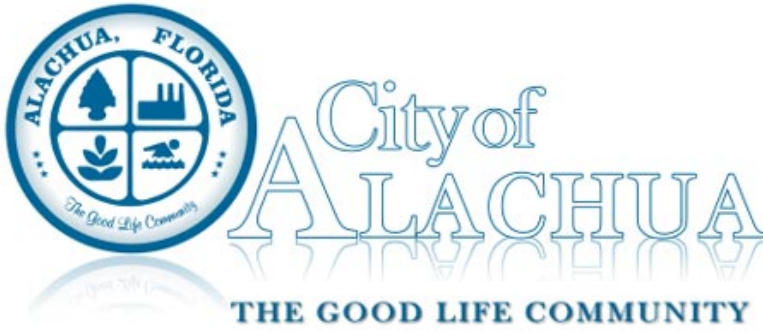


**LYNNETA HAYES**  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Richard Matter Trustee by certified mail return receipt requested on this 5 day of September, 2021.

Linnelle Stewart

Linnelle Stewart  
Code Enforcement Officer  
City of Alachua



## Board/Committee Agenda Item

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**MEETING DATE:** 9/23/2021

**SUBJECT:** Case # 21-0011- Cribbs Heirs & Taylor, Parcel # 03438-000-000, Affidavit of Compliance

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Accept Affidavit of Compliance

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### Summary

This case was heard by the Special Magistrate on April 29, 2021. Testimony was given by Code Enforcement Officer Linnelle Stewart. The Respondent representative was present and participated in the hearing.

The Respondent was found in violation of Sections 302.1 and 302.8. The Respondent was provided until May 13, 2021 to come in compliance with the code. An inspection was conducted May 20, 2021 and the Property was in compliance.

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#### **ATTACHMENTS:**

Description

- ☐ Affidavit of Compliance

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

CITY OF ALACHUA, FLORIDA,  
Petitioner,  
VS.

Case # E21-0011

CRIBBS HEIRS & TAYLOR,  
Respondents.

**AFFIDAVIT OF COMPLIANCE**

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 April 29, 2021 this case was heard by the Special Magistrate. The Respondent representative was present and participated in the Hearing.
2. That the subject property (Property) is identified as tax parcel 03438-000-000, and the location address is 14425 NW 138 Terrace, Alachua, Fl, 32615.
3. That the Respondent was found in violation of Sections 302.1, and 302.8, and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondent at the address showing on the tax records.
4. That the Respondent was provided until May 13, 2021 to cure the violation of Sections 302.1 and 302.8.
5. That an inspection was conducted on May 20, 2021 and the Property was in compliance.
6. That the above facts are true and accurate to the best of my knowledge.

Dated this 15 day of September, 2021

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ✓ physical presence or \_\_\_\_\_ online notarization, this 15 day of September, 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

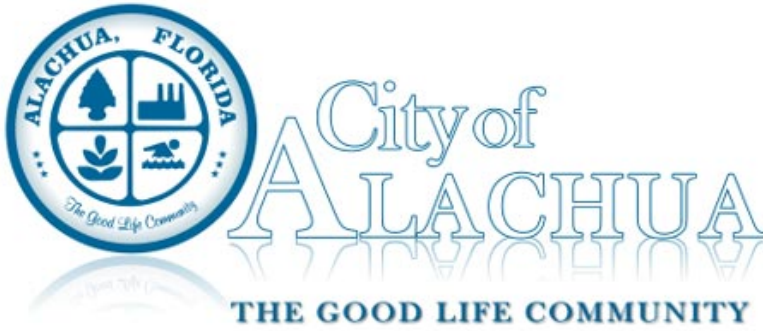


LYNNETA HAYES  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Cribbs Heirs & Taylor by certified mail return receipt requested on this 15 day of September, 2021.

Linnelle Stewart

Linnelle Stewart  
Code Enforcement Officer  
City of Alachua



## Board/Committee Agenda Item

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**MEETING DATE:** 9/23/2021

**SUBJECT:** Case # 20-0084- Fuesha Ramsey, Parcel # 03986-004-010, Affidavit of Compliance

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Accept Affidavit of Compliance

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### Summary

This case was heard by the Special Magistrate on April 29, 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 302.1 and 302.8. The Respondent was provided until May 3, 2021 to come in compliance with the code. The Respondent provided proof of compliance via email on April 29, 2021.

