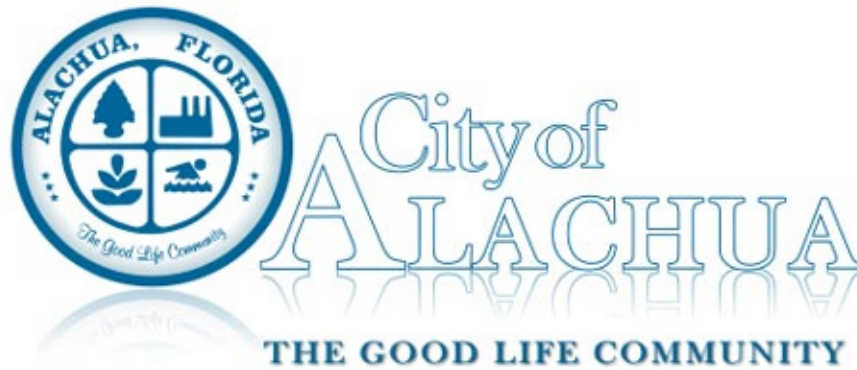




Special Magistrate Hearing Agenda

October 12, 2023

Special Magistrate Michael Durham, Esq.

City Manager Mike DaRoza

Special Magistrate Hearing At 10:00 AM

Meeting Date: October 12, 2023

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

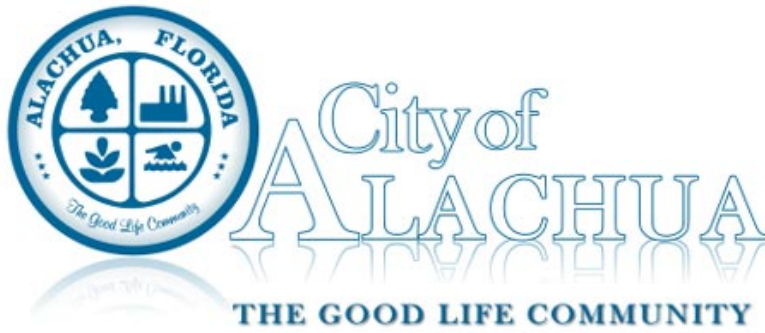
- A. Case # 22-0205- Alexander & Lemieux, Parcel # 03418-000-000, Affidavit of Compliance
- B. Case # 22-0203- Ivan & Galina Kolomyiko, Parcel # 03129-001-000, Affidavit of Non-Compliance
- C. Case # 22-0167- Polk & Polk, Parcel # 03735-000-000, Affidavit of Compliance

- D. Case # 22-0104- Virginia Daugherty, Parcel # 05928-009-001, Affidavit of Compliance
- E. Case # 22-0101- Florida Brown Heirs, Parcel # 03315-000-000, Affidavit of Compliance

II. NEW BUSINESS: QUASI-JUDICIAL HEARING

- F. Approval of January 26, 2023 minutes
- G. Case # 23-0129- Argueta & Giraldo, Parcel # 03442-002-001, Violation of two sections of the Code
- H. Case # 23-0082- Michael & Caroline Douglas, Parcel # 03968-030-000, Violation of one section of the Code
- I. Case # 23-0084- Marcelo Valerio Mota, Parcel # 03737-000-000, Violation of four sections of the Code
- J. Case # 22-0084- Willie James Washington Heirs, Parcel # 03240-007-000, Violation of two sections of the Code
- K. Case # 23-0116- Moore & Tweed, Parcel # 03195-005-022, Violation of one section of the Code
- L. Case # 23-0053- Ariel Shaur, Parcel # 03095-002-000, Violation of one section of the Code

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 22-0205- Alexander & Lemieux, Parcel # 03418-000-000, Affidavit of Compliance

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:
Accept Affidavit of Compliance

Summary

This case was heard by the Special Magistrate on January 26, 2023. Testimony was given by Code Enforcement Officer Linnelle Stewart. The Respondents were present and participated in the Hearing.

The Respondent was found in violation of Section 9.3.2(A). The Respondent was given until March 30, 2023 to come in full compliance with the code. An inspection was conducted on April 11, 2023 and the Property was in compliance.

ATTACHMENTS:

Description

☐ Affidavit of Compliance

CITY OF ALACHUA
Office of Code Enforcement

CITY OF ALACHUA, FLORIDA,
Petitioner,
VS.

Case # E22-0205

ALEXANDER & LEMIEUX,
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 the subject property (Property) is identified as tax parcel 03418-000-000, and the location address is 13813 NW 147 Ave., Alachua, Fl, 32615.
2. That a Hearing before the Special Magistrate was held on January 26, 2023. The Respondents were present and participated in the Hearing.
3. That the Respondents were found in violation of Section 9.3.2(A), and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondents.
4. That the Respondents were provided until March 30, 2023 to come in full compliance with the code.
5. That an inspection was conducted on April 11, 2023 and the Property was in compliance with the code and the Special Magistrate Order.
6. That the above facts are true and accurate to the best of my knowledge.



AFFIANT

Dated this 24 day of May, 2023

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 24 day of May, 2023 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

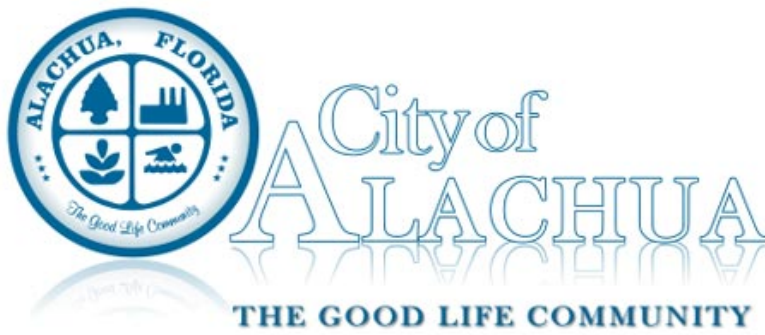


LYNNETA HAYES
Commission # GG 955640
Expires June 5, 2024
Bonded Thru Budget Notary Services

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Alexander & Lemieux by certified mail return receipt requested on this 24 day of May, 2023.

Linnelle Stewart

Linnelle Stewart
Code Enforcement Officer
City of Alachua



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 22-0203- Ivan & Galina Kolomyiko, Parcel # 03129-001-000, Affidavit of Non-Compliance

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

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

Summary

This case was heard by the Special Magistrate on January 26, 2023. Testimony was given by Code Enforcement Officer Linnelle Stewart. The Respondent was not present at the hearing.

The Respondent was found in violation of Section 9.3.2(D). The Respondent was given until March 30, 2023 to come in full compliance with the code. An inspection was conducted on April 3, 2023 and the property remained in violation.

ATTACHMENTS:

Description

- ▢ Affidavit of Non-Compliance

CITY OF ALACHUA
Office of Code Enforcement

CITY OF ALACHUA, FLORIDA,
Petitioner,
VS.

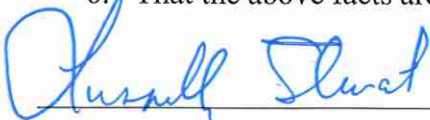
Case # E22-0203

IVAN & GALINA KOLOMYIKO,
Respondents.

AFFIDAVIT OF NON-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 the subject property (Property) is identified as tax parcel 03129-001-000, and the location address is 13625 W State Rd. 235, Alachua, Fl, 32615.
2. That a Hearing before the Special Magistrate was held on January 26, 2023. Respondents were not present at the Hearing.
3. That the Respondents were found in violation of Section 9.3.2(D), and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondent.
4. That the Respondents were provided until March 30, 2023 to come in full compliance with the code.
5. That an inspection was conducted on April 3, 2023 and the Property remained in violation.
6. That the above facts are true and accurate to the best of my knowledge.



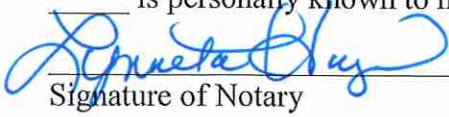
AFFIANT

Dated this 24 day of May, 2023

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 24 day of May, 2023 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

NOTICE

ON THURSDAY, JUNE 8, 2023 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 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.

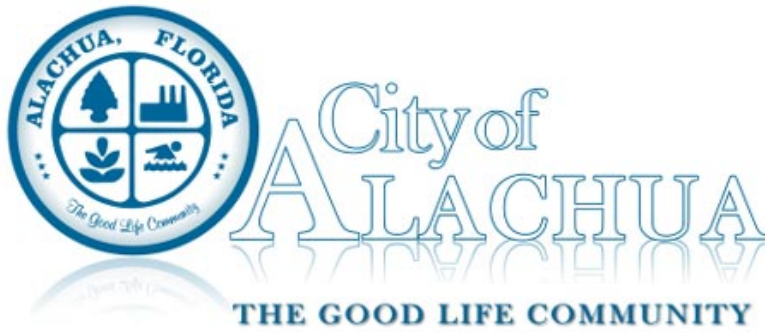
IF YOU CANNOT ATTEND THE HEARING, BUT DESIRE TO BE HEARD ON THIS MATTER YOU MUST CONTACT LINNELLE STEWART DIRECTLY AT 386-418-6127 OR EMAIL AT LSTEWART@CITYOFALACHUA.COM OR U.S. MAIL A REQUEST TO P.O. BOX 9, ALACHUA, FLORIDA, 32616.

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Ivan & Galina Kolomyiko by certified mail return receipt requested on this 24 day of May, 2023.



Linnelle Stewart

Linnelle Stewart
Code Enforcement Officer
City of Alachua



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 22-0167- Polk & Polk, Parcel # 03735-000-000, Affidavit of Compliance

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:
Accept Affidavit of Compliance

Summary

This case was heard by the Special Magistrate on October 27, 2022. 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 302.8, 302.4, 302.1, and 4.4-1. The Respondent was given until November 28, 2022 to come in full compliance with the code. An inspection was conducted on May 16, 2023 and the Property was in compliance.

ATTACHMENTS:

Description

- ▢ Affidavit of Compliance

CITY OF ALACHUA
Office of Code Enforcement

CITY OF ALACHUA, FLORIDA,
Petitioner,
VS.

Case # E22-0167

POLK & POLK,
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 the subject property (Property) is identified as tax parcel 03735-000-000, and the location address is 14311 Main St., Alachua, Fl, 32615.
2. That a Hearing before the Special Magistrate was held on October 27, 2022, and the Respondent was not present at the Hearing.
3. That the Respondent was found in violation of Sections 302.8, 302.4, 302.1, and Land Development Regulations Section 4.4-1, and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondent.
4. That the Respondent was provided until November 28, 2022 to come in full compliance with the code.
5. That an inspection was conducted on November 28, 2022 and the Property remained in violation.
6. That an Affidavit of Non-Compliance was filed at the Special Magistrate Hearing on January 26, 2023.
7. That a re-inspection was conducted on May 16, 2023 and the Property was in compliance with the code and the Special Magistrate Order.
8. That the above facts are true and accurate to the best of my knowledge.

Linnelle Stewart

AFFIANT

Dated this 17 day of May, 2023

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization, this 17 day of May, 2023 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

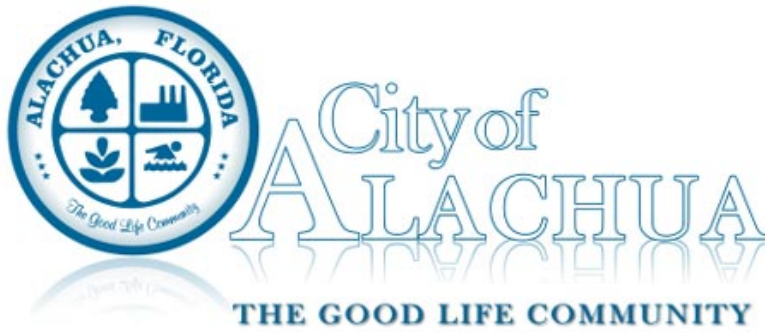


LYNNETTA HAYES
Commission # GG 955640
Expires June 5, 2024
Bonded Thru Budget Notary Services

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Polk & Polk by certified mail return receipt requested on this 17 day of May, 2023.

Linnelle Stewart

Linnelle Stewart
Code Enforcement Officer
City of Alachua



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 22-0104- Virginia Daugherty, Parcel # 05928-009-001, Affidavit of Compliance

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:
Accept Affidavit of Compliance

Summary

This case was heard by the Special Magistrate on January 26, 2023. 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 111.1.5(5), 111.5(7), and 113.1. The Respondent was given until March 30, 2023 to come in full compliance with the code. An inspection was conducted on March 7, 2023 and the Property was in compliance.

ATTACHMENTS:

Description

▣ Affidavit of Compliance

CITY OF ALACHUA
Office of Code Enforcement

CITY OF ALACHUA, FLORIDA,
Petitioner,
VS.

