

# LEGAL NOTICE



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

## STOP WORK

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

14515 NW 137 Trm, Alachua

(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 9 day of July, 2019.

[Signature]  
Building Official, City of Alachua

PO Box 9

Alachua, FL 32615

Phone: (386) ~~418-4070~~ 418-6120

Fax: (386) 418-4075

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



# CITY OF ALACHUA

P07-19-6957

15000 NW 142nd Terrace, Alachua, FL Phone#: (386) 418-6120 Fax: (386) 418-6130 CLARKS ADDN

## DEPARTMENT OF BUILDING

Inspection Request Line: (386) 418-6120

### Residential

Issued: 07/09/2019  
Expires: 07/01/2020

City Electric:

Valuation: 4,200.00  
Total Sq Feet: 00

Zoning: Front Setback: Rear Setback: Left Setback: Right Setback: Floors: Walltype: No. Bedrooms: No. Bathrooms:  
RSF-3 0.00 0.00 0.00 0.00 00 00 00

Type of Construction: Occupancy Group: Edition of Code: 2017 BUILDING

LOCATION	OWNER	APPLICANT
14515 NW 137TH TER 03441-011-000 Lot: Plat/Sub: CLARKS ADDN RSF-3	BHOLA & MOHABIR 14515 NW 137 TER ALACHUA FL 32615 Phone: (929) 600 3592 Fax:	BHOLA & MOHABIR 14515 NW 137 TER ALACHUA FL 32615 Phone: (929) 600 3592 Fax:

Work Description: REPLACING SIDING, NEW DRYWALL, AND ALL WINDOWS SIZE FOR SIZE FL #14104.6

#### Comments:

Permit Item	Work Type	Fee Basis	Item Total
1. RES NEW CONST & ADD - VALUE	Standard Item	4,200.00	70.00
DBPR	Standard Item	1.00	2.00
DCA	Standard Item	1.00	2.00
Miscellaneous Fee - Res	Calculated	70.00	70.00

Fee Total: \$144.00  
Amount Paid: \$144.00  
Balance Due: \$0.00

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. S713.135, P.S.**

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE CITY OF ALACHUA ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

01/08/2020

Signature of Owner/Applicant/Contractor

Date

01/08/2020



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: E19-0401

VIOLATOR: Bhola & Mohabir

MAILING ADDRESS: 14515 NW 137th Terr., Alachua, FL 32615

LOCATION ADDRESS: 14515 NW 137th Terr., Alachua, FL 32615

PARCEL TAX ID NUMBER: 03441-011-000

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

**VIOLATION(S): Conditions of building permit not met. Full scope of work and engineering not submitted. Trash and debris stored on lot. Lot not being mowed and maintained.**

**IN VIOLATION OF:** City of Alachua Code of Ordinances Subpart B, Land Development Regulations Section 9.3.2(C) Develop land or a structure without complying with the terms or conditions of the development permit required to engage in development.  
International Property Maintenance Code Section 302.1, Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Section 302.4, Premises and exterior property shall be maintained free from weeds and plant growth in excess of six inches in height.

**COMPLIANCE DEADLINE: 09/25/2019**

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 09/25/2019 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.

Enforcement Officer's Signature

Date 09/11/2019

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

City of Alachua,  
Petitioner

vs.

Case No. E19-0401

Bhola & Mohabir,  
Respondents

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**HEARING SET FOR MARCH 3, 2020 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 March 3, 2020 at 10:00am before City of Alachua Special Magistrate at the City of Alachua Commission Chambers, 15100 N.W. 142<sup>nd</sup> Terrace, Alachua, Florida.

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

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

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

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

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

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

### **PLEASE GOVERN YOURSELVES ACCORDINGLY**

### **AFFIDAVIT OF VIOLATIONS**

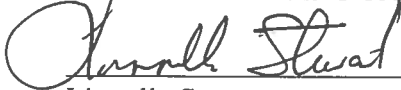
STATE OF FLORIDA  
COUNTY OF ALACHUA

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 ADDN PB E-56 LOTS 10 11 BK 52 OR 4690/179. The tax parcel ID listed in the Alachua County Property Appraiser records is 03441-011-000, and the 911 address is 14515 NW 137 Terr., Alachua, Fl, 32615.
4. I responded to the Property on July 9, 2019 regarding remodel work being performed on the home without a building permit. A Stop Work Order was issued and resident was informed they could not continue work until a permit was obtained.

5. Respondent came in to City Hall and obtained a remodel permit on July 9, 2019 to replace siding, new drywall, and all windows size for size.
6. Respondent obtained walk through permit on July 16, 2019 due to the utilities being off for over a year.
7. I accompanied Building Official Keith Bennett for the walk through inspection on July 22, 2019. Mr. Bennett released power and the Respondent opened a new utility account. Respondent was informed that engineering was required for the porch they were constructing.
8. The Building Official advised the Respondent still had not submitted required supporting materials for their remodel permit. I drove by the property and took photos on September 9, 2019.
9. A Notice of Violation was mailed on September 11, 2019 citing violation of Land Development Regulations Section 9.3.3(C) and International Property Maintenance Code Sections 302.1 and 302.4 with a compliance deadline of September 25, 2019.
10. I re-inspected the property on September 26, 2019 and the property remained in the same condition.
11. I called the Respondent on January 8, 2020 to inform him that his remodel permit was expired and needed to be reinstated. I also informed him that a building permit is required for the shed and carport he was constructing on the property.
12. Respondent came in to City Hall on January 8, 2020 and renewed his remodel permit.
13. As of the date of this Affidavit, February 10, 2020, the Property remains in violation.

FURTHER AFFIANT SAYETH NAUGHT.

  
Linnelle Stewart

The foregoing instrument was signed and sworn before me this 10 day of February, 2020, by Linnelle Stewart, who is personally known to me.

  
Notary Public, State of Florida at large  
Commission No:  
Expiration:  
[SEAL]



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

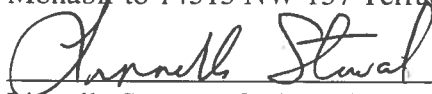
**REQUEST FOR HEARING:**

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

A Hearing before the Special Magistrate is hereby requested, to be held on March 3, 2020 at 10:00AM.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing and Affidavit of Violations has been furnished by certified mail return receipt requested to Bhola & Mohabir to 14515 NW 137 Terrace, Alachua, FL, 32615 this 10 day of February, 2020.

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



