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#### **ATTACHMENTS:**

Description

- ☐ Affidavit of Compliance

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

CITY OF ALACHUA, FLORIDA,  
Petitioner,  
VS.

Case # E20-0084

FUESHA RAMSEY,  
Respondents.

**AFFIDAVIT OF COMPLIANCE**

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 a Notice of Violation was issued on November 18, 2020 with a compliance deadline of December 9, 2020.
2. That the subject property (Property) is identified as tax parcel 03986-004-010, and the location address is 12507 NW 194 Terrace, Alachua, Fl, 32615.
3. That a Hearing Before the Special Magistrate was scheduled on February 25, 2021, and this Notice was mailed to the Respondent at the address showing on the tax records.
4. That the Respondent was found in violation of Sections 302.1 and 302.8, and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondent.
5. That an Affidavit of Non-Compliance and Notice of Hearing Regarding the Imposition of Fines and Liens was filed on March 24, 2021 and mailed to the Respondent.
6. That a Hearing before the Special Magistrate was scheduled on April 29, 2021, and the Respondent was present and participated in the Hearing.
7. That the Respondent was provided until May 3, 2021 to comply with the Code.
8. That on April 29, 2021 the Respondent provided proof of compliance via email.
9. That the above facts are true and accurate to the best of my knowledge.

Dated this 15 day of September, 2021

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of September, 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

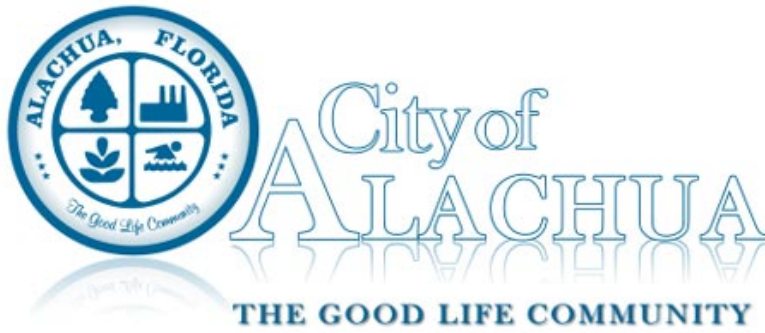


LYNNETTA HAYES  
Commission # GG 955640  
Expires June 5, 2024  
Bonded Thru Budget Notary Services

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Fuesha Ramsey by certified mail return receipt requested on this 15 day of September, 2021.

*Linnelle Stewart*

Linnelle Stewart  
Code Enforcement Officer  
City of Alachua



## Board/Committee Agenda Item

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**MEETING DATE:** 9/23/2021

**SUBJECT:** Approval of April 29, 2021 minutes

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

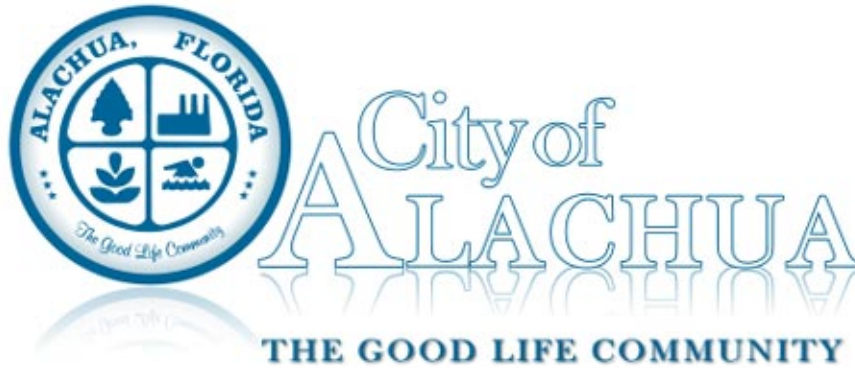
Approve minutes from April 29, 2021 Special Magistrate Hearing

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**ATTACHMENTS:**

Description

- Special Magistrate minutes 4/29/21



**Special Magistrate Hearing  
Minutes  
April 29, 2021**

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Special Magistrate Michael Durham, Esq.