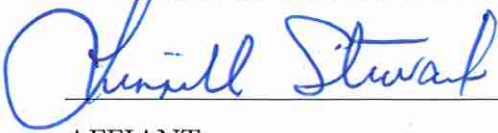
Case # E22-0104

VIRGINIA DAUGHERTY,
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 the subject property (Property) is identified as tax parcel 05928-009-001, and the location address is 10415 NW 53rd Terrace, Alachua, Fl, 32615.
2. That a Hearing before the Special Magistrate was held on January 26, 2023, and the Respondent Virginia Daugherty was present and participated in the Hearing.
3. That the Respondent was found in violation of Sections 111.1.5(5), 111.5(7), and 113.1 and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondent.
4. That the Respondent was provided until March 30, 2023 to come in full compliance with the code.
5. That an inspection was conducted on March 7, 2023 and the Property was in full compliance with the code.
6. That the above facts are true and accurate to the best of my knowledge.



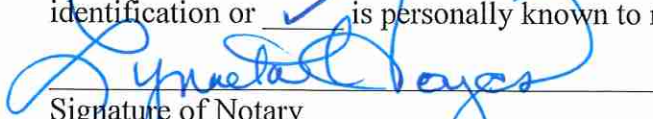
AFFIANT

Dated this 22 day of March, 2023

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of March, 2023 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



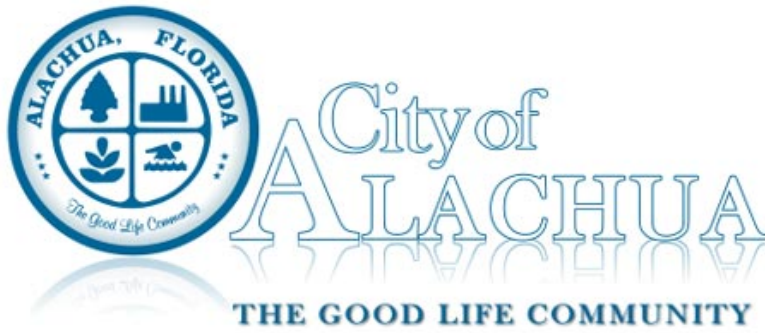
LYNNETTA HAYES
Commission # GG 955640
Expires June 5, 2024
Bonded Thru Budget Notary Services

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Virginia Daugherty by certified mail return receipt requested on this 22 day of March, 2023.



Linnelle Stewart

Linnelle Stewart
Code Enforcement Officer
City of Alachua



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 22-0101- Florida Brown Heirs, Parcel # 03315-000-000, Affidavit of Compliance

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:
Accept Affidavit of Compliance

Summary

This case was heard by the Special Magistrate on October 27, 2022. Testimony was given by Code Enforcement Officer Linnelle Stewart. Respondent representatives were present and participated in the Hearing.

The Respondent was found in violation of Sections 111.1.5(5), 111.1.5(7), and 113.1. The Respondent was given until December 27, 2022 to come in full compliance with the code. An inspection was conducted on May 15, 2023 and the Property was in compliance.

ATTACHMENTS:

Description

☐ Affidavit of Compliance

CITY OF ALACHUA
Office of Code Enforcement

CITY OF ALACHUA, FLORIDA,
Petitioner,
VS.

Case # E22-0101

FLORIDA BROWN HEIRS,
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 the subject property (Property) is identified as tax parcel 03315-000-000, and the location address is 15031 NW 135 Terrace, Alachua, FL, 32615.
2. That a Hearing before the Special Magistrate was held on October 27, 2022. Respondent Representatives Timothy Towns and Velda Derricotte were present and participated in the Hearing.
3. That the Respondent was found in violation of Sections 111.1.5(5), 111.1.5(7), and 113.1, and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondent.
4. That the Respondent was provided until December 27, 2022 to come in full compliance with the code.
5. That an inspection was conducted on January 3, 2023 and the Property remained in violation.
6. That an Affidavit of Non-Compliance was filed at the Special Magistrate Hearing on January 26, 2023.
7. That an Order Continuing Hearing Regarding Finding Code Violations and Setting Time For Compliance was entered on January 26, 2023.
8. That a re-inspection was conducted on May 15, 2023 and the Property was in compliance with the code and the Special Magistrate Order.

9. That the above facts are true and accurate to the best of my knowledge.

Linnelle Stewart

AFFIANT

Dated this 22 day of May, 2023

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 22 day of May, 2023 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

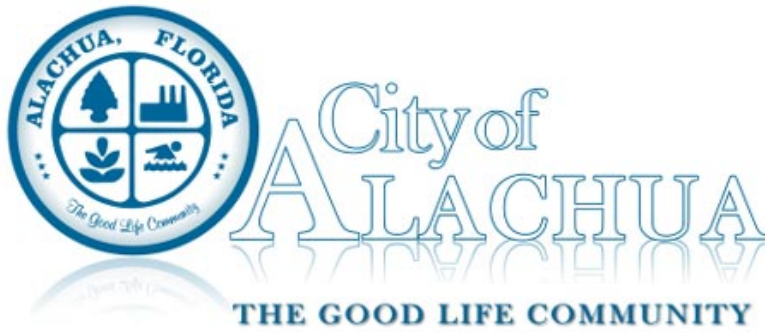


LYNNETTA HAYES
Commission # GG 955640
Expires June 5, 2024
Bonded thru Budget Notary Services

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Polk & Polk by certified mail return receipt requested on this 22 day of May, 2023.

Linnelle Stewart

Linnelle Stewart
Code Enforcement Officer
City of Alachua



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Approval of January 26, 2023 minutes

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

Approve the minutes from January 26, 2023 Special Magistrate Hearing

Summary

Approval of January 26, 2023 minutes.

ATTACHMENTS:

Description

☐ January 26, 2023 minutes



City of ALACHUA

THE GOOD LIFE COMMUNITY

Special Magistrate Hearing Minutes January 26, 2023

Special Magistrate Michael Durham, Esq.

City Manager Mike DaRoza

The City Commission will conduct a
Special Magistrate Hearing
At 1:00 PM
to address the item(s) below.

Meeting Date: January 26, 2023

Meeting Location: James A. Lewis Commission Chambers

Special Magistrate Hearing

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

Deputy City Clerk LeAnne Williams swore in all parties.

Special Magistrate Durham approved the agenda.

APPROVAL OF MINUTES

I. OLD BUSINESS

- A. Case # 22-0174- Beverly Ann Wurts, Parcel # 03968-013-000, Affidavit of Compliance

Code Enforcement Officer Linnelle Stewart stated the property is was currently compliant and no fines were assessed.

Special Magistrate Durham dismissed the case.

- B. Case # 22-0165- Scott & Scott Co-Trustees, Parcel # 03463-002-000, Affidavit of Non-Compliance

Code Enforcement Officer Stewart presented the case to Special Magistrate Durham. She stated there were a few items currently in violation.

Special Magistrate Durham asked if a fine was being assessed.

Code Enforcement Officer Stewart stated there was not.

- C. Case # 22-0167- Polk & Polk, Parcel # 03735-000-000, Affidavit of Non-Compliance

Code Enforcement Officer Stewart presented the case. She stated the defendants had taken some action to correct the violations.

Special Magistrate Durham asked for a representative of the property to come forward.

No one came forward.

- D. Case # 22-0101- Florida Brown Heirs, Parcel # 03315-000-000, Affidavit of Non-Compliance

Code Enforcement Officer Stewart presented the case to Special Magistrate Durham.

Special Magistrate Durham asked for a representative of the property to come forward.

Representatives raised their hands.

Special Magistrate Durham asked what action the City wanted to take.

Code Enforcement Officer Stewart stated an affidavit of noncompliance would be filed and a lien would be assessed.

Special Magistrate Durham called for the interested parties to come forward.

Mr. Tim Towns and Velda Towns-Derricotte presented information regarding ownership of the property.

Special Magistrate Durham asked who had an interest in the property.

Mr. Towns indicated he had an interest in the property.

Special Magistrate Durham clarified there were no fines accruing on the property.

Code Enforcement Officer Stewart stated there were no fines accruing at this time to give the owners time reach an agreement.

Betty Hunter stated that she wanted the house to be demolished.

Special Magistrate Durham asked if she had received notice of the hearing.

Ms. Hunter stated she was given notice.

Brenda Reed stated the heirs intend to band together and have the house demolished.

Special Magistrate Durham asked Code Enforcement Officer Stewart what needed to happen next.

Code Enforcement Officer Stewart stated she was unsure what documents were needed.

Special Magistrate Durham asked for the heirs to bring their documents forward for the City to examine.

Special Magistrate Durham asked if there was anyone else who might have an ownership interest in the property.

No one, according to the property owners.

Special Magistrate Durham asked for a recommendation.

Code Enforcement Officer Stewart recommended a continuation until the next Special Magistrate hearing to review the documents presented.

Special Magistrate Durham stated this case would be continued for 60 days for the documents to be reviewed.

E. Case # 22-0193- Dolgencorp LLC, Parcel # 03595-200-001, Affidavit of Compliance

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

Special Magistrate Durham dismissed the case.

II. NEW BUSINESS

F. Approval of October 27, 2022 minutes

Minutes approved by consent.

- G. Case # 22-0110- Dreyers Cleaning & Restoration Inc., Parcel # 03211-003-000, Violation of one section of the Code

Code Enforcement Officer Stewart presented the case to Special Magistrate Durham. She added notes to the record.

Attorney Rob Lash pointed out that the ordinance cited against his client did not apply to the violation. He presented the code to Special Magistrate Durham. He stated that since this code doesn't apply, the hearing isn't appropriate.

Building Official Tim Hunt reviewed the exhibits provided by Mr. Lash.

Special Magistrate Durham quoted the ordinance and asked clarifying questions.

Code Enforcement Officer Stewart read the entire ordinance.

Building Official Hunt requested time to review the ordinances.

Attorney Lash stated this was not a development review but an interior remodel and requested a dismissal.

Special Magistrate Durham dismissed the case as legally insufficient.

- H. Case # 22-0104- Virginia Daugherty, Parcel # 05928-009-001, Violation of five sections of the Code

Code Enforcement Officer Stewart presented the case to Special Magistrate Durham.

Virginia Daugherty came forward.

Building Official Hunt showed the pictures to Ms. Daugherty.

Special Magistrate Durham asked if she had any objections to the pictures being placed into evidence.

Ms. Daugherty stated she did not.

Special Magistrate Durham asked about current violations.

Code Enforcement Officer Stewart stated the current violation is that the garage is boarded up and cannot remain boarded up for longer than a year without permission from the building official.

Special Magistrate Durham explained to Ms. Daugherty while the structure is in compliance currently, she either needs to build a home or tear down the garage.

Ms. Daugherty explained how the building had been damaged and asked if it could be repaired.

Ms. Daugherty stated she would like to sell the property.

Special Magistrate Durham stated fines were accruing on the property and it would make it challenging to sell the property.

Building Official Hunt stated the building does not have rebar and is unsafe. He stated it would need to be inspected by an engineer before habitation could occur. He stated that the situation has deteriorated since his initial inspection.

Discussion ensued regarding the options.

Special Magistrate Durham stated the case could have a continuance of 60 days for Ms. Daugherty to get a real estate agent and find out how much it would cost to have the garage demolished.

Code Enforcement Officer Stewart stated listing the property was irrelevant in that the structure is unsafe.

Special Magistrate Durham found a violation of the Code based upon the evidence submitted currently remained, the property needed to be brought into compliance in 60 days, and a fine may be assessed of \$100.00 per day.

- I. Case # 22-0084- Willie James Washington Heirs, Parcel # 03240-007-000, Violation of two sections of the Code

Special Magistrate Durham asked for a history of the case.

Code Enforcement Officer Stewart provided the information.

Special Magistrate Durham asked if the City had any recommendations.

Code Enforcement Officer Stewart stated she did not have a problem with granting a continuance. She asked for time to complete working through probate, and she worked on the property while waiting on the probate process.

Special Magistrate Durham asked if Building Official Hunt had been to the property.

Code Enforcement Officer Stewart stated the owner would like to demolish the building.

Special Magistrate Durham stated council had requested a continuance if the City did not object.

This was approved by Code Enforcement Officer Stewart.

Code Enforcement Officer Stewart presented the case to Special Magistrate Durham. She read an email into the record.

- J. Case # 22-0205- Alexander & Lemieux, Parcel # 03418-000-000, Violation of one section of the Code

Code Enforcement Officer Stewart presented the case to Special Magistrate Durham.

Kyla Lemieux stated that since the stop work order, she now understood what to do to install the window properly.

Building Official Hunt answered Special Magistrate Durham's questions regarding owner/builder permits.

Ms. Lemieux stated a permit would be acquired soon.

Special Magistrate Durham asked if the fine would be doubled since a fine would be assessed if the property was not brought into compliance.

Building Official Hunt stated he would not double the fine.

Special Magistrate Durham found a violation of the Code based upon the evidence submitted. He stated a \$50.00 per day fine may be assessed against the property if the property was not in compliance within 60 days.