City Manager Adam Boukari

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

**Meeting Date:** April 29, 2021

**Meeting Location:** James A. Lewis Commission, City Hall

CITIZENS ATTENDING: Carolyn Lee, Fuesha Ramsey, Ronnie Solomon, Robert C. Matter. STAFF  
ATTENDING: Kathy Winburn, Benda Phillips, Linnelle Stewart, LeAnne Williams, David Floyd.

**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 asked for changes to the agenda.

Code Enforcement Officer Linnelle Stewart stated Item B. Case# 20-0074 and Item H. Case# 21-0009 are

now compliant.

## **APPROVAL OF MINUTES**

### **I. OLD BUSINESS**

- A. Case # 20-0088- Marian Baker, Parcel # 03986-004-016, Affidavit of Compliance

Code Enforcement Officer Stewart stated the property is now compliant and no fines were assessed.

Special Magistrate Durham dismissed the case.

- B. Case # 20-0074- Aaron Messmer Trustee, Parcel # 03774-000-000, Affidavit of Non-Compliance

Code Enforcement Officer Stewart stated the property is now compliant and no fines were assessed.

Special Magistrate Durham dismissed the case.

- C. Case # 20-0084- Fuesha Ramsey, Parcel # 03986-004-010, Affidavit of Non-Compliance

Code Enforcement Officer Stewart stated the property remained non-compliant.

Discussion ensued concerning the state of the property and when Ms. Ramsey would be available for an inspection of her property.

Special Magistrate Durham stated fines would be assessed at \$100 per day beginning March 11, 2021 and continuing until the property could be inspected. He then continued the case to the end of the hearing as the next case was due via Zoom. He asked Ms. Ramsey to consider when an inspection could take place as she waited for her case to come before him again.

- D. Case # 20-0078- Porter Jr. & Reatha Peterson, Parcel # 03934-001-013, Affidavit of Non-Compliance

Code Enforcement Officer Stewart presented her case and stated the property remained non-compliant.

Special Magistrate Durham asked if a re-inspection had taken place.

Code Enforcement Officer Stewart affirmed that she had re-inspected the property.

Special Magistrate Durham asked if a fine should be assessed.

Code Enforcement Officer Stewart stated, according to the Order, a fine of \$100 per day should be assessed.

Special Magistrate Durham found a violation of the Code based upon the evidence submitted and assessed a fine of \$100.00 per day beginning March 11, 2021.

### **II. NEW BUSINESS**

- E. Approval of February 25, 2021 minutes

**Minutes approved by unanimous consent.**

- F. Case # 21-0008- Richard Matter Trustee, Parcel # 03418-002-000, Violation of three sections of the Code

Code Enforcement Officer Stewart presented her case.

Robert Matter stated he needed 30 days to complete compliance.

Special Magistrate Durham asked if the City had a recommendation

Code Enforcement Officer Stewart stated 30 days could be granted as long as progress was made.

Discussed ensued regarding the specifics to bring the property into compliance.

Special Magistrate Durham set a compliance date of May 31, 2021, and stated that a fine of \$50 per day may be assessed for overgrowth and \$50 per day for junk and debris upon inspection of the property.

- G. Case # 21-0007- Janie Solomon Heirs, Parcel # 03550-000-000, Violation of one section of the Code

Code Enforcement Officer Stewart stated the property is now compliant and no fines were assessed.

Special Magistrate Durham dismissed the case.

- H. Case # 21-0009- Melba Quintero, Parcel # 03416-000-000, Violation of one section of the Code

Code Enforcement Officer Stewart stated the property is now compliant and no fines were assessed.

Special Magistrate Durham dismissed the case.

- I. Case # 21-0011- Cribbs Heirs & Taylor, Parcel # 03438-000-000, Violation of two sections of the Code

Code Enforcement Officer Stewart presented her case She stated photos had been emailed today, and much of the debris was cleaned up.

Special Magistrate Durham asked if the City wanted to move forward with a finding of violation.