- K. Case # 22-0203- Ivan & Galina Kolomyiko, Parcel # 03129-001-000, Violation of one section of the code

Code Enforcement Officer Stewart presented the case to Special Magistrate Durham.

Special Magistrate Durham asked for a representative of the property to come forward. No one came forward.

Special Magistrate Durham made a finding that notice was provided and received.

Special Magistrate Durham asked if Code Enforcement Officer Stewart had submitted a landscape plan.

Code Enforcement Officer Stewart stated it was a partial landscape plan.

Special Magistrate Durham stated that since there was no one to object, he would accept the landscape plan as an accurate description of the landscape of the property. He asked what was not in compliance.

Code Enforcement Officer Stewart stated none of the landscaping had been installed, and the building was completed August 4, 2022.

Special Magistrate Durham asked for recommendations.

Code Enforcement Officer Stewart recommended finding a violation and imposing a 60 day compliance deadline or a \$100.00 per day fine.

Special Magistrate Durham found a violation of the Code based upon the evidence submitted. He stated a \$100.00 per day fine may be assessed against the property, should the property be found in violation after March 30, 2023.

ADJOURN

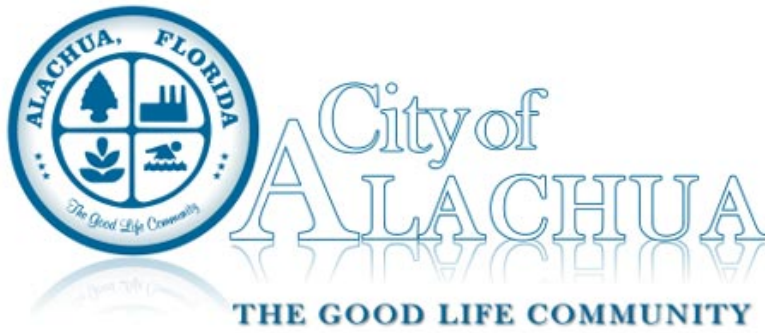
Special Magistrate Durham adjourned the meeting.

ATTEST:

SPECIAL MAGISTRATE HEARING OF THE
CITY OF ALACHUA, FLORIDA

Special Magistrate

Code Enforcement Officer



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 23-0129- Argueta & Giraldo, Parcel # 03442-002-001, Violation of two sections of the Code

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

Conduct Special Magistrate Hearing scheduled for 10 AM October 12, 2023

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 WOOLEY'S ADDN PB E-56 LOTS 2&3 BK 58 OR 5067/928. The tax parcel ID listed in the Alachua County Property Appraiser records is 03442-002-001, and the Property address is 13527 NW 145 Ave., Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on August 10, 2023 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violation of City Code. The hearing was cancelled due to Hurricane Idalia. The Request for Hearing announcing and setting a rescheduled hearing to take testimony and otherwise consider the alleged violation was set for October 12, 2023 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violation by certified mail, return receipt requested, sent to Argueta & Giraldo at 14344 NW 160 Ln., Alachua, FL, 32615.

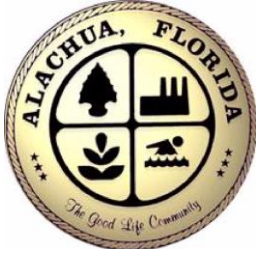
The Code of Ordinances of the City of Alachua, including Part II, Subpart B- Land Development Regulations, is published on the City of Alachua website under "Code of Ordinances" and a copy is available for review at City Hall. Specifically, the Respondent continues to be in violation of the following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

- a. Prohibited remodel of structure without appropriate permit.
 - b. Prohibited tall grass and weeds.
-

ATTACHMENTS:

Description

- ☐ Notice of Violation
- ☐ Request for Hearing
- ☐ Photos
- ☐ Request for Hearing rescheduled



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: E23-0129
VIOLATOR: Argueta & Giraldo M/C
MAILING ADDRESS: 14344 NW 160th Ln., Alachua, FL 32615
LOCATION ADDRESS: 13527 NW 145th Ave., Alachua, FL 32615
PARCEL TAX ID NUMBER: 03442-002-001

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

VIOLATION(S): PROPERTY NOT BEING MOWED AND MAINTAINED. REMODEL WORK WITHOUT PERMIT

IN VIOLATION OF: City of Alachua Code of Ordinances Section 8-30, International Property Maintenance Code 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.

Section 8-29, Florida Building Code Section 105.1, Any owner or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

COMPLIANCE DEADLINE: 08/10/2023

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 08/10/2023 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 07/27/2023

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

City of Alachua,
Petitioner

vs.

Case No. E23-0129

Argueta & Giraldo M/C,
Respondent

_____/

**HEARING SET FOR THURSDAY AUGUST 31, 2023 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 August 31, 2023 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

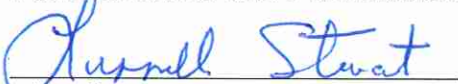
AFFIDAVIT OF VIOLATION

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 WOOLEY'S ADDN PB E-56 LOTS 2 & 3 BK 58 OR 5067/928. The tax parcel ID listed in the Alachua County Property Appraiser records is 03442-002-001, and the 911 address is 13527 NW 145 Ave., Alachua, FL, 32615.
4. A Notice of Violation was mailed to the Property via certified mail on July 27, 2023 citing violation of City of Alachua Code of Ordinances Section 8-30, International Property Maintenance Code Section 302.4 and Section 8-29, Florida Building Code Section 105.1 with a compliance deadline set for August 10, 2023.
5. An inspection was conducted on August 10, 2023 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 10 day of August, 2023, 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: Kristy Lee Thornton
Notary Public, State of Florida
My Commission expires: March 17, 2026



KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

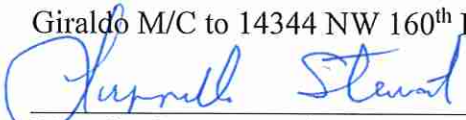
REQUEST FOR HEARING:

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.

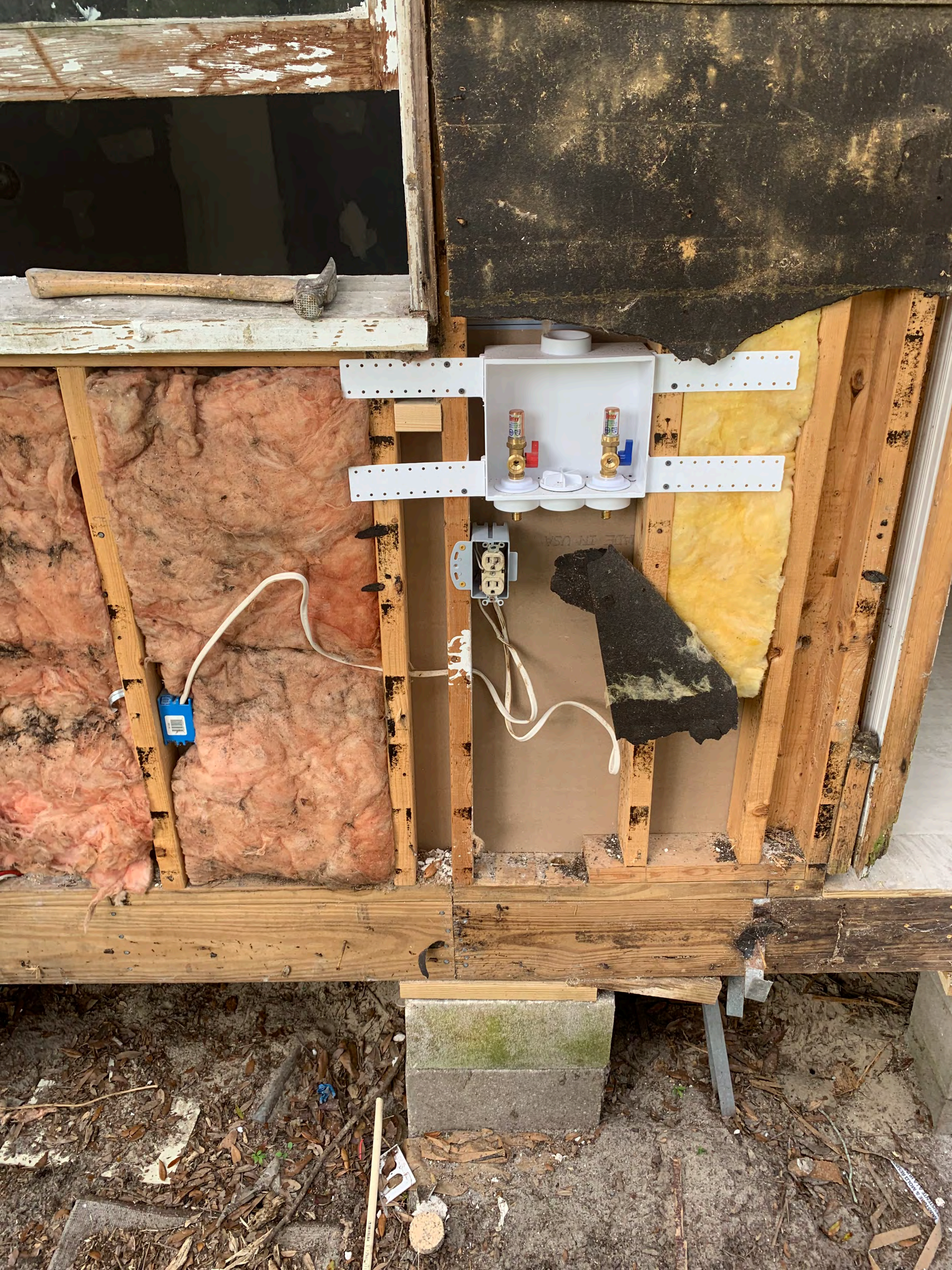
A Hearing before the Special Magistrate is hereby requested, to be held on Thursday August 31, 2023 at 10:00AM.

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 Argueta & Giraldo M/C to 14344 NW 160th Ln., Alachua, FL, 32615 this 10 day of August, 2023.



Linnelle Stewart, Code Enforcement Officer



LEGAL NOTICE

STOP

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: PSC 851

13500 NW 14TH AVE
(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

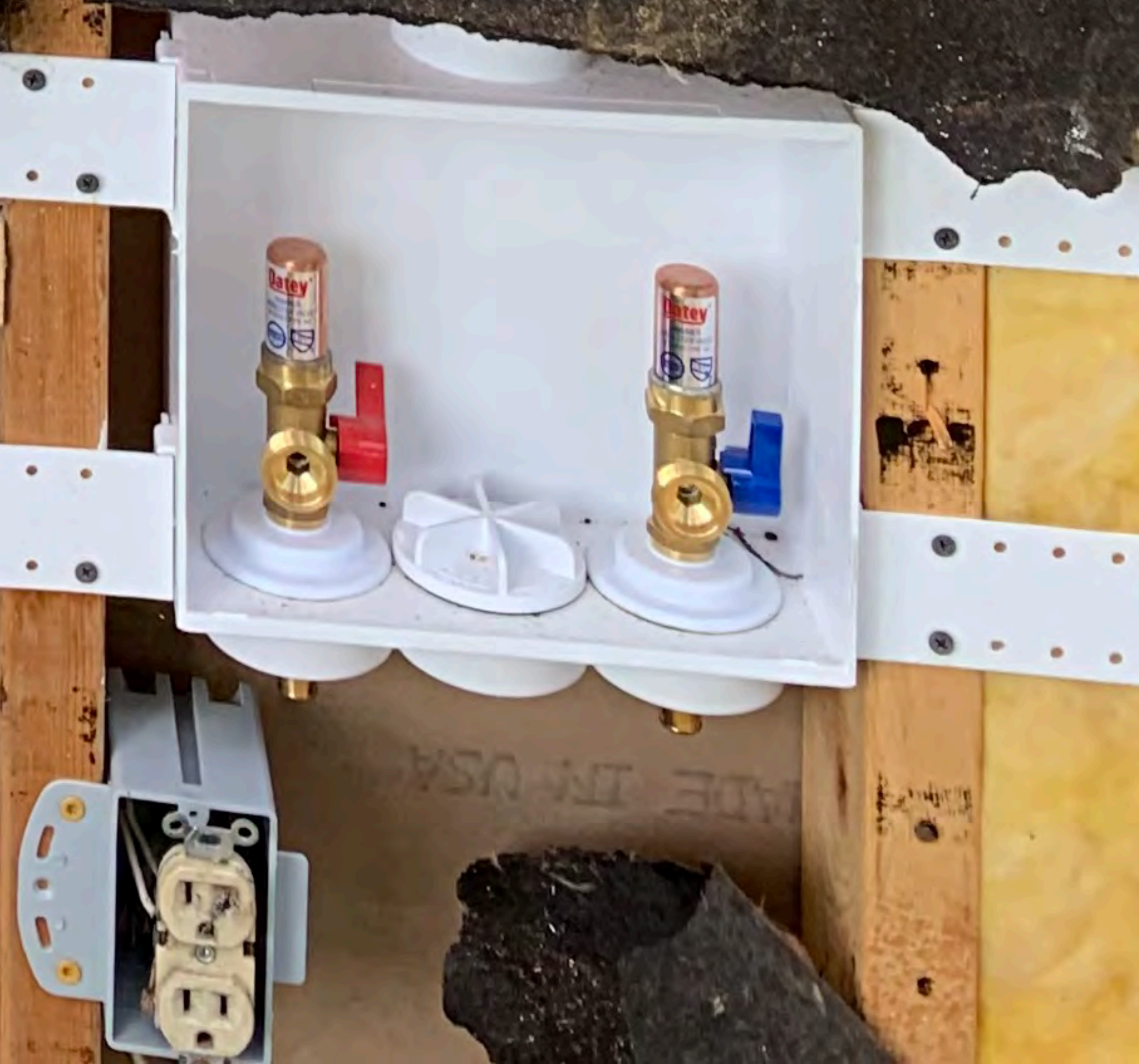
City of Alachua Building Department

Signed this 27 day of July, 2023

[Signature]

Building Official, City of Alachua
P.O. Box 1
Alachua, FL 32315
Phone: (904) 478-4870
Fax: (904) 478-4871

Consent to the Building Department at its office phone number if you have any questions.
This notice has no legal effect.