Code Enforcement Officer Stewart affirmed this, as the property needs to come into full compliance.

Discussion ensued regarding compliance.

Special Magistrate Durham made a finding of violation with no fines being assessed at this time.

Carolyn Lee asked for 2 weeks to complete compliance.

Special Magistrate Durham asked if the City was willing to give Ms. Lee two more weeks.

Code Enforcement Officer Stewart agreed and stated this was a compliance date of May 13,

2021.

Special Magistrate Durham made a finding of violation of Code 302.8 and 302.1, to come into compliance by May 13, 2021, noon, or a fine of \$50.00 per day for the vehicles and a fine of \$50 per day for the junk and debris will be assessed.

**C. Case # 20-0084- Fuesha Ramsey, Parcel # 03986-004-010, Affidavit of Non-Compliance**

Ms. Ramsey stated she would leave her gate open on the day Code Enforcement Officer Stewart would be by for inspection.

Code Enforcement Officer Stewart stated she could inspect the property on May 10, 2021.

Special Magistrate Durham asked Ms. Ramsey if this date was a good day for her.

Ms. Ramsey stated it was.

Special Magistrate Durham stated the inspection date would be set for May 10, 2021, to determine if a black Jeep was on the property, a red Bronco, in operable condition, with current registration & registration to be provided to the City by May 3, 2021, as well as a video demonstrating the operability of the vehicle, a video of the green Trail Blazer in operable condition and the registration to be submitted by May 3, 2021, and should the Trail Blazer be on site, someone must be there to demonstrate that it is operable, and finally, the registration to the travel trailer will be submitted by May 3, 2021.

Special Magistrate Durham found the property in violation and assessed a fine of \$25.00 per day beginning March 16, 2021.

Special Magistrate Durham told Ms. Ramsey that she could submit all of the evidence today and the fines could end today.

Ms. Ramsey continued to disagree.

**ADJOURN**

Special Magistrate Durham adjourned the meeting.

ATTEST:

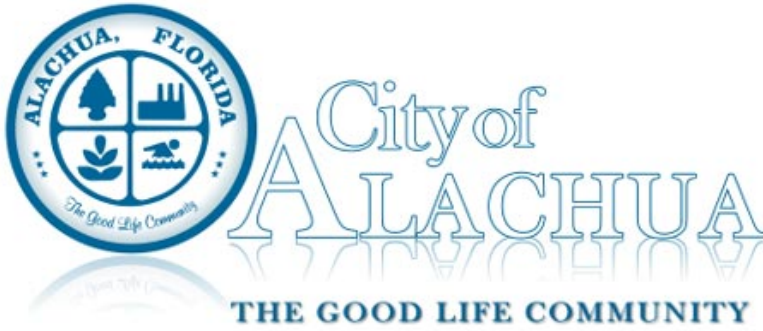
SPECIAL MAGISTRATE HEARING OF THE  
CITY OF ALACHUA, FLORIDA

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Special Magistrate

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Code Enforcement Officer



## Board/Committee Agenda Item

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**MEETING DATE:** 9/23/2021

**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 September 23, 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 September 9, 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 September 23, 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 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 SEPTEMBER 23, 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 September 23, 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*  
Linnelle Stewart

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of September, 2021, by LINNELLE STEWART who executed the same and has  produced a Florida driver's license as identification or  is personally known to me.

*Kenyata Curtis*  
Signature of Notary  
Print name: Kenyata Curtis  
Notary Public, State of Florida  
My Commission Expires: 9/18/2021



**KENYATA CURTIS**  
Commission # GG 14999  
Expires September 18, 2021  
Bonded Thru Budget Notary Services

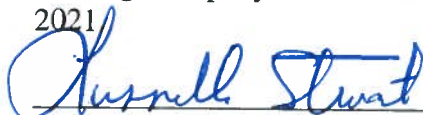
**REQUEST FOR HEARING FOR IRREPARABLE/IRREVERSIBLE VIOLATION**

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 September 23, 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 9 day of September 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

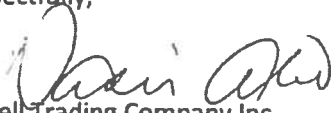
I am requesting a Pre-Application Conference regarding our plans for Tax Parcel #'s 03607-001-000 and TP# 03614-000-000 together with TP# 03615-000-000 part #2 shown on the attached survey.

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

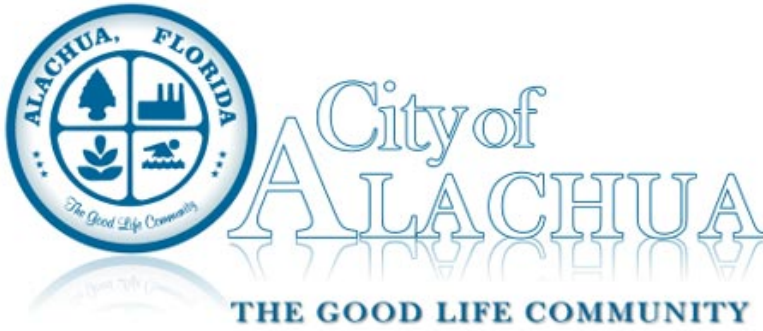
APP



148<sup>th</sup> place



140<sup>th</sup>



## Board/Committee Agenda Item

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**MEETING DATE:** 9/23/2021

**SUBJECT:** Case # 21-0085- Willette Dixon, Parcel # 03309-002-003, Violation of three sections of the Code

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Conduct Special Magistrate Hearing scheduled for 10 AM September 23, 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 WELLS ADDN PB C-79 LOTS 3 4 & 7 BK 6 LESS THE E 25 FT) DEED APPEARS IN ERROR PER OR 4077/0387. The tax parcel ID listed in the Alachua County Property Appraiser records is 03309-002-003, and the 911 address is 13511 NW 151 Pl, Alachua, FL, 32615.

A Notice of Violation was mailed to the Property via certified mail on July 29, 2021, with a compliance deadline of August 12, 2021. A Request for Hearing and Affidavit of Violations was filed on September 9, 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 violations was set for September 23, 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 Willette Dixon at P.O Box 2435, 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 also available for review at City Hall. Specifically, the Respondent continues to be in violation of the following Code sections:

- a. Prohibited work without appropriate permit
  - b. Failure to comply with permit conditions
  - c. Prohibited use of a travel trailer as a residence
- 

**ATTACHMENTS:**

Description

- Notice of Violation
- Stop work order
- Photos
- Request for Hearing



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: E21-0085  
VIOLATOR: Willette Dixon  
MAILING ADDRESS: P.O. Box 2435, Alachua, FL 32616  
LOCATION ADDRESS: 13511 NW 151 Pl., Alachua, FL 32615  
PARCEL TAX ID NUMBER: 03309-002-003

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

**VIOLATION(S): WINDOWS INSTALLED WITHOUT BUILDING PERMIT. WORK CONTINUING WITHOUT A CURRENT ACTIVE PERMIT. RECREATIONAL VEHICLE BEING USED AS A RESIDENCE.**

**IN VIOLATION OF:** City of Alachua Code of Ordinances Subpart B, Land Development Regulations Section 9.3.2(A) Develop land or a structure without first obtaining the appropriate development permit. Section 9.3.2(C) Develop land or a structure without complying with the terms or conditions of the development permit required to engage in development. Section 4.4.3(A)(1) The use of a travel trailer, recreational vehicle or tent as a residence, permanent or temporary, is prohibited, with the exception of a trailer approved as a temporary use for security pursuant to Section 4.5.

**COMPLIANCE DEADLINE: 08/12/2021**

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 08/12/2021 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 07/29/2021

# LEGAL NOTICE



WHEREAS, VIOLATIONS OF THE FLORIDA BUILDING CODE AND/OR CITY OF ALACHUA CODE OF ORDINANCES HAVE BEEN FOUND ON THESE PREMISES, **IT IS HEREBY ORDERED** THAT ALL PERSONS CEASE, DESIST FROM, AND

## STOP WORK

AT ONCE PERTAINING TO CONSTRUCTION, ALTERATIONS OR REPAIRS ON THESE PREMISES KNOWN AS:


13511 NW 151<sup>st</sup> Pl Alachua, FL

(Location)

All persons acting contrary to this order or removing or mutilating this notice are liable to arrest unless such action is authorized by the

### City of Alachua Building Department

Signed this 28 day of July, 2021.