LEGAL NOTICE
STOP
UNAUTHORIZED REMOVAL OF THIS NOTICE OR THE UNDERLYING WORK SHALL BE CONSIDERED A VIOLATION OF THE CITY OF HOUSTON'S ANTI-TAGGING ORDINANCE. IT IS HEREBY ORDERED THAT YOU STOP WORK IMMEDIATELY.
STOP WORK
THIS NOTICE IS POSTED BY THE CITY OF HOUSTON'S BUILDING DEPARTMENT. IT IS YOUR RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS AND INSURANCE BEFORE ANY WORK BEGINS. IF YOU ARE NOT SURE, CONTACT THE CITY OF HOUSTON'S BUILDING DEPARTMENT AT (713) 877-2200.
CITY OF HOUSTON BUILDING DEPARTMENT
713-877-2200









STAR RAPTM
Superior
SYNTHETIC ROOFING UNDERLAYMENT
Building The Better Future
AC188
CCRR-0432
EETS ASTM D4869 · D226 · CAN/CSA A123.3 · FL19321
A123.3 · FL19321



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

CITY OF ALACHUA,
Petitioner

vs.

Case No. E23-0084

ARGUETA & GIRALDO M/C,
Respondent

_____/

**RESCHEDULED HEARING SET FOR THURSDAY OCTOBER 12, 2023
AT 10:00AM
Based Upon a
REQUEST FOR HEARING BY THE CITY OF ALACHUA**

NOTICE OF HEARING

A Special Magistrate Hearing will be held on Thursday October 12, 2023 at 10:00 AM before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

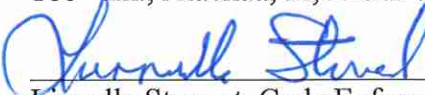
REQUEST FOR HEARING:

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.

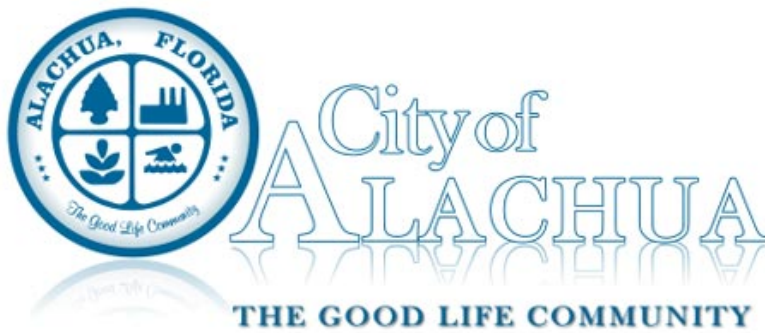
A Hearing before the Special Magistrate is hereby requested, to be held on October 12, 2023 at 10:00 AM.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified mail return receipt requested to Argueta & Giraldo M/C to 14344 NW 160th Ln., Alachua, FL, 32615 this 24 day of September, 2023.



Linnelle Stewart, Code Enforcement Officer



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 23-0082- Michael & Caroline Douglas, Parcel # 03968-030-000, Violation of one section of the Code

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

Conduct Special Magistrate Hearing scheduled for 10 AM October 12, 2023

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 ALACHUA HIGHLANDS UNIT NO 1 PB K-56 LOT 30 OR 2301/1533. The tax parcel ID listed in the Alachua County Property Appraiser records is 03968-030-000, and the Property address is 13902 NW 112 Ave., Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on August 9, 2023 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violation of City Code. The hearing was cancelled due to hurricane Idalia. The Request for Hearing announcing and setting a rescheduled hearing to take testimony and otherwise consider the alleged violation was set for October 12, 2023 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violation by certified mail, return receipt requested, sent to Michael & Caroline Douglas at 13902 NW 112 Ave., Alachua, FL, 32615.

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 Section:

a. Prohibited construction of structure without appropriate permit

ATTACHMENTS:

Description

- ☐ Notice of Violation
- ☐ Request for Hearing
- ☐ permit application
- ☐ Request for Hearing rescheduled



*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: E23-0082

VIOLATOR: Michael & Caroline Douglas

MAILING ADDRESS: 13902 NW 112th Ave., Alachua, Fl, 32615

LOCATION ADDRESS: 13902 NW 112th Ave., Alachua, Fl, 32615

PARCEL TAX ID NUMBER: 03968-030-000

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

VIOLATION(S): GARAGE CONSTRUCTED WITHOUT APPROPRIATE PERMIT

IN VIOLATION OF: City of Alachua Code of Ordinances Section 8-29 a) The 2017 Florida Building Code (Code), as amended from time to time and adopted by F.S. Ch. 553, is hereby adopted and shall be enforced in the City.

Florida Building Code Section 105.1, Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

COMPLIANCE DEADLINE: May 4, 2023

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 May 4, 2023 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 04/20/2023

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

City of Alachua,
Petitioner

vs.

Case No. E23-0082

Michael & Caroline Douglas,
Respondent

**HEARING SET FOR THURSDAY AUGUST 31, 2023 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 August 31, 2023 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

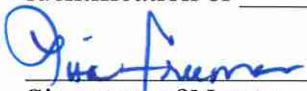
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

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 ALACHUA HIGHLANDS UNIT NO 1 PB K-56 LOT 30 OR 2301/1533. The tax parcel ID listed in the Alachua County Property Appraiser records is 03968-030-000, and the 911 address is 13902 NW 112 Ave., Alachua, FL, 32615.
4. A Notice of Violation was mailed to the Property via certified mail on April 20, 2023 citing violation of City of Alachua Code of Ordinances Section 8-29, Florida Building Code Section 105.1 with a compliance deadline set for May 4, 2023.
5. An inspection was conducted on May 4, 2023 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 9 day of August, 2023, 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: Lisa Freeman
Notary Public, State of Florida
My Commission expires: June 10, 2026



LISAFREEMAN
Commission # HH 253154
Expires June 10, 2026

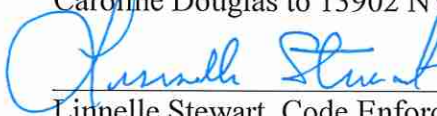
REQUEST FOR HEARING:

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 Thursday August 31, 2023 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 Michael & Caroline Douglas to 13902 NW 112 Ave., Alachua, FL, 32615 this 9 day of August, 2023.



Linnelle Stewart, Code Enforcement Officer



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

Permit Number: P05-23-1379
Review Date: May 15, 2023
Applicant/Contractor: James M. Douglas
Project Address: 13902 NW 112th Avenue
Tax Parcel Number: 03968-030-000

- ☐ APPROVED WITH CONDITIONS
☐ REVISE AND RESUBMIT
☒ DENIED, FOR REASONS STATED BELOW

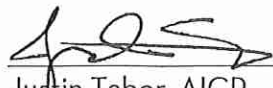
The City of Alachua Planning Department has reviewed the referenced Permit Application for compliance with applicable standards and regulations, including but not limited to standards and regulations within the City's Comprehensive Plan, Land Development Regulations (LDRs), Code of Ordinances, and other development permits granted to the property (such as subdivision plans / site plans). Based upon this review, the following comments and/or conditions are provided:

COMMENTS / CONDITIONS:

1. **COMMENT:** Per Section 4.4.2(E)(3), the combined floor area of all detached accessory structures which are accessory to a residential use shall not exceed 33% the total floor area of the principle structure. The total floor area of the principle structure is 2,301 square feet; therefore, the maximum combined floor area of all detached accessory structures is 759 square feet. The proposed addition is 720 square feet. There is an existing detached garage that is 480 square feet. The combined floor area of the proposed addition and the existing garage is 1,200 square feet, thus exceeding the maximum combined floor area permitted (759 square feet).

The comments and/or conditions provided herein do not relieve the applicant from complying with all other applicable codes, standards, ordinances, and state statutes as may be applicable.

Reviewed by:


Justin Tabor, AICP
Principal Planner

Date: May 15, 2023



City of Alachua

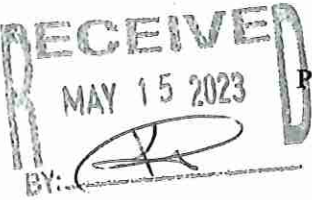
BUILDING DEPARTMENT
PO BOX 9
ALACHUA, FL 32616
PHONE: (386)418-6120 * FAX: (386)418-6130

RESIDENTIAL PERMIT APPLICATION

*****PERMIT EXPIRES 180 DAYS FROM DATE OF ISSUE*****

Plans must comply with: Florida Building Code, Seventh Edition (2020), 2017 NEC,
City of Alachua Code of Ordinances & Land Development Regulations

For Office Use Only:



Applicant/Contractor: JAMES M. DOUGLAS		Address: 13902 NW 112th Ave.		Date: 5/15/23	Permit #: 20523-1379
Contractor Email: Mike Douglas Const. @ Gmail.com		City: Alachua FL 32615		Phone: 352 494 3594	License #:
Property Owner Name: SAME		Address: SAME		Phone: SAME	
Job Address: SAME				Unit #:	Block #:
				Building #:	Phase #:
Subdivision: Alachua Highlands		Parcel Number:	Lot:	Project Name:	
Use of Building: Agriculture/Shop		Single Family ☐	Duplex ☐	New Construction ☐	Remodel/Addition ☒
Zoning:		Flood Zone:	Total Square Feet (Heated & Unheated): 30x24	Valuation of Work (Calculated by City Staff): 66,488	
Setbacks: Front: ___ Rear: ___ Left: ___ Right: ___		If FZ other than X: BFE FFE	720	BVD Value: \$ 47,800	
Driveway Connection: Y ☐ N ☐		Number of Stories:	Foundation Type:	Wall Type: Metal	
# of Bedrooms:	Gas: Y ☐ N ☐	Roof Type: Metal	Flooring Type: Concrete		
# of Baths:	Provider:				

WARNING TO OWNER:

- 7** A Notice of Commencement must be recorded and posted on the job site before the first inspection. Your failure to record a Notice of Commencement may result in you paying twice for improvements to your property.
- 8** If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.
- Application is hereby made to obtain a permit to do the work as indicated. I certify that no work has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction.
 - Owner's Affidavit:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.
 - I hereby certify that I understand and agree to comply with the Zoning regulations pertaining to the property.
 - I hereby certify that I understand the City Utility departments will decide the location of water, sewer, gas and electrical entrances and that the entire sewer line from the building to the street connection must be exposed until after it has been inspected and that this is not approval of drainage or flood conditions.
 - I hereby certify that I understand and agree that I am responsible for the repair of any damages to utilities such as water, sewer, gas and electric lines, telephone and cable TV, etc occurring during this work.
 - I hereby certify that I understand and agree that before work is considered complete, all rubbish and unused materials due to or connected with construction must be removed and premises left in satisfactory condition to the City.
 - A completed Certified Copy of the Notice of Commencement must be attached if construction value is more than \$2500.00 or \$7500.00 if HVAC per F.S. §713.135
 - Notice:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

For Office Use Only:

Electric Company:	Well or City Water:	Septic or City Sewer:
City Maintained Road: Y N	Culvert Required: Y N	

OWNER/CONTRACTOR'S AFFIDAVIT

I have carefully examined and read this application and the same is true and correct to the best of my knowledge and belief. In doing this work, I certify that no work has commenced prior to the issuance of a permit, and that all provisions of the City of Alachua and laws of the State of Florida will be complied with, whether specified or not. I will notify the City of Alachua Building Department twenty-four (24) hours in advance, when I am ready for inspections. No work will be concealed until approved. Consent is given for the entry of authorized inspections until the job has received a Certificate of Occupancy or Certificate of Completion.

James M. Douglas
Signature of Owner or Contractor

May 4-23
Date

STATE OF FLA.
COUNTY OF ALA.

The foregoing application was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of May, 2023, by James Douglas who is personally known to me, or ☐ produced FID as identification.
(Seal)

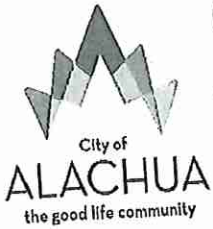
Kristy Lee Thornton
Signature of Notary



KRISTY LEE THORNTON
Commission # HH 230053
Expires March 17, 2026

PERMIT COST: 285.00
PLAN REVIEW: 85.50
SURCHARGE: 9.26
LDR COMPLIANCE FEE: 25.00
ELECTRIC METER: _____
WATER METER: _____
BACK FLOW: _____
WATER TREATMENT: _____
WATER DISTRIBUTION: _____
SEWER TREATMENT: _____
SEWER COLLECTION: _____
IRRIGATION METER: _____
DRIVEWAY: _____
E911 ADDRESS: _____
TOTAL: \$ 404.76

ZONING APPROVED BY: _____ Date _____
Planning & Zoning Signature
PLANS APPROVED BY: _____ Date _____
Building Official Signature
Revision Date: July 13, 2021



City of Alachua Application for Certificate of Land Development Regulations (LDR) Compliance

FOR OFFICE USE ONLY
☐ Approved
☐ Denied
☐ Approved with conditions listed below
Amount Paid: _____ Planner Signature: _____
Receipt Number: _____

You must have all information for your application to be considered complete. Incomplete applications will not be accepted.

A. PROCESS

1. Zoning Approval (Certificate of LDR Compliance)
2. Building Department Approval (Building Permit, Change of Use Permit, Change of Occupancy, and/or Local Business Tax Registration Form, as required for type of development activity).
3. Pay Local Business Tax, if applicable.

B. PERMIT/LICENSE/RECEIPT TYPE (CHECK ALL THAT APPLY):

- ☐ Local Business Tax Registration
☐ Mobile Home Install
☐ Pool/Spa Install
☐ Storage Shed
- ☐ Commercial New
☐ Commercial Addition
☐ Manufactured Home
☒ Barn

- ☐ Residential New
☐ Residential Addition
☐ Screen/Glass Enclosure
☐ Other: Addition to Shop
Baru Bartsch

PROJECT

1. Project/Business Name (if applicable): _____
2. Current Occupant: _____
3. Address of Subject Property: 13902 NW 112th Ave.
4. Parcel ID Number(s): _____ Block: _____ Lot: _____
5. Subdivision: Alachua Highlands Unit: _____
6. Existing Use of Property: HOMESTEAD
7. Proposed Use of Property: HOMESTEAD
8. Type of Construction Proposed: PT Post - Wood Framing - wrapped with metal
9. Number of Existing Structures on the Property: 2
10. Number of Striped Parking Spaces on Site: _____
11. Gross Square Footage of Building, Pool, etc.: _____
12. Unit/Suite Square Footage: _____

C. APPLICANT

1. Name of Applicant(s) or Contact Person(s): JAMES M DOUGLAS Title: OWNER
Company (if applicable): _____
Mailing address: 13902 NW 112th Ave
City: ALA. State: FLA. ZIP: 32615
Telephone: (352) 494 3594 FAX: () e-mail: Mike.Douglas@csnet
@Gmail.com

I/We certify and acknowledge that:

1. Prior to receiving a final certificate of occupancy I/We must comply with the current Florida Building Code through the Building Department and obtain any necessary permits.
2. I/We must comply with the requirements of the Alachua County Fire Marshall.
3. I/We must obtain a Local Business Tax Receipt.
4. I/We must meet parking standards and any use specific standards for the zoning district
5. Falsifying information on this Application for Certificate of LDR Compliance may result in the Certificate of LDR Compliance being revoked.

James M. Douglas
Signature of Applicant

JAMES Michael Douglas
Typed or printed name and title of applicant

MAY 4-23
Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

State of Florida

County of Alachua

The foregoing application is acknowledged before me by means of ☒ physical appearance or ☐ online notarization this
15 day of May, 2023 by James M., who is ☐ personally known to me or ☒ who has
produced FL DL as identification. Douglas

Kristy Lee Thornton
Notary Public Signature



KRISTY LEE THORNTON
Commission # HH 230863
Expires March 17, 2026

Office Use Only:

Review Date: _____

FLUM: _____

Tax Parcel Number: _____

Zoning District: _____

Setbacks: F _____ R _____ SR _____ SL _____ Not Applicable: _____

Parking Standard for Use Type: _____

Number of Parking Spaces Provided: _____

Use Specific Standards Applicable: ☐ Yes ☐ No

If yes, LDR Section Number: _____

Accessory Use Standards Applicable: ☐ Yes ☐ No

If yes, LDR Section Number: _____

Previous Site Plan Approval: ☐ Yes ☐ No

If yes, Date of Approval: _____

Home Occupation: ☐ Yes ☐ No

If yes, has "Home Occupation Addendum" to LBT

Alcoholic Beverage License Required: ☐ Yes ☐ No

Application been submitted?

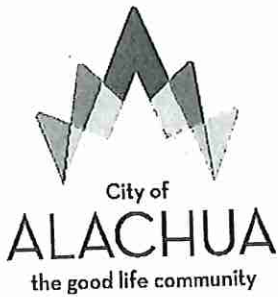
Change of Use Permit Required: ☐ Yes ☐ No

Flood Zone: _____ BFE _____ FFE _____

Located in Wellfield Protection Zone: ☐ Yes ☐ No

Comments/Conditions of Approval: _____

Sign and fill in the box located at the top right corner of page one (1).



City of Alachua
Building Department

RESIDENTIAL SINGLE-FAMILY PLAN REVIEW CHECKLIST
7th Edition (2020) FLORIDA RESIDENTIAL CODE

MANDATORY REQUIREMENTS

A. through V. must be addressed

Along with a completely filled out permit application, the following is required.

Project Information Required on Drawings:

1. Area of enclosed conditioned space
2. Area of enclosed unconditioned space
3. Area of unenclosed space
4. Area of impervious surface on site (home, sidewalks, patios, driveway, etc.)

A. Product Approval Affidavit

B. Energy Code Appendix C Prescriptive/Performance Calculations R405

C. Manual "J" - 90 summer/47winter - Alachua area weather, equip. size, & type

1. Project Information header filled in
2. Prepared by & Owner Agent certification block completed
3. Check off all applicable components on the Code compliance Checklist
4. Energy Performance Level Display Card certification complete
5. Air Barrier and Inspection Checklist
6. Duct sizing and layout
7. Load Calculations

D. Health Department permit or Utilities verification

E. Site Plan:

1. Dimensioned and indication set backs
2. Surface storm water flow indicated

F. New Dwellings or Additions Located in Flood Zones:

1. Additions need flood zone verification if appear to be close to a 50% increase in value (FEMA requirements)
2. Additions, repairs, alterations per 7th Ed (2020) F.B.C./Existing Building Code

3. Lowest floor slab elevation

G. Foundation Plan:

1. Footing sizes and reinforcing steel
2. Interior bearing wall footings
3. Porch footings/pads
4. Column pads
5. Posts/columns locations and vertical reinforcement
6. Frame construction – min. 18" deep footings.
7. Structural concrete psi indicated and soil type
8. Termite Treatment or bait system
9. Footer to top plate connections

H. Roof Framing Plan

1. Signed and Sealed by a Florida Licensed Engineer and approved by the designer

I. Truss Connector Schedule:

1. Strapping, twist connectors or truss connectors

J. Roof assembly described: per 2020 (7th Edition) Florida Building Codes

1. type,
2. materials,
3. fasteners,
4. fastener spacing,
5. flashing,
6. wind resistance rating
7. Water Barrier

K. Exterior Wall Section

L. Interior Bearing Wall Section

M. Exterior elevations – all sides

1. Indicating exterior finish
2. Height of structure indicated
3. Height of floor to floor or plate to plate

N. Design Pressures –

1. check exposure and end zones

2. components and cladding

O. Gable End Detail

P. Lintel/Header/Beam schedule-sizes/bearing, filled, reinforcing?

Q. Porch Framing-post and beam connectors, top & bottom

R. Correct Codes listed

S. Floor framing plan

T. Design wind load information:

1. Basic wind speed – verify
2. Exposure – verify
- 3.. Internal pressure coefficient

U. Tile roof installation

V. Rated separation between residence and garage.

W. Engineered truss plans/shop drawings (roof/floor)

X. Attic Live Load – Note additional live loads required for attic storage

Y. Soffit Design Per 7th Ed (2020) FBC Residential R704

ALL TRUSS ENGINEERING/SHOP DRAWINGS MUST BE SUBMITTED & APPROVED PRIOR TO INSTALLATION AS PER 7th Ed (2020) FBC R802.10.1

STANDARD COMMENTS

Floor Plans:

1. Egress Windows must be labeled on plan
2. Handicap Bathroom Door 2'-8" swing type or 2' 5" pocket
3. Water Heater- on pan, bollard, relief line cannot be trapped
4. Attic Access- minimum 22"x30" unless roof peak < 30"
5. Safety Glass- hazardous locations

Details:

1. Roof and wall sheathing – nailing zone pattern
2. Buck details- windows, doors, and garage doors
3. Chimney/Fireplace/Dormer- construction details

4. Stair details- tread and riser, handrails and balcony railing
5. Butt glass- engineering details
6. Glass block details
7. Window head, jamb & sill details (Shutter attachment and substructure for fasteners)
8. Frame to masonry connection details
9. Exit / Escape door
10. Roof and wall dry-in
11. Window/Door Flashing
12. Weep screed Detail (wood construction on masonry/concrete)

Electric Plans:

1. Bathroom – G.F.I. receptacles
2. Kitchen – G.F.I. receptacles at counters and for dishwashers
3. Garage – Min. 1 G.F.I. receptacle, if more all G.F.I. and garage door openers
4. Electric Panel Location
5. Electric Riser Diagram
6. Receptacles – spacing and location
7. Outside receptacles – One G.F.I. / W.P. front and rear of house and near HVAC Unit
8. Switches location
9. Smoke detectors per code – bedroom (sleeping) areas & stairs
10. U.F.E.R. ground required
11. Attic access light w/pull chain or switch
12. Disconnects at Water Heater & A.C. Units
13. Branch circuit arc-fault protection in bedrooms
14. Toilet rooms (interior) shall be mechanically ventilated
15. Electrical load calcs
16. Stair lighting - switch controlled at top & bottom of stairs
17. Carbon-monoxide detectors

Mechanical AC duct layout with:

1. Balanced return air

2. Access to equipment in attic
3. Duct work protection in garage
4. Plumbing riser diagram

Under penalty of perjury, I certify and acknowledge that I have completed this checklist accurately and acknowledge that if omissions or errors are found by the Plans Examiners they will cause delays in the processing of my permit and may result in additional fees:

James M. Douglas
Signature of Applicant

JAMES M. Douglas OWNER
Printed name and title of applicant

MAY 4-23
Date



PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below. You can find product approval numbers at www.floridabuilding.org. First select "Product Approval", "Find a Product". Then select a category (product), select a manufacturer, and then search. Please include the mfg's installation instructions in your package.