  
\_\_\_\_\_  
Building Official, City of Alachua  
PO Box 9  
Alachua, FL 32615  
Phone: (386)418-4070  
Fax: (386)418-4075

Contact the Building Department at the above phone number if you have any questions.  
Triple permit fees may apply.







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

City of Alachua,  
Petitioner

vs.

Case No. E21-0085

Willette Dixon,  
Respondent

---

**HEARING SET FOR THURSDAY SEPTEMBER 23, 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 September 23, 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

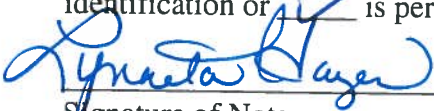
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

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 WELLS ADDN PB C-79 LOTS 3 4 & 7 BK 6 LESS THE E 25 FT) DEED APPEARS IN ERROR PER OR 4077/0387. The tax parcel ID listed in the Alachua County Property Appraiser records is 03309-002-003, and the 911 address is 13511 NW 151 Pl., Alachua, FL, 32615.
4. On July 28, 2021 Building Official Keith Bennett issued a Stop Work Order for the Property for continuing work under an expired permit, and new windows installed without appropriate permit. I inspected the Property and took photos.
5. A Notice of Violation was mailed to the Property via certified mail citing violation of Land Development Regulations Section 9.3.2(A), 9.3.2(C), and 4.4.3(A)(1) with a compliance deadline set for August 12, 2021.
6. A re-inspection was performed on August 12, 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 7 day of September, 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: 6/25/2024



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

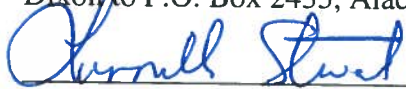
**REQUEST FOR HEARING:**

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.

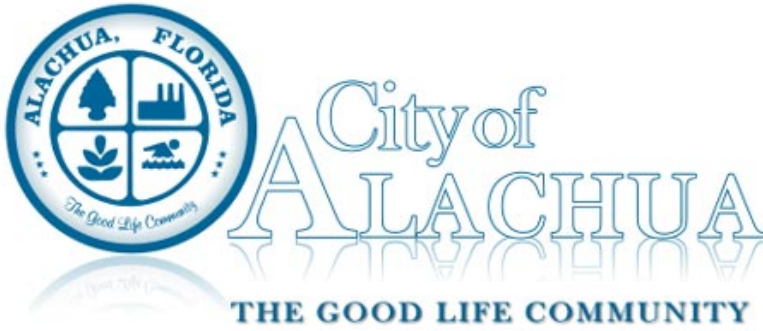
A Hearing before the Special Magistrate is hereby requested, to be held on September 23, 2021 at 10:00AM.

**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 Willette Dixon to P.O. Box 2435, Alachua, Fl, 32616 this 9 day of September, 2021.



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



## Board/Committee Agenda Item

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**MEETING DATE:** 9/23/2021

**SUBJECT:** Case # 21-0178- Emma Tolbert, Parcel # 03131-070-000, Violation of three sections of the Code

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Conduct Special Magistrate Hearing scheduled for 10 AM September 23, 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 LINCOLN GARDENS PB E-40 LOT 70. The tax parcel ID listed in the Alachua County Property Appraiser records is 03131-070-000, and the 911 address is 13811 NW 158 Pl., Alachua, FL, 32615.

A Notice of Violation was mailed to the Property via certified mail on August 25, 2021, with a compliance deadline of September 8, 2021. A Request for Hearing and Affidavit of Violations was filed on September 9, 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 violations was set for September 23, 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 Emma Tolbert at 5889 Saint Cecilia Rd., Jacksonville, FL, 32207.