Category/Subcategory	Manufacturer	Product Description	Approval Number
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. UNDERLAYMENTS			
C. ROOFING FASTENERS			
D. NON-STRUCTURAL METAL ROOFING			
E. WOOD SHINGLES & SHAKES			
F. ROOFING TILES			
G. ROOFING INSULATION			
H. WATERPROOFING			
I. BUILT-UP ROOFING ROOF SYSTEMS			
J. ROOFING SLATE			
K. LIQUID APPLIED ROOF SYSTEMS			
L. ROOF TILE ADHESIVE			
M. SPRAY APPLIED POLYURETHANE ROOF			
N. OTHER			
4. SKYLIGHTS			
5. NEW EXTERIOR ENVELOPE PRODUCTS			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) the performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturer's installation requirements. Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

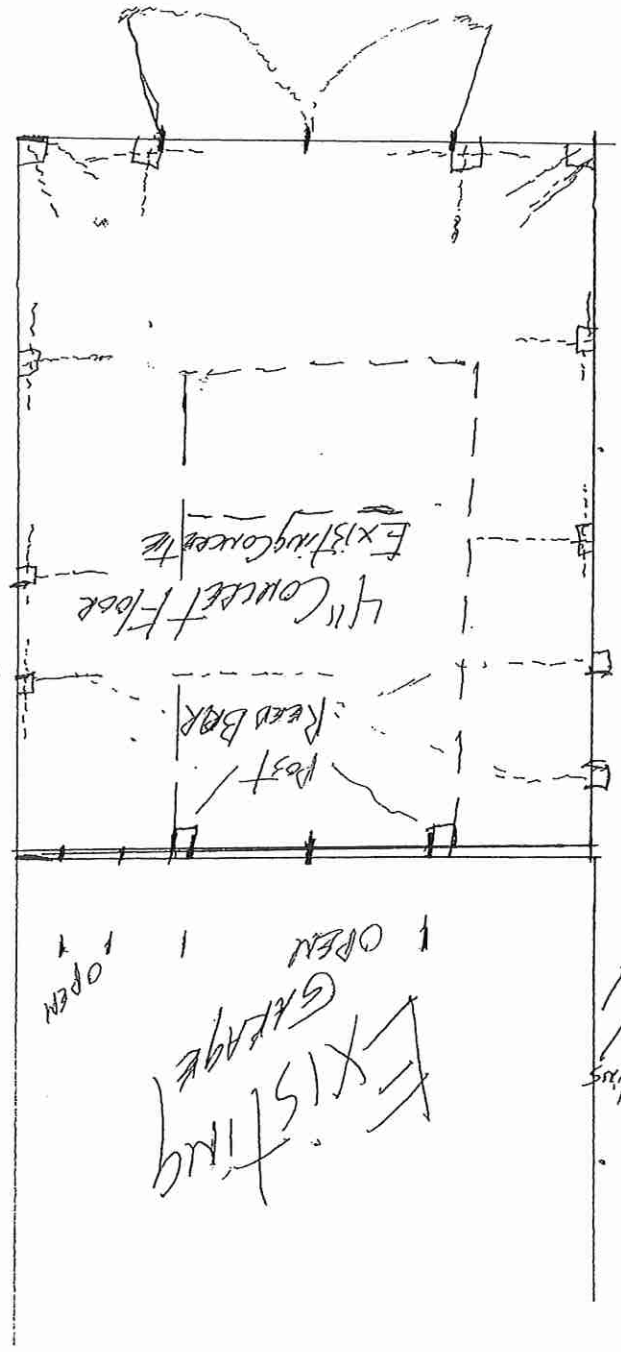
Signature of Applicant

James M. Dwyer

Date

May 4-23

Swing Doors
 With Hinges on 6x6 post 4' Deep
 With 5/8 Rebar Cross in Concrete



Post in concrete
 With 5/8 Rebar
 Cross

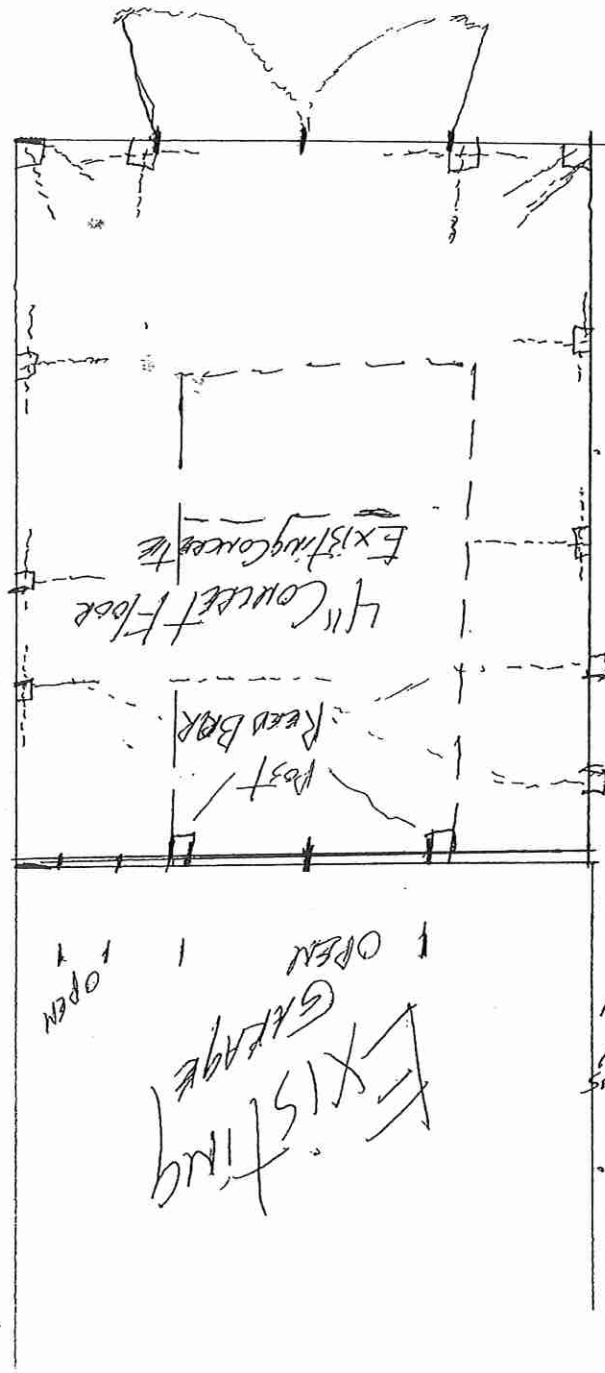
1/8" Scale:

Roof 4/12 pitch
 Frame with Double 2x8
 Rafters with 2x4 Bottom Plate
 with 26 gauge galvalume metal
 Roof - Inside and outside metal

Existing
 Garage
 1 OPEN
 1 OPEN

Double 2x8
 Bolted to EXIS
 With Straps AND
 4x4 Post
 Attached to
 concrete
 Door

Swing Doors
 With Hinges on 6x6 post 4' Deep
 With 5/8 Rebar cross in concrete



Post in concrete
 With 5/8 Rebar
 Cross

Double 2x8
 Bolted to Exis
 With Straps and
 4x4 Post
 Fastened to
 concrete
 Door

Walk in
 Door

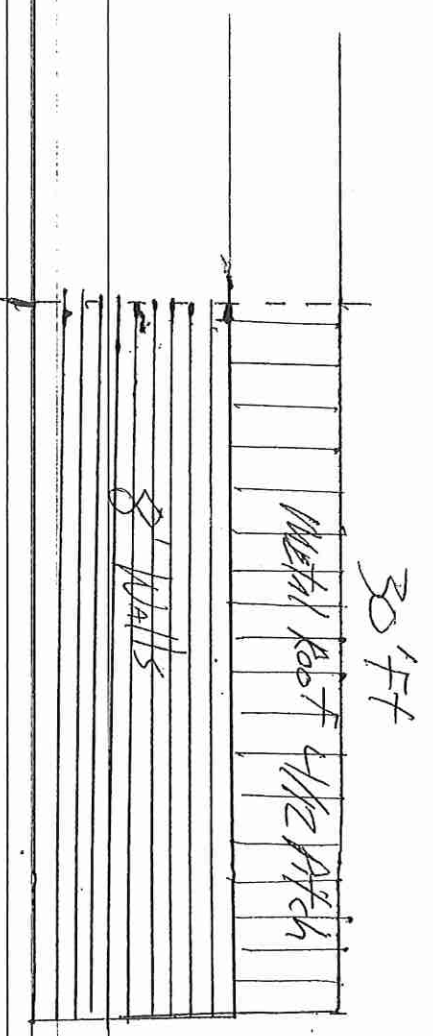
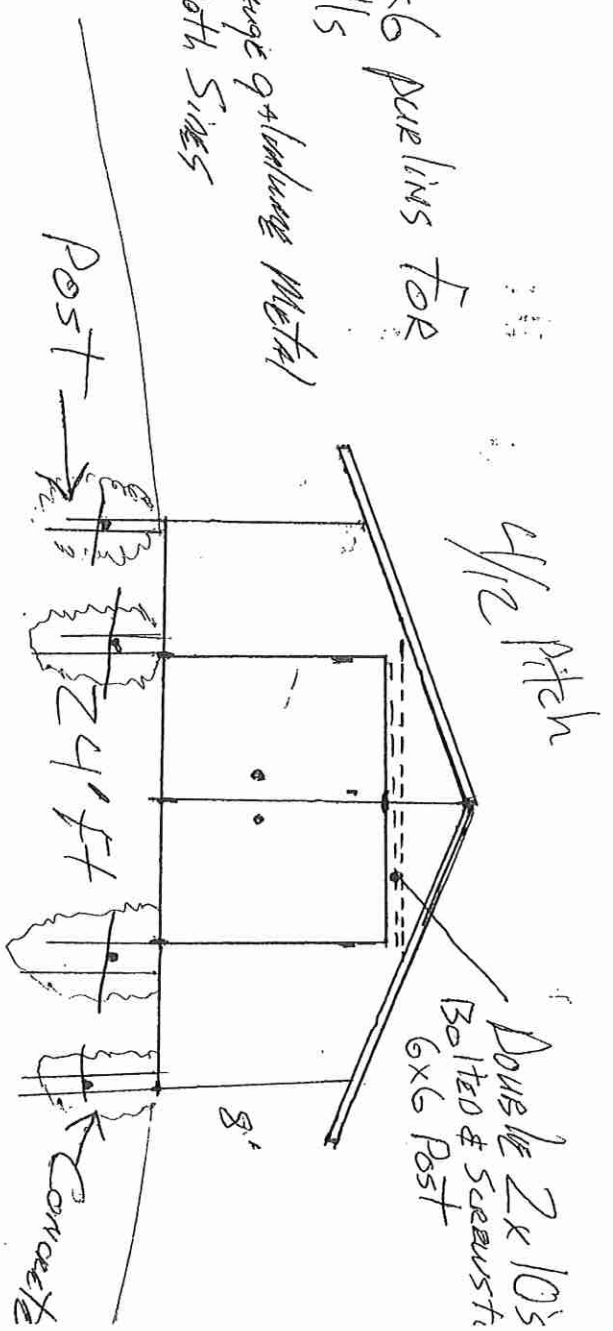
1/8" Scale:

Roof 4 1/2 pitch
 Framed with Double 2x8
 Heave with 2x4 Bottom Plate
 2x6 Rafters with 1x4 purlins
 with 26 gauge galvalume metal
 Roof - Inside and outside metal

Existing
 Garage
 1 OPEN
 1 OPEN

2x6 Rafters with 1x4 Purlins

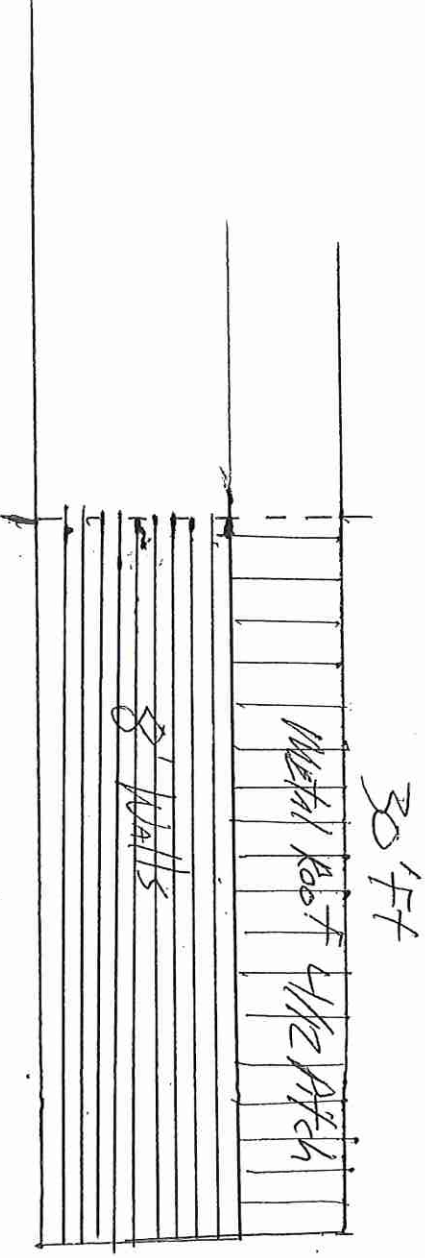
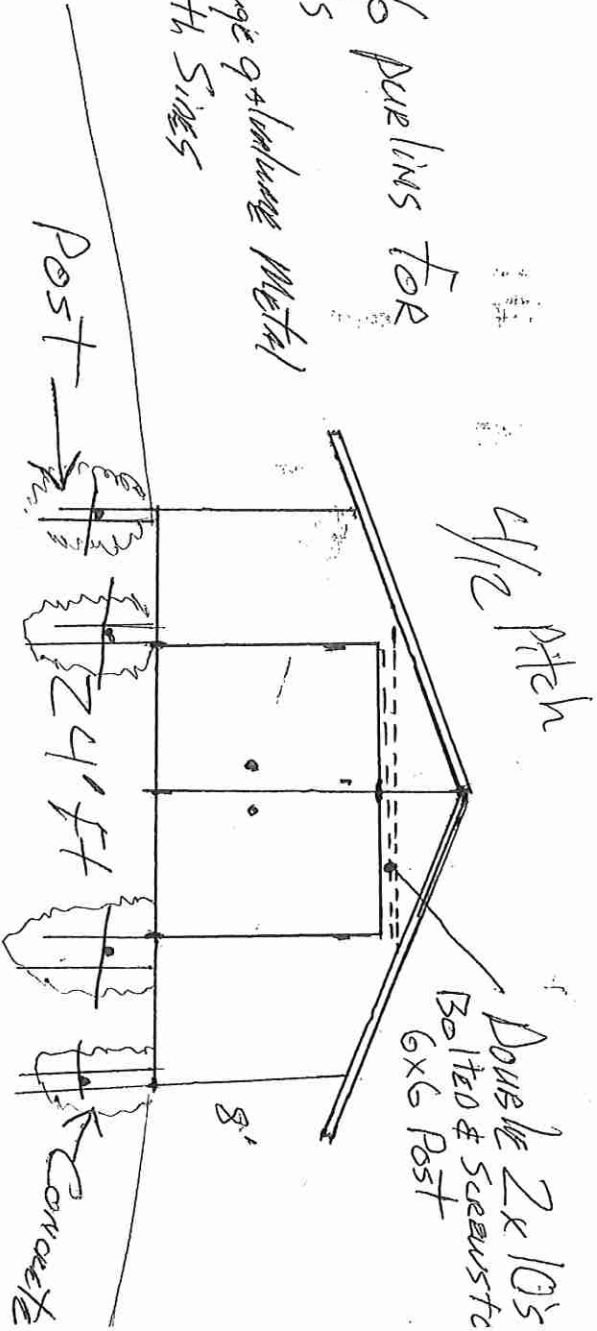
2x6 purlins for
Walls
26 gauge galvalume metal
on both sides



Metal Wall

2x6 Rafters with 1x4 Purlins

2x6 purlins for
Walls
26 gauge galvalume metal
on both sides



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

CITY OF ALACHUA,
Petitioner

vs.