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 also available for review at City Hall. Specifically, the Respondent continues to be in violation of the following Code sections:

- a. Structure is attractive nuisance
  - b. Prohibited boarding up of building exceeding one year
  - c. Prohibited overgrown lot
- 

**ATTACHMENTS:**

Description

- Notice of Violation
- Photos
- Request for Hearing



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: E21-0178  
VIOLATOR: Emma Tolbert  
MAILING ADDRESS: 5889 Saint Cecilia Rd., Jacksonville, FL 32207  
LOCATION ADDRESS: 13811 NW 158<sup>th</sup> Pl., Alachua, FL 32615  
PARCEL TAX ID NUMBER: 03131-070-000

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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): VACANT HOME IS ATTRACTIVE NUISANCE/ LOT NOT BEING MOWED AND MAINTAINED**

**IN VIOLATION OF:** City of Alachua Code of Ordinances Section 8-30, International Property Maintenance Code **Section 108.1(7)**, The building or structure is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

**Section 110.1**, The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgement after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary, or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. **Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.**

**Section 302.4**, All premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches in height. All 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.

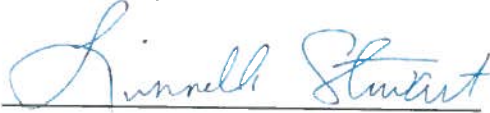
**COMPLIANCE DEADLINE: September 8, 2021**

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 September 8, 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 08/25/2021





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

City of Alachua,  
Petitioner

vs.

Case No. E21-0178

Emma Tolbert,  
Respondent

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**HEARING SET FOR THURSDAY SEPTEMBER 23, 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 September 23, 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

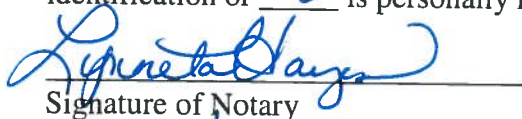
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

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 LINCOLN GARDENS PB E-40 LOT 70. The tax parcel ID listed in the Alachua County Property Appraiser records is 03131-070-000, and the 911 address is 13811 NW 158 Pl., Alachua, Fl, 32615.
4. On August 25, 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 Section 8-30 International Property Maintenance Code Section 108.1(7), Section 110.1, and Section 302.4 with a compliance deadline set for September 8, 2021.
6. A re-inspection was performed on September 8, 2021 and the Property was in partial compliance by mowing a portion of the lot, but 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 9 day of September, 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: 6/5/2024



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

**REQUEST FOR HEARING:**

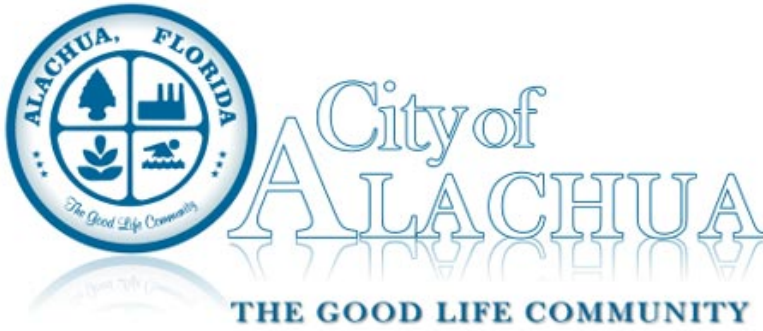
Pursuant to Section 9.5.2 City of Alachua Land Development Regulations, the Respondent has been provided a reasonable period of time to correct the violations set forth in the foregoing Affidavit of Violation.

A Hearing before the Special Magistrate is hereby requested, to be held on September 23, 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 Emma Tolbert to 5889 Saint Cecilia Road, Jacksonville, FL, 32207 this 7 day of September, 2021.

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



## Board/Committee Agenda Item

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**MEETING DATE:** 9/23/2021

**SUBJECT:** Case # 21-0173- Willie J. Walls, Parcel # 03131-082-000, Violation of four sections of the Code

**PREPARED BY:** Linnelle Stewart

**RECOMMENDED ACTION:**

Conduct Special Magistrate Hearing scheduled for 10 AM September 23, 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 LINCOLN GARDENS PB E-40 LOT 82 OR 1652/ 2015. The tax parcel ID listed in the Alachua County Property Appraiser records is 03131-082-000, and the 911 address is 13601 NW 158 Pl., Alachua, FL, 32615.

A Notice of Violation was mailed to the Property via certified mail on August 24, 2021, with a compliance deadline of September 7, 2021. A Request for Hearing and Affidavit of Violations was filed on September 9, 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 violations was set for September 23, 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 Willie J. Walls at 281 E. 143rd St. Apt 11A, Bronx, NY, 10451.

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 also available for review at City Hall. Specifically, the Respondent continues to be in violation of the following Code sections:

- a. Prohibited unsafe structure
  - b. Prohibited inoperable vehicle
  - c. Prohibited overgrown lot
- 

**ATTACHMENTS:**

Description

- Notice of Violation
- Photos
- Request for Hearing



*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: E21-0173  
VIOLATOR: Willie J. Walls  
MAILING ADDRESS: 281 E 143<sup>rd</sup> St Apt 11A, Bronx, NY, 10451  
LOCATION ADDRESS: 13601 NW 158<sup>th</sup> Pl., Alachua, FL, 32615  
PARCEL TAX ID NUMBER: 03131-082-000

---

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

### **VIOLATION(S): UNSAFE STRUCTURE/INOPERABLE VEHICLE/LOT NOT BEING MOWED AND MAINTAINED**

**IN VIOLATION OF:** City of Alachua Code of Ordinances Section 8-30, International Property Maintenance Code Section 108.1.5(5) The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

108.1.5(7) The building or structure is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or unlawful act.

Section 302.8, Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall 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 approved spray booth.

Section 302.4, All premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches in height. All 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.

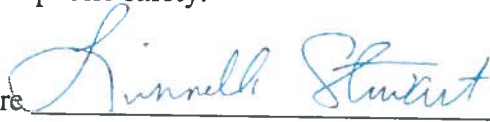
**COMPLIANCE DEADLINE: September 7, 2021**

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 September 7, 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 08/24/2021







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

City of Alachua,  
Petitioner

vs.

Case No. E21-0173

Willie J. Walls,  
Respondent

---

**HEARING SET FOR THURSDAY SEPTEMBER 23, 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 September 23, 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

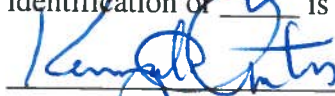
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

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 LINCOLN GARDENS PB E-40 LOT 82 OR 1652/ 2015. The tax parcel ID listed in the Alachua County Property Appraiser records is 03131-082-000, and the 911 address is 13601 NW 158<sup>th</sup> Pl., Alachua, Fl, 32615.
4. On August 24, 2021 I witnessed the unsafe structure, inoperable vehicle and overgrown lot. I inspected the Property and took photos.
5. A Notice of Violation was mailed to the Property via certified mail citing violation of International Property Maintenance Code Sections 108.1.5(5), 108.1.5(7), 302.8, and 302.4 with a compliance deadline set for September 7, 2021.
6. A re-inspection was performed on September 7, 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 1 day of September, 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: Kenyata Curtis  
Notary Public, State of Florida  
My Commission expires: 9/18/21



**KENYATA CURTIS**  
Commission # GG 143994  
Expires September 18, 2021  
Bonded Thru Budget Notary Services

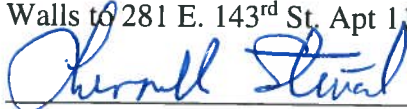
**REQUEST FOR HEARING:**

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 September 23, 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 Willie J. Walls to 281 E. 143<sup>rd</sup> St. Apt 11A, Bronx, NY, 10451 this 9 day of September, 2021.



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



# A City of ALACHUA

**THE GOOD LIFE COMMUNITY**

Special Magistrate Hearing  
Sign In Sheet  
September 23, 2021  
10:00 a.m.

<b>Name</b> <i>(Please Print)</i>	<b>Name</b> <i>(Please Print)</i>
<i>(Please Print)</i> D. Wessand	<i>(Please Print)</i>
<i>(Please Print)</i> Willetta Dixon	<i>(Please Print)</i>
<i>(Please Print)</i>	<i>(Please Print)</i>
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