Case No. E23-0082

MICHAEL & CAROLINE DOUGLAS,
Respondent

_____/

**RESCHEDULED HEARING SET FOR THURSDAY OCTOBER 12, 2023
AT 10:00AM
Based Upon a
REQUEST FOR HEARING BY THE CITY OF ALACHUA**

NOTICE OF HEARING

A Special Magistrate Hearing will be held on Thursday October 12, 2023 at 10:00 AM before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

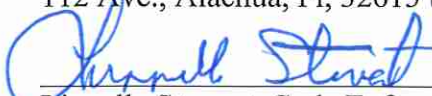
REQUEST FOR HEARING:

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.

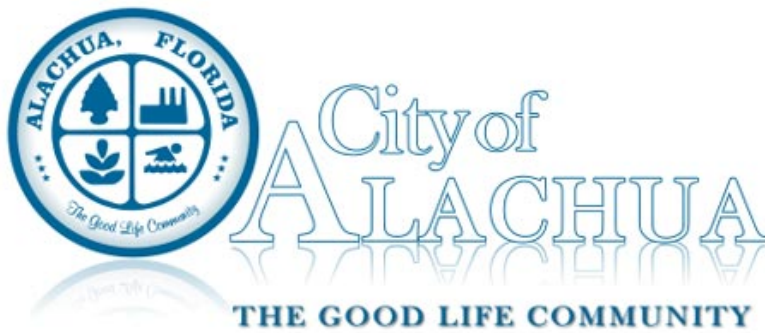
A Hearing before the Special Magistrate is hereby requested, to be held on October 12, 2023 at 10:00 AM.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified mail return receipt requested to Michael & Caroline Douglas to 13902 NW 112 Ave., Alachua, Fl, 32615 this 26 day of September, 2023.



Linnelle Stewart, Code Enforcement Officer



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 23-0084- Marcelo Valerio Mota, Parcel # 03737-000-000, Violation of four sections of the Code

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

Conduct Special Magistrate Hearing scheduled for 10 AM October 12, 2023

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 SURVEY PB A-68 LOT 5 BK 20 OR 4707/1622. The tax parcel ID listed in the Alachua County Property Appraiser records is 03737-000-000, and the Property address is 14009 Peggy Rd., Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on August 9, 2023 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violation of City Code. The hearing was cancelled due to Hurricane Idalia. The Request for Hearing announcing and setting a rescheduled hearing to take testimony and otherwise consider the alleged violation was set for October 12, 2023 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violation by certified mail, return receipt requested, sent to Marcelo Valerio Mota at 13331 NW 173 St., Alachua, FL, 32615.

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 Section:

- a. Prohibited unsafe structure
- b. Prohibited attractive nuisance
- c. Prohibited junk and debris storage
- d. Prohibited tall grass and weeds

ATTACHMENTS:

Description

- ☐ Notice of Violation
- ☐ Request for Hearing
- ☐ Photos
- ☐ Request for Hearing rescheduled

Request for hearing rescheduled



*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: E23-0084
VIOLATOR: Marcelo Valerio Mota
MAILING ADDRESS: 13331 NW 173 St., Alachua, Fl, 32615
LOCATION ADDRESS: 14009 Peggy Rd., Alachua, Fl, 32615
PARCEL TAX ID NUMBER: 03737-000-000

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

**VIOLATION(S): UNSAFE STRUCTURE. JUNK AND DEBRIS STORAGE. LOT NOT
BEING MOWED AND MAINTAINED.**

IN VIOLATION OF: City of Alachua Code of Ordinances **Section 111.1.1**, An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. **Section 111.1.5**, The building or structure is so 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 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 and shrubs provided; however, this term shall not include cultivated flowers and gardens.

COMPLIANCE DEADLINE: May 10, 2023

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 May 10, 2023 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 04/26/2023

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

City of Alachua,
Petitioner

vs.

Case No. E23-0084

Marcelo Valerio Mota,
Respondent

_____/

**HEARING SET FOR THURSDAY AUGUST 31, 2023 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 August 31, 2023 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

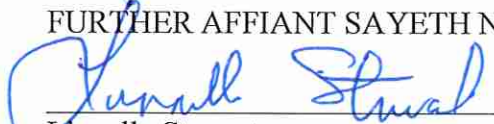
AFFIDAVIT OF VIOLATION

STATE OF FLORIDA
COUNTY OF ALACHUA

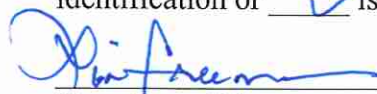
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

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 SURVEY PB A-68 LOT 5 BK 20 OR 4707/1622. The tax parcel ID listed in the Alachua County Property Appraiser records is 03737-000-000, and the 911 address is 14009 Peggy Rd., Alachua, FL, 32615.
4. A Notice of Violation was mailed to the Property via certified mail on April 26, 2023 citing violation of City of Alachua Code of Ordinances Section 8-30, International Property Maintenance Code Sections 111.1.1, 111.1.5, 302.1, and 302.4 with a compliance deadline set for May 10, 2023.
5. An inspection was conducted on May 10, 2023 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 9 day of August, 2023, 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: Lisa Freeman
Notary Public, State of Florida
My Commission expires: June 10, 2026



LISA FREEMAN
Commission # HH 253154
Expires June 10, 2026

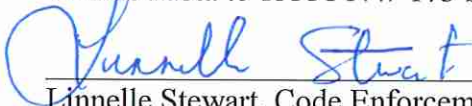
REQUEST FOR HEARING:

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 Thursday August 31, 2023 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 Marcelo Valerio Mota to 13331 NW 173 St., Alachua, Fl, 32615 this 7 day of August, 2023.



Linnelle Stewart, Code Enforcement Officer









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

CITY OF ALACHUA,
Petitioner

vs.

Case No. E23-0084

MARCELO VALERIO MOTA,
Respondent

**RESCHEDULED HEARING SET FOR THURSDAY OCTOBER 12, 2023
AT 10:00AM
Based Upon a
REQUEST FOR HEARING BY THE CITY OF ALACHUA**

NOTICE OF HEARING

A Special Magistrate Hearing will be held on Thursday October 12, 2023 at 10:00 AM before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

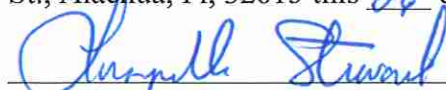
REQUEST FOR HEARING:

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.

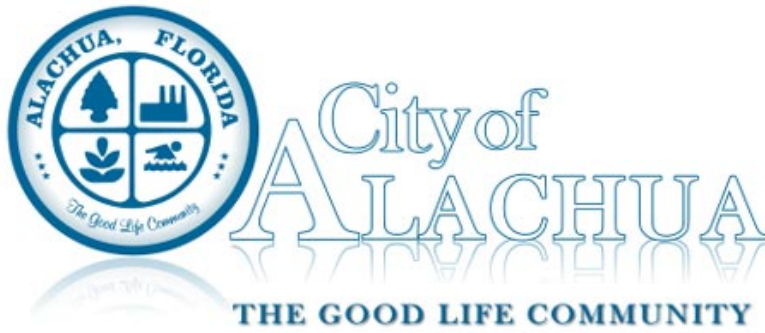
A Hearing before the Special Magistrate is hereby requested, to be held on October 12, 2023 at 10:00 AM.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified mail return receipt requested to Marcelo Valerio Mota to 13331 NW 173 St., Alachua, Fl, 32615 this 24 day of September, 2023.



Linnelle Stewart, Code Enforcement Officer



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 22-0084- Willie James Washington Heirs, Parcel # 03240-007-000, Violation of two sections of the Code

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

Conduct Special Magistrate Hearing scheduled for 10 AM October 12, 2023

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 COLLEGE HEIGHTS PB B-87 LOT 7 BK H OR 2273/0708. The tax parcel ID listed in the Alachua County Property Appraiser records is 03240-007-000, and the Property address is 13502 NW 155 Pl., Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on August 10, 2023 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violation of City Code. The Hearing was cancelled due to Hurricane Idalia. The Request for Hearing announcing and setting a rescheduled hearing to take testimony and otherwise consider the alleged violation was set for October 12, 2023 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violation by certified mail, return receipt requested, sent to Willie James Washington Heirs at 8905 Beacon Hill Ave., Mount Dora, FL, 32757.

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 attractive nuisance.
 - b. Prohibited tall grass and weeds.
-

ATTACHMENTS:

Description

- ☐ Notice of Violation
- ☐ Photos
- ☐ Request for Hearing
- ☐ 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: E22-0084
VIOLATOR: Willie James Washington Heirs
MAILING ADDRESS: 8905 Beacon Hill Ave., Mount Dora, Fl, 32757
LOCATION ADDRESS: 13502 NW 155TH PL,
PARCEL TAX ID NUMBER: 03240-007-000

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

**VIOLATION(S): LOT NOT BEING MOWED AND MAINTAINED. HOUSE IS
ABANDONED AND NOT SECURE- ATTRACTIVE NUISANCE.**

IN VIOLATION OF: City of Alachua Code of Ordinances 8-30, International Property Maintenance Code 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 and shrubs provided; however, this term shall not include cultivated flowers and gardens. Section 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 an unlawful act.

COMPLIANCE DEADLINE: 05/23/2022

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 05/23/2022 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, appearing to read "Linnell Stewart", written over a horizontal line.

Date 05/09/2022







PRIVATE
PROPERTY
NO TRESPASSING

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

City of Alachua,
Petitioner

vs.

Case No. E22-0084

Willie James Washington Heirs,
Respondent

_____/

**HEARING SET FOR THURSDAY AUGUST 31, 2023 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 August 31, 2023 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

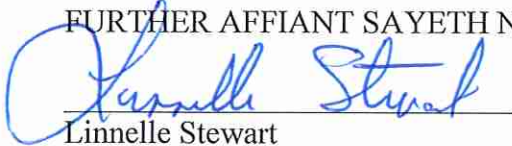
AFFIDAVIT OF VIOLATION

STATE OF FLORIDA
COUNTY OF ALACHUA

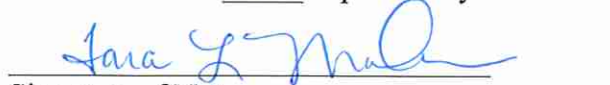
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

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 COLLEGE HEIGHTS PB B-87 LOT 7 BK H OR 2273/0708. The tax parcel ID listed in the Alachua County Property Appraiser records is 03240-007-000, and the 911 address is 13502 NW 155 Pl., Alachua, FL, 32615.
4. That a Hearing before the Special Magistrate was held on July 28, 2022. The Respondent representative was not present at the Hearing, but provided email communication to Code Enforcement indicating the Property was being probated, which should conclude on or about November 1, 2022.
5. That an Order Continuing Hearing was mailed to the Respondent on July 28, 2022.
6. That the above facts are true and accurate to the best of my knowledge.

FURTHER AFFIANT SAYETH NAUGHT.


Linnelle Stewart

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August, 2023, 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: Tara L. Malone
Notary Public, State of Florida
My Commission expires: 6/13/26



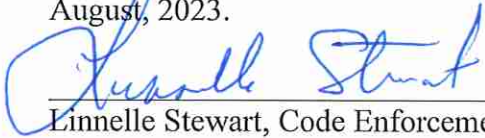
REQUEST FOR HEARING:

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 Thursday August 31, 2023 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 James Washington Heirs to 8905 Beacon Hill Ave., Mount Dora, Fl, 32757 this 10 day of August, 2023.



Linnelle Stewart, Code Enforcement Officer

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

CITY OF ALACHUA,
Petitioner

vs.

Case No. E23-0084

WILLIE JAMES WASHINGTON HEIRS,
Respondent

_____/

**RESCHEDULED HEARING SET FOR THURSDAY OCTOBER 12, 2023
AT 10:00AM
Based Upon a
REQUEST FOR HEARING BY THE CITY OF ALACHUA**

NOTICE OF HEARING

A Special Magistrate Hearing will be held on Thursday October 12, 2023 at 10:00 AM before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

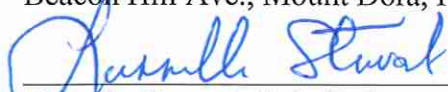
REQUEST FOR HEARING:

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.

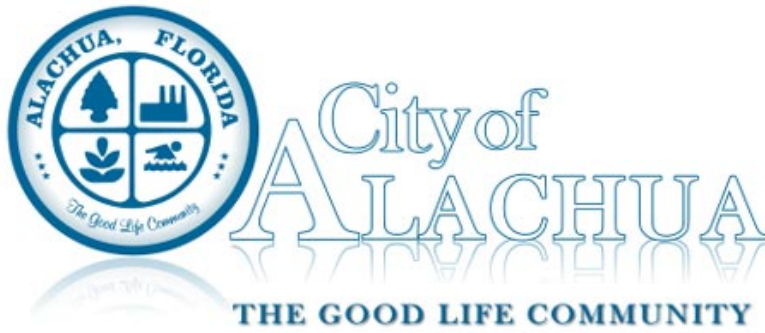
A Hearing before the Special Magistrate is hereby requested, to be held on October 12, 2023 at 10:00 AM.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified mail return receipt requested to Willie James Washington Heirs to 8905 Beacon Hill Ave., Mount Dora, FL, 32757 this 26 day of September, 2023.



Linnelle Stewart, Code Enforcement Officer



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 23-0116- Moore & Tweed, Parcel # 03195-005-022, Violation of one section of the Code

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

Conduct Special Magistrate Hearing scheduled for 10 AM October 12, 2023

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 ALACHUA HILLS PB I-65 LOT 22 BK D OR 4335/2048. The tax parcel ID listed in the Alachua County Property Appraiser records is 03195-005-022, and the Property address is 12420 NW 147 Ln., Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on August 9, 2023 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violation of City Code. The hearing was cancelled due to Hurricane Idalia. The Request for Hearing announcing and setting a rescheduled hearing to take testimony and otherwise consider the alleged violation was set for October 12, 2023 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violation by certified mail, return receipt requested, sent to Moore & Tweed at 12420 NW 147 Ln., Alachua, FL, 32615.

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 Section:

a. Prohibited tall grass and weeds.

ATTACHMENTS:

Description

- ▢ Notice of Violation
- ▢ Request for Hearing
- ▢ Photos
- ▢ Request for Hearing rescheduled



*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: E23-0116
VIOLATOR: Moore & Tweed
MAILING ADDRESS: 12420 NW 147th Ln., Alachua, Fl, 32615
LOCATION ADDRESS: 12420 NW 147th Ln., Alachua, Fl, 32615
PARCEL TAX ID NUMBER: 03195-005-022

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

VIOLATION(S): PROPERTY NOT BEING MOWED AND MAINTAINED

IN VIOLATION OF: City of Alachua Code of Ordinances Section 8-30, International Property Maintenance Code 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: July 27, 2023

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 July 27, 2023 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 07/13/2023

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

City of Alachua,
Petitioner

vs.

Case No. E23-0116

Moore & Tweed,
Respondent

**HEARING SET FOR THURSDAY AUGUST 31, 2023 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 August 31, 2023 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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.

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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

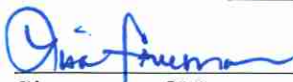
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

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 ALACHUA HILLS PB I-65 LOT 22 BK D OR 4335/2048. The tax parcel ID listed in the Alachua County Property Appraiser records is 03195-005-022, and the 911 address is 12420 NW 147 Ln., Alachua, FL, 32615.
4. A Notice of Violation was mailed to the Property via certified mail on July 13, 2023 citing violation of City of Alachua Code of Ordinances Section 8-30, International Property Maintenance Code Section 302.4 with a compliance deadline set for July 27, 2023.
5. An inspection was conducted on July 31, 2023 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 9 day of August, 2023, 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: Lisa Freeman

Notary Public, State of Florida

My Commission expires: June 10, 2026



LISA FREEMAN
Commission # HH 253154
Expires June 10, 2026

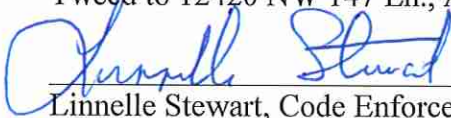
REQUEST FOR HEARING:

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 Thursday August 31, 2023 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 Moore & Tweed to 12420 NW 147 Ln., Alachua, FL, 32615 this 9 day of August, 2023.



Linnelle Stewart, Code Enforcement Officer



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

CITY OF ALACHUA,
Petitioner

vs.

Case No. E23-0116

MOORE & TWEED,
Respondent

**RESCHEDULED HEARING SET FOR THURSDAY OCTOBER 12, 2023
AT 10:00AM
Based Upon a
REQUEST FOR HEARING BY THE CITY OF ALACHUA**

NOTICE OF HEARING

A Special Magistrate Hearing will be held on Thursday October 12, 2023 at 10:00 AM before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

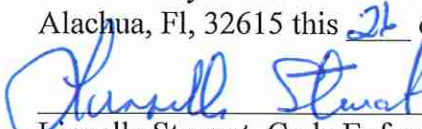
REQUEST FOR HEARING:

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.

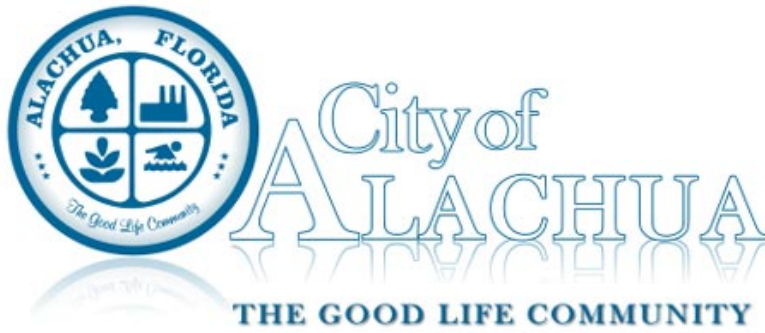
A Hearing before the Special Magistrate is hereby requested, to be held on October 12, 2023 at 10:00 AM.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified mail return receipt requested to Moore & Tweed to 12420 NW 147 Ln., Alachua, FL, 32615 this 24 day of September, 2023.



Linnelle Stewart, Code Enforcement Officer



Board/Committee Agenda Item

MEETING DATE: 10/12/2023

SUBJECT: Case # 23-0053- Ariel Shaur, Parcel # 03095-002-000, Violation of one section of the Code

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

Conduct Special Magistrate Hearing scheduled for 10 AM October 12, 2023

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 ALACHUA REALTY CO ADDN PB A-100 LOT 2 BLK 14 OR 4861/1385. The tax parcel ID listed in the Alachua County Property Appraiser records is 03095-002-000, and the Property address is 14165 NW 164 Ln., Alachua, FL, 32615.

A Request for Hearing and Affidavit of Violations was filed on August 9, 2023 by Code Enforcement Officer Linnelle Stewart setting forth relevant and adequate facts to establish the cited violation of City Code. The hearing was cancelled due to Hurricane Idalia. The Request for Hearing announcing and setting a rescheduled hearing to take testimony and otherwise consider the alleged violation was set for October 12, 2023 in the Alachua City Commission Chambers, 15100 NW 142 Terrace, Alachua, Florida. The Respondent was served the Notice of Hearing and Affidavit of Violation by certified mail, return receipt requested, sent to Ariel Shaur at 14114 NW 154 Pl., Alachua, FL, 32615.

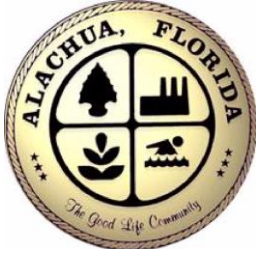
The Code of Ordinances of the City of Alachua, including Part II, Subpart B- Land Development Regulations, is published on the City of Alachua website under "Code of Ordinances" and a copy is available for review at City Hall. Specifically, the Respondent continues to be in violation of the following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

a. Prohibited remodel of structure without appropriate permit

ATTACHMENTS:

Description

- ▢ Notice of Violation
- ▢ Request for Hearing
- ▢ Photos
- ▢ Request for Hearing rescheduled



*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: E23-0053
VIOLATOR: Ariel Shaur
MAILING ADDRESS: 14114 NW 154 Pl., Alachua, Fl, 32615
LOCATION ADDRESS: 14165 NW 164 Ln., Alachua, Fl, 32615
PARCEL TAX ID NUMBER: 03095-002-000

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

VIOLATION(S): ROOF AND SIDING INSTALLED WITHOUT PERMIT

IN VIOLATION OF: City of Alachua Code of Ordinances Section 8-29, Florida Building Code Section 105.1, Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

COMPLIANCE DEADLINE: 04/27/2023

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 04/27/2023 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 04/13/2023

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

City of Alachua,
Petitioner

vs.

Case No. E23-0053

Ariel Shaur,
Respondent

_____/

**HEARING SET FOR THURSDAY AUGUST 31, 2023 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 August 31, 2023 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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

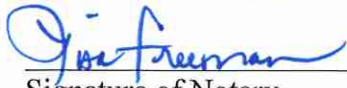
BEFORE ME, the undersigned authority personally appeared LINNELLE STEWART, ("Affiant"), who being duly sworn says:

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 ALACHUA REALTY CO ADDN PB A-100 LOT 2 BLK 14 OR 4861/1385. The tax parcel ID listed in the Alachua County Property Appraiser records is 03095-002-000, and the 911 address is 14165 NW 164 Ln., Alachua, Fl, 32615.
4. A Notice of Violation was mailed to the Property via certified mail on April 13, 2023 citing violation of City of Alachua Code of Ordinances Section 8-29, Florida Building Code Section 105.1 with a compliance deadline set for April 27, 2023.
5. An inspection was conducted on April 27, 2023 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 9 day of August, 2023, 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: Lisa Freeman
Notary Public, State of Florida
My Commission expires: June 10, 2026



LISAFREEMAN
Commission # HH 253154
Expires June 10, 2026

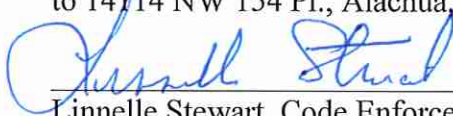
REQUEST FOR HEARING:

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 Thursday August 31, 2023 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 Ariel Shaur to 14114 NW 154 Pl., Alachua, Fl, 32615 this 9 day of August, 2023.



Linnelle Stewart, Code Enforcement Officer

Permit file P06-21-8424



Triplewide Home with Vinyl Siding/Metal Roof



4-12 Roof

Permit file P06-21-8424



6" Overhang on all Sides

13TH STREET HOME SALES, LLC

12426 NW US Hwy 441, Alachua FL 32615

To whom this may concern:

The home that Ariel Shaur purchased from (13th Street Home Sales) us came with 3/4 hardie exterior. This home was a used ~~home~~ (Homes of Merit) that came to us with several upgrades. I was the saleperson that sold Mr. Shaur this home and contest to it being delivered, Set, A/C, Steps, skirting, with hardie lap. I also contest that this house was a 2008 Triplewide. If there is any other questions or concerns, please contact me @ 352-215-5798

Mike Smart



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

CITY OF ALACHUA,
Petitioner

vs.

Case No. E23-0053

ARIEL SHAUR,
Respondent

**RESCHEDULED HEARING SET FOR THURSDAY OCTOBER 12, 2023
AT 10:00AM
Based Upon a
REQUEST FOR HEARING BY THE CITY OF ALACHUA**

NOTICE OF HEARING

A Special Magistrate Hearing will be held on Thursday October 12, 2023 at 10:00 AM before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142nd 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. 142nd 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.

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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

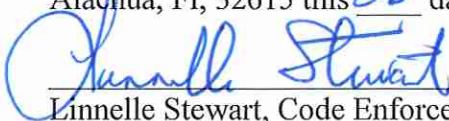
REQUEST FOR HEARING:

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 October 12, 2023 at 10:00 AM.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified mail return receipt requested to Ariel Shaur to 14114 NW 154 Pl., Alachua, Fl, 32615 this 26 day of September, 2023.



Linnelle Stewart, Code Enforcement Officer



Special Magistrate Hearing
Sign In Sheet
October 12, 2023
10:00 a.m.

[illegible